



**TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM**

Committee: Committee of the Whole – Community Development

Date: November 6, 2023

Department: Community Development

Topic: Application to Amend Zoning Bylaw, 2073 Dundas St (Zanderplan Inc on behalf of 2733521 Ontario Inc.)

Purpose: To review an application and draft bylaw for a Zoning Bylaw Amendment at 2073 Dundas Street, to allow the conversion of a portion of the commercial space on the ground floor to one residential dwelling unit within the existing building.

Background: Committee reviewed the application on August 8th and directed Staff to proceed with scheduling the Public Meeting once a complete application was received. Through follow up correspondence with the applicant, staff reviewed an updated site plan, parking agreement and conceptual floorplan to ensure the space could accommodate each proposed use on the main floor. A Public Meeting was held on October 23rd.

Please review the attached documents and reports for background information:

- Final Planning Report, prepared by Novatech
- Draft Bylaw, prepared by Novatech
- Planning Rