

File Number: A-02-24

## NOTICE OF APPLICATION FOR

Minor Variance –s. 45(1)       Permission –s. 45(2)

**Name of Committee:** Township of Edwardsburgh Cardinal Committee of Adjustments

**Application Submitted by:** Ed Broniszeski

**Property Location:** 27 David Street, Spencerville

LT 5 S/S DAVID ST, 5 N/S CHARLES ST PL 40 EXCEPT PT 3, 15R9446; PT  
BRUCE ST PL 40 CLOSED BY PR145570, PT 16 & 17, 15R9446;

## PUBLIC HEARING - Committee of Adjustments

**Date:** October 16, 2024

**Time:** 4:00 p.m.

**Place:** Council Chambers,  
18 Centre Street, Spencerville Ontario, K0E 1X0

### Purpose and Effect of the Proposed Application:

The purpose of the application is to obtain relief from the provisions of section 6.1.2 of the Township's Zoning Bylaw 2022-37 for two lots within the Residential Second Density (R2) zone. The application proposes to permit a reduced lot size of 0.097 hectares for the proposed severed and retained lots where the minimum lot size is 0.4 hectares. The effect of the application would be to fulfill a condition of consent B-38-23, which has received conditional approval by the consent granting authority on August 19, 2023.

**Other Applications:** Severance File No. B-38-23

**Additional information** regarding the application will be available to the public for inspection at the Township office Monday to Friday from 8:30 a.m. to 4:30 p.m.

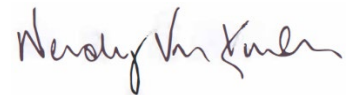
If you wish to be notified of the decision of the Committee of Adjustments in respect to the proposed variance, you must make a written request to the Township of Edwardsburgh Cardinal c/o: Wendy Van Keulen, PO Box 129, 18 Centre St, Spencerville, ON K0E 1X0 or by email at [wvankeulen@twpec.ca](mailto:wvankeulen@twpec.ca)

**Public Hearing:** You are entitled to attend this public hearing in person or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the Secretary-Treasurer before or during the hearing of the application above and shall be available to any interested person for inspection at the hearing.

**Failure to Attend:** If you do not attend this public hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

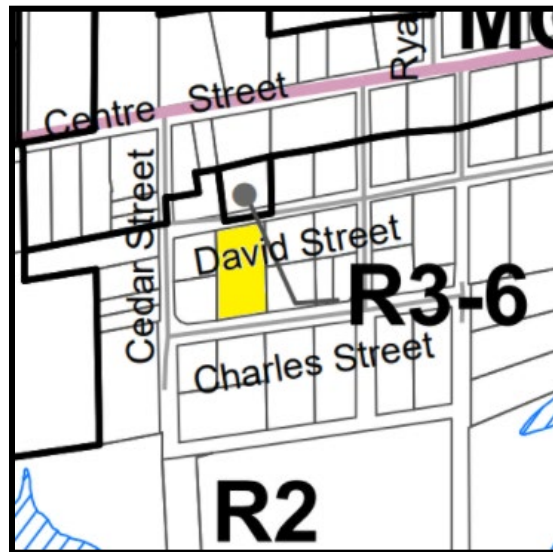
**Notice of Decision:** A certified copy of the Decision, together with a notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who filed with the Secretary-Treasurer a written request to receive notice of the Decision.

Dated at the Township of Edwardsburgh Cardinal this 3rd day of October, 2024.



Wendy Van Keulen  
Secretary-Treasurer of the Committee of Adjustments  
Township of Edwardsburgh Cardinal  
PO Box 129  
18 Centre Street  
Spencerville ON K0E 1X0  
Tel: 613-658-3055 x 101

**KEY MAP:**



 Subject Land