



Township of Edwardsburgh Cardinal, Committee of Adjustment

# Notice of Application for Minor Variance

Section 45(1), Ontario Planning Act

## **File Number: A-03-25**

**Property Location:** (no civic) Hoy Street

**Property Description:** Plan 42, Part Lot 41

**Roll Number:** 070170200550702

**Owner:** 1000611168 Ontario Inc.

**Agent:** Lockwood Brothers Construction

## **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)



Key Map - Not to Scale

**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.

**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

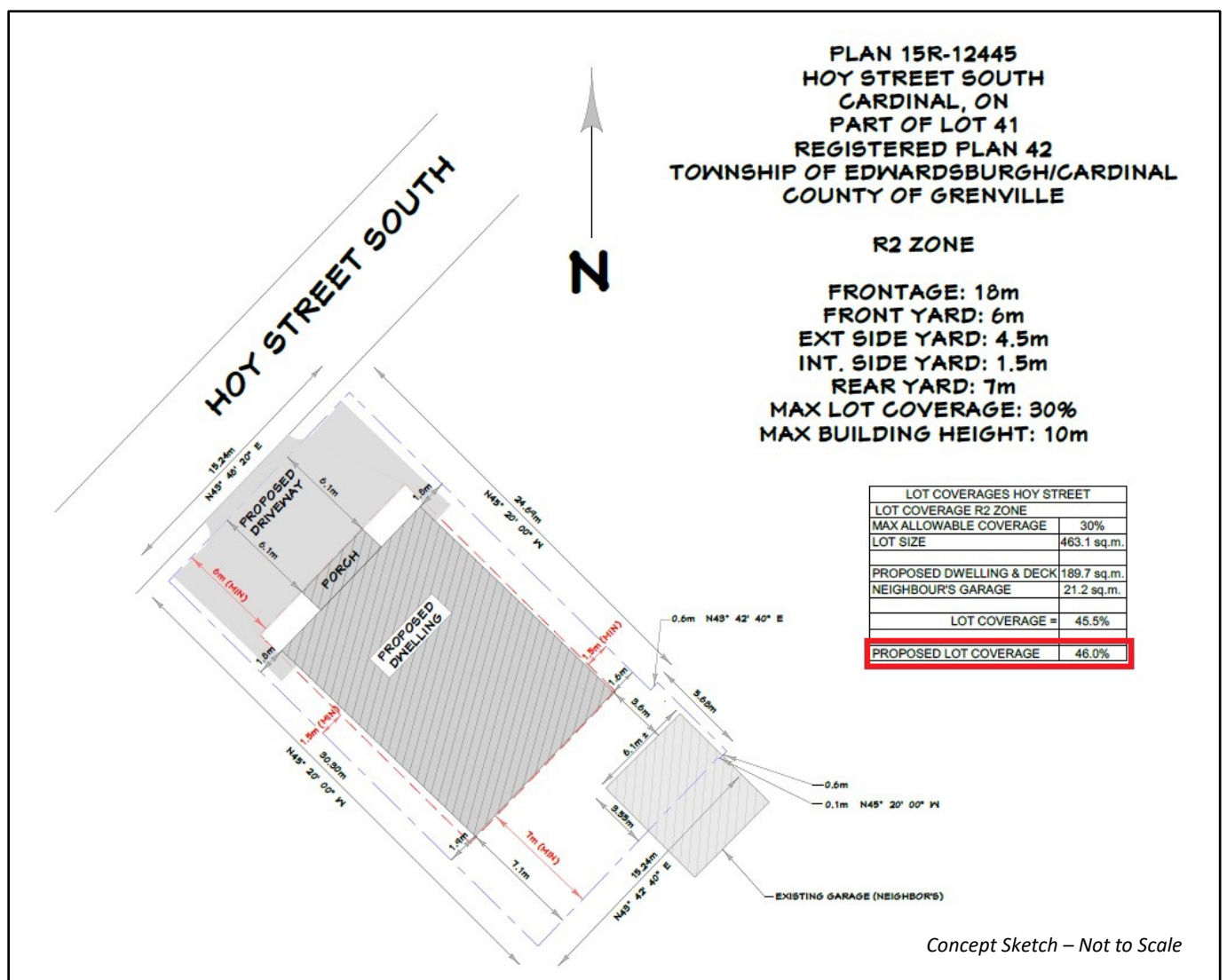
Email: [tfisher@twpec.ca](mailto:tfisher@twpec.ca)

## **Purpose and Effect of the Proposed Application:**

The purpose and effect of minor variance application A-03-25 for an undeveloped property on Hoy Street, described as Plan 42 Part Lot 41, is to obtain relief from the provisions of Zoning By-Law Number 2022-37. The applicant is requesting a variance to increase the maximum lot coverage requirement in the Residential Second Density (R2) zone to recognize a proposed 189.7 square metre, semi-detached dwelling and a portion of an existing detached garage owned by 14 Adelaide Street which encroaches onto the subject property.

## **Requested Variance:**

1. Section 6.2.2 – Lot Coverage (maximum)  
Requirement – 30%  
Requested – 46%



**DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

**THIS 23<sup>rd</sup>, DAY OF MAY, 2025**