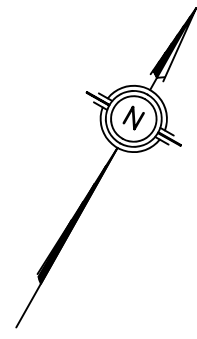
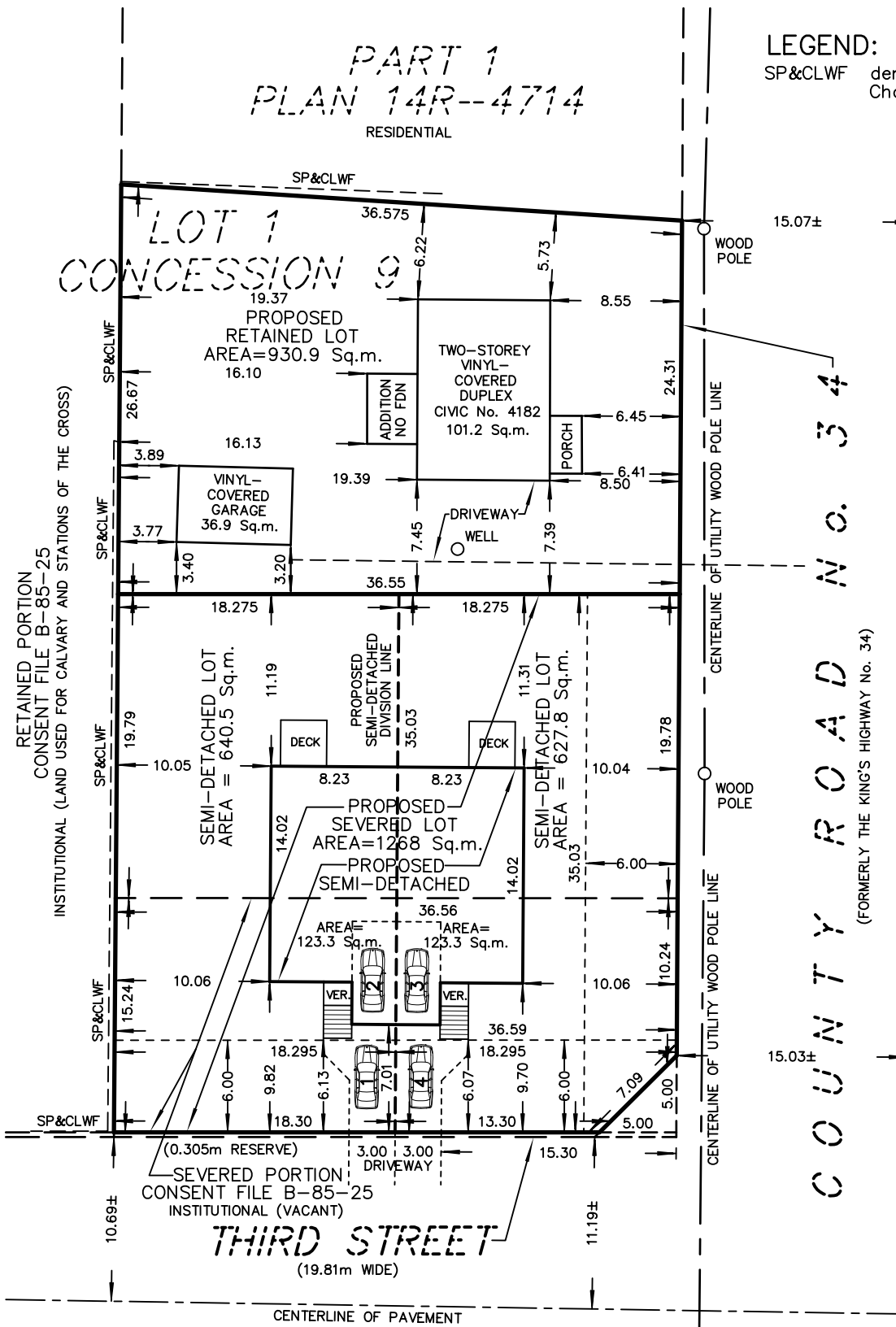


PART 1  
PLAN 14R--4714  
RESIDENTIAL

**LEGEND:**  
SP&CLWF denotes a Steel Post and Chain Link Wire Fence



C O U N T Y R O A D N O. 34  
(FORMERLY THE KING'S HIGHWAY No. 34)

**SANITARY SEWER CONNECTION:**

The sanitary sewer connection for the easterly semi-detached dwelling will be made to existing services on County Road No. 34. The sanitary sewer connection for the westerly semi-detached dwelling will be made to existing services on County Road No. 34 across the lands associated with the easterly semi-detached dwelling. Either a blanket easement or a site specific easement, to be determined at a later date, will be created to protect this service connection. A Joint Use and Maintenance Agreement will be registered on title to manage this easement.

