Township of Edwardsburgh Cardinal, Committee of Adjustment

Notice of Application for Minor Variance

Section 45(1), Ontario Planning Act

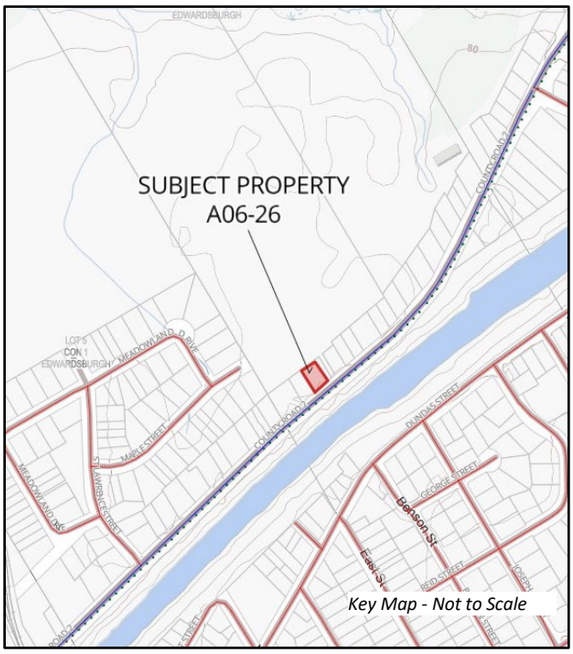
File Number: A06-26

Property Location: 510 County Road 2

Property Description: Concession 1, Part Lot 4

Roll Number: 070170200539800

Owner/Applicant: 1504107 ONTARIO INC



Public Meeting Information:

Date: November 18th, 2026

Time: 3:30 p.m.

Place: Council Chambers,
18 Centre Street,
Spencerville, Ontario
(please enter at the rear of the building)

Attendance and Delegation: Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are emailed or delivered to the undersigned before 12:00 p.m. of the day of the meeting.

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to the proposed variance, you must make a written request to the undersigned.

Notice of Collection: Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of the Township of Edwardsburgh Cardinal. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

Additional Information: The application and drawings submitted will be available to the public for inspection at the Township office at 18 Centre Street, Spencerville Ontario, Monday to Friday from 8:30 a.m. to 4:00 p.m. or by contacting the undersigned.

Tim Fisher
Municipal Land Use Planner &
Secretary-Treasurer of the Committee of Adjustment
Township of Edwardsburgh Cardinal
18 Centre Street, PO Box 129
Spencerville ON K0E 1X0
Tel: 613-803-8342
Email: tfisher@twpec.ca

Township of Edwardsburgh Cardinal, Committee of Adjustment

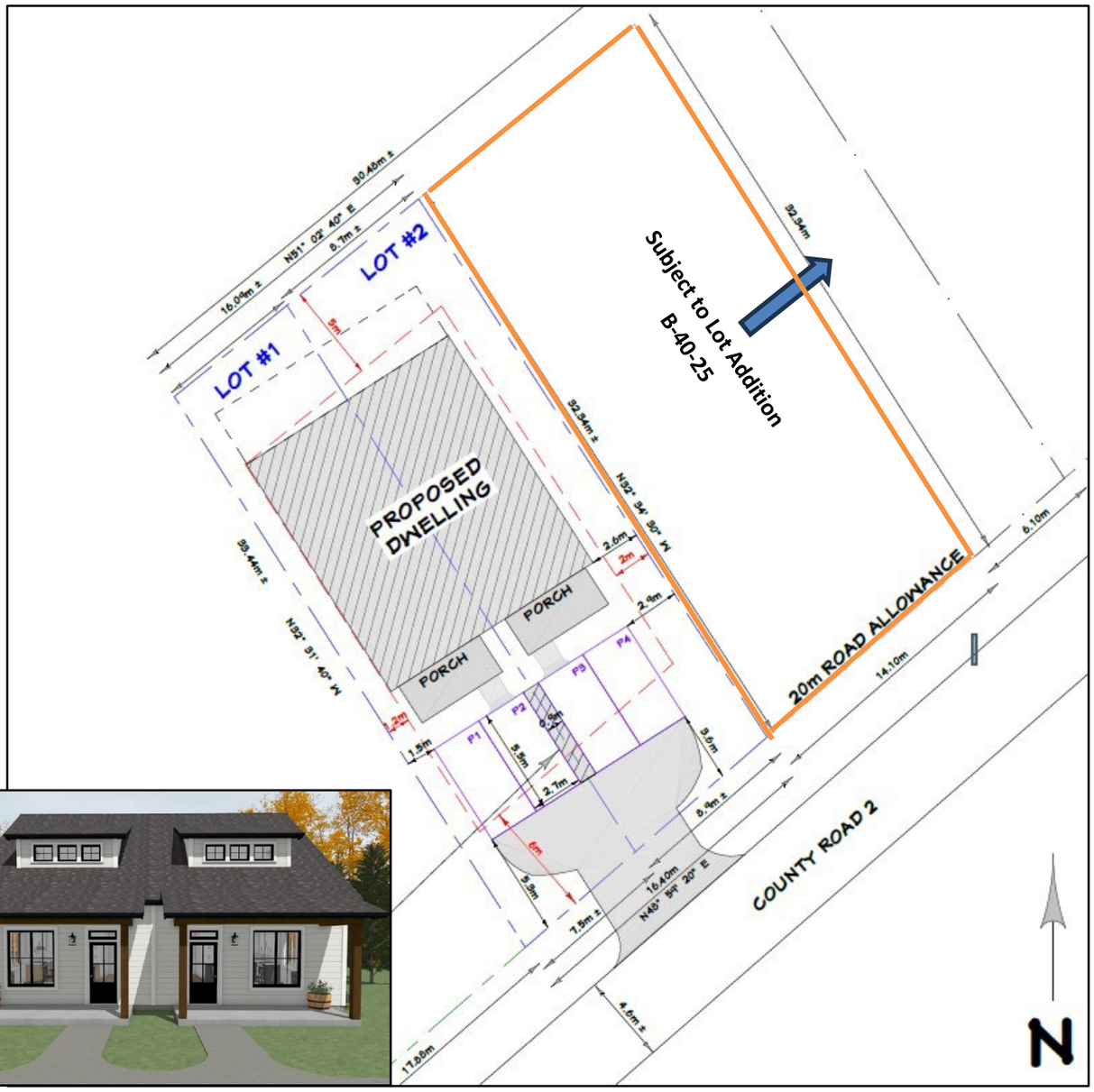
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Purpose and Effect of the Proposed Application:

The purpose and effect of Minor Variance Application A06-26 is a request to obtain zoning relief from the provisions of the Residential Second Density 'R2' zone in Zoning By-Law No. 2022-37, as amended, to construct a semi-detached dwelling. The following relief is requested:

Zoning By-Law Section	Requirement	Proposal
Section 6.2(2) Semi-Detached	Lot Frontage per dwelling unit (min), full services - 9 metres	7.5 metres
Section 6.2(2) Semi-Detached	Interior Side Yard (min) no garage – 3 metres	1.2 metres, west side 2.0 metres, east side
Section 6.2(2) Semi-Detached	Rear Yard (min), 7.5 metres	5 metres
Section 6.2(2) Semi-Detached	Lot Coverage 30%	38.8%



DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 30th, DAY OF OCTOBER 2026