

File Number: A-04-25

Property Location: 707 County Road 21

Property Description: Con 6, PT Lot 7

Roll Number: 070170103507700

Owner: Leslie and Rhonda Aiken

File Number: A-05-25

Property Location: 709 County Road 21

Property Description: Con 6, PT Lot 7

Roll Number: 070170103507900

Owner: Ben Sayah & Antoinette Nesrallah

File Number: A-06-25

Property Location: 711 County Road 21

Property Description: Con 6, PT Lot 7

Roll Number: 070170103507900

Owner: Ben Sayah & Antoinette Nesrallah



Agent: Ben Sayah & Antoinette Nesrallah

Public Meeting Information:

Date: June 4, 2025

Time: 4:00 p.m.

Place: Council Chambers,
18 Centre Street,
Spencerville, Ontario
(please enter at 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 3:00 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.

Township of Edwardsburgh Cardinal, Committee of Adjustment
Notice of Application for Minor Variance

Section 45(1), Ontario Planning Act

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



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Notice of Application for Minor Variance

Section 45(1), Ontario Planning Act

Purpose and Effect of the Proposed Applications:

The purpose and effect of minor variance applications A-04-25, A-05-25 and A-06-25 is to satisfy conditions of provisional approval of consent applications B-10-25 and B-11-25 for the properties at 707 County Rd 21, 709 County Rd 21 and 711 County Road 21.

Application A-04-25, 707 County Rd 21

This application is to obtain relief from the provisions of Zoning By-Law Number 2022-37, to reduce the minimum lot area requirement in the Hamlet Residential (RH) zone, to recognize the retained land in consent application B-10-25.

Requested Variance:

1. Section 6.4.2 – Converted dwelling, Duplex dwelling, Single dwelling, Lot area (min)
Requirement – 0.4 ha
Requested – 0.38 ha

Application A-05-25, 709 County Rd 21

This application is to obtain relief from the provisions of Zoning By-Law Number 2022-37, to reduce the minimum lot area and minimum road frontage requirements in the Hamlet Residential (RH) zone, to recognize the retained lands and merged parcel in consent applications B-10-25 and B-11-25.

Requested Variance:

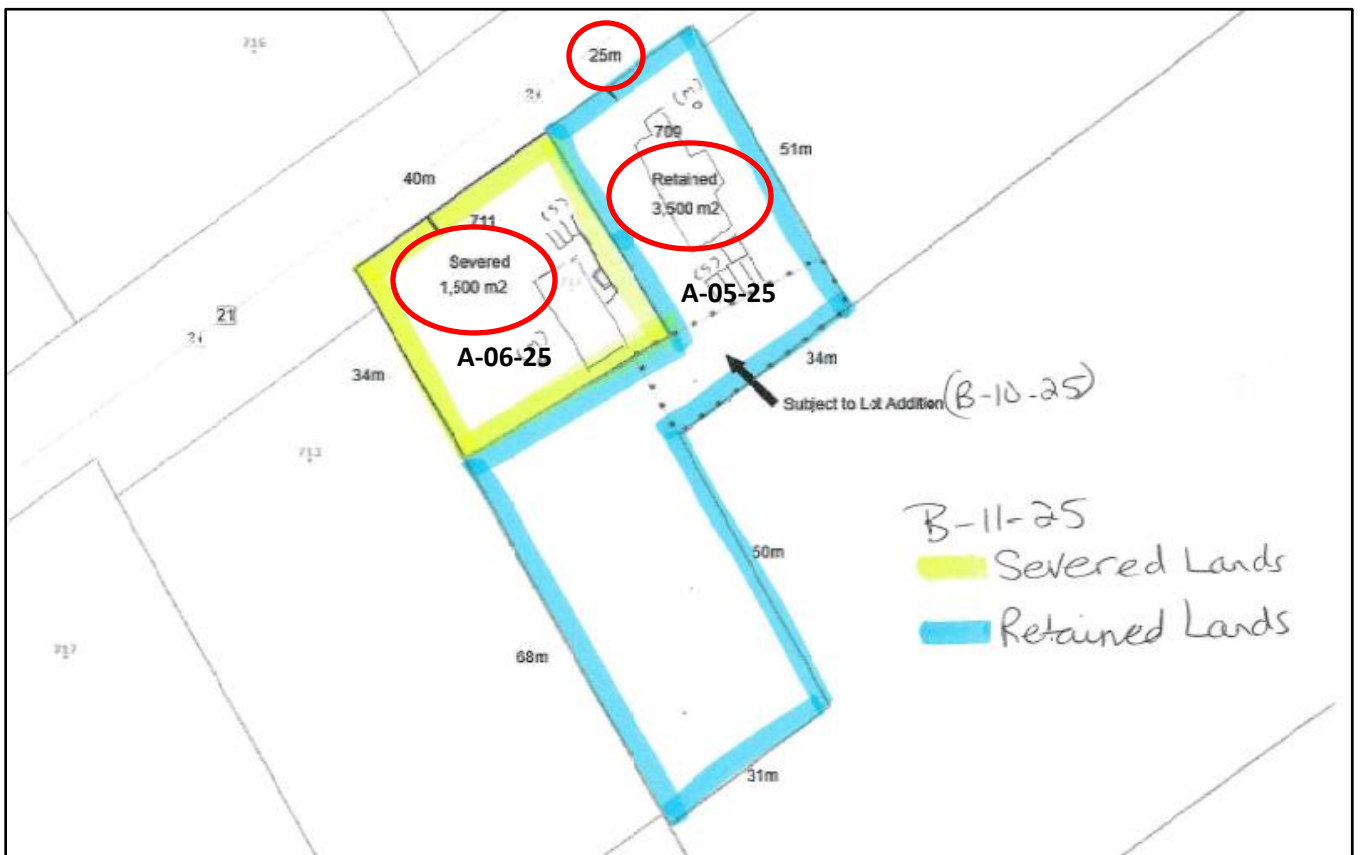
1. Section 6.4.2 – Converted dwelling, Duplex dwelling, Single dwelling, Lot area (min)
Requirement – 0.4 ha
Requested – 0.35 ha
2. Section 6.4.2 – Converted dwelling, Duplex dwelling, Single dwelling, Lot Frontage (min)
Requirement – 30 m
Requested – 25 m

Application A-06-25, 711 County Rd 21

This application is to obtain relief from the provisions of Zoning By-Law Number 2022-37, to reduce the minimum lot area requirement in the Hamlet Residential (RH) zone, to recognize the severed parcel in consent application B-11-25.

Requested Variance:

1. Section 6.4.2 – Converted dwelling, Duplex dwelling, Single dwelling, Lot area (min)
Requirement – 0.4 ha
Requested – 0.15 ha



DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL

THIS 23rd, DAY OF MAY, 2025