



Township of Edwardsburgh Cardinal, Committee of Adjustment

Notice of Application for Minor Variance

Section 45(1), Ontario Planning Act

File Number: A-07-25

Property Location: 114 and 208 Dobbie Road

Property Description: Concession 8, Part Lot 2

Roll Number: 070170104500203, 070170104500300

Owner: J.F. Dobboe and Sons Limited and 1159305 Ontario Inc

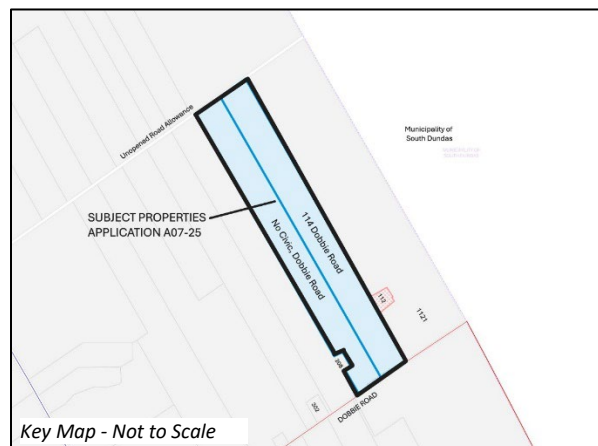
Agent: MHBC Planning

Public Meeting Information:

Date: July 23, 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.

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

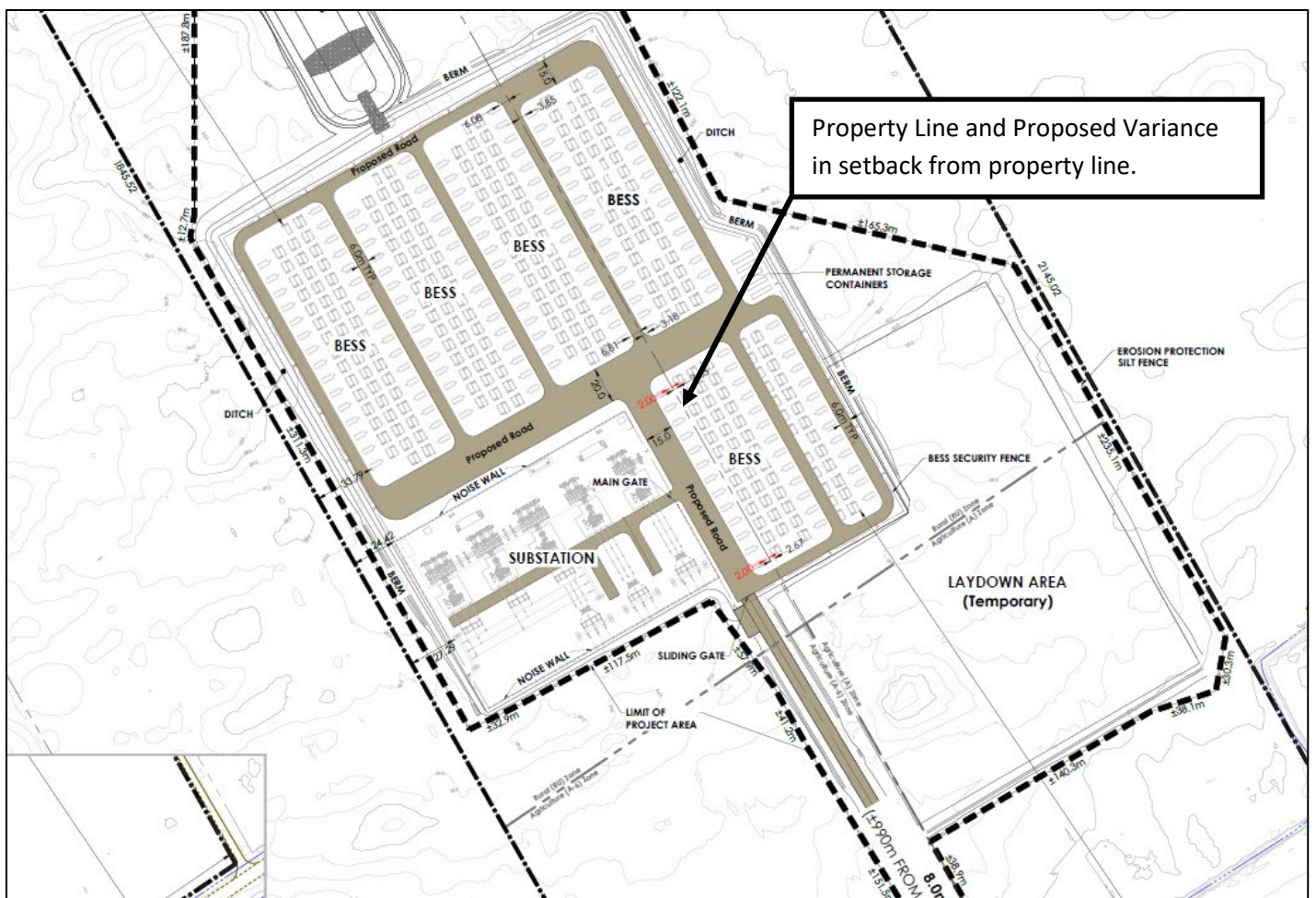
Email: tfisher@twpec.ca

Purpose and Effect of the Proposed Application:

The purpose and effect of minor variance application A-07-25, is for a development which will straddle two properties on Dobbie Road. A variance is requested to reduce the minimum interior side yard setback in the Rural (RU) zone in Zoning By-Law Number 2022-37, to permit structures related to the proposed battery storage facility to be located 1.2 metres to the shared property line on both properties. The reduction in the minimum side yard setback requirement will only be applied to the proposed area of development and not along the entire property line.

Requested Variance:

1. Section 12.1(2), Interior Side Yard (minimum)
 Requirement – 6 metres
 Requested – 1.2 metres



DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL

THIS 11th, DAY OF JULY, 2025