**CAUTION:**

This is not a plan of survey and shall not be used except for the purpose indicated in the title block. The existing lot dimensions are derived from a survey completed on November 12, 2025. This sketch is not to be used for mortgage purposes and is not to be registered at the Land Registry Office. This sketch is not valid unless it is an embossed original copy issued by the surveyor. This sketch does not purport to illustrate the presence of buried utility structures in the vicinity of the subject land. It is the responsibility of the building contractor or any other contractor to have underground services located by the respective utility companies prior to undertaking any type of excavation.

JANUARY 14, 2026

SKETCH TO ILLUSTRATE A  
ZONING AMENDMENT APPLICATION  
ON PART OF LOT 1, CONCESSION 9,  
GEOGRAPHIC TOWNSHIP OF CHARLOTTENBURGH  
NOW IN THE TOWNSHIP OF SOUTH GLENGARRY  
IN THE COUNTY OF GLENGARRY  
SCALE = 1:400 at a plan size 8.5"x11"  
(metric distances shown hereon)  
Prepared by Arpentages Schultz Barrette Surveying

|                                       |                     |
|---------------------------------------|---------------------|
| Arpentages SCHULTZ BARRETTE Surveying |                     |
| Ontario Land Surveyors                |                     |
| Hawkesbury, Ontario                   |                     |
| Tel: 613-632-7611                     | Fax: 613-632-2897   |
| Job No. B-19771(2)                    | Ref. No. Con 9-1(2) |

## ZONING COMPLIANCE ANALYSIS AND SITE STATISTICS

Job B-19771(2) January 14, 2026

### SEVERED PORTION OF A PROPOSED SEVERANCE APPLICATION REQUIRED ZONING DESIGNATION RESIDENTIAL-TWO (R2)

| Zoning By-Law 38-09 Item with partial services: sanitary sewer | R2 Zone requirement | Westerly Semi Lot | Relief Required | Easterly Semi Lot | Relief Required |
|--|---------------------|-------------------|-----------------|-------------------|-----------------|
| Proposed use   | semi-detached       | semi-detached     | no              | semi-detached     | no              |
| Minimum lot area   | 930m2/dwelling      | 640.5m2           | yes             | 627.8m2           | yes             |
| Minimum lot frontage   | 20m/dwelling        | 18.29m            | yes             | 18.29m            | yes             |
| Minimum front yard   | 6m                  | 7.0m              | no              | 7.0m              | no              |
| Minimum rear yard  | 6m                  | 11.2m             | no              | 11.3m             | no              |
| Minimum interior side yard                                     | 1.2m                | 10.0m             | no              | n/a               | n/a             |
| Minimum exterior side yard                                     | 6m                  | n/a               | n/a             | 10.0m             | no              |
| Min. setback from c/l county road                              | 30m                 | n/a               | n/a             | 25m               | yes             |
| Maximum building height  | 11m                 | 8m+/-             | no              | 8m+/-             | no              |
| Maximum lot coverage   | 35%                 | 19%               | no              | 20%               | no              |
| Minimum parking spaces   | 2                   | 2                 | no              | 2                 | no              |
| Maximum driveway width   | 9m                  | 3m                | no              | 3m                | no              |
| Front yard encroachment  | 1m                  | 0m                | no              | 0m                | no              |
| Rear yard encroachment   | 3m                  | 0m                | no              | 0m                | no              |

### RETAINED PORTION OF PROPOSED SEVERANCE APPLICATION REQUIRED ZONING DESIGNATION RESIDENTIAL-TWO (R2)

| Zoning By-Law 38-09 Item with partial services: sanitary sewer | R2 Zone requirement | Provided    | Relief Required |
|--|---------------------|-------------|-----------------|
| Proposed use   | duplex              | duplex      | no              |
| Minimum lot area   | 930m2               | 930.9m2     | no              |
| Minimum lot frontage   | 22m                 | 24.31m      | no              |
| Minimum front yard   | 6m                  | 6.41m       | no              |
| Minimum rear yard  | 6m                  | 16.10m      | no              |
| Minimum interior side yard                                     | 1.2m/3m             | 7.39m/5.73m | no              |
| Minimum exterior side yard                                     | 6m                  | n/a         | n/a             |
| Min. setback from c/l county road                              | 30m                 | 21.4m       | legal n/c       |
| Maximum building height  | 11m                 | 8m+/-       | no              |
| Maximum lot coverage   | 35%                 | 17%         | no              |
| Minimum parking spaces   | 4                   | 6           | no              |
| Maximum driveway width   | 12m                 | 10m         | no              |
| Front yard encroachment  | 1m                  | 0m          | no              |
| Rear yard encroachment   | 3m                  | 0m          | no              |
| Accessory bldg max. floor area                                 | 100m2               | 36.9m2      | no              |
| Accessory bldg max. lot coverage                               | 10%                 | 4%          | no              |
| Accessory bldg min. int. side yard                             | 1.2m                | 3.20m       | no              |
| Accessory bldg minimum rear yard                               | 1.2m                | 3.77m       | no              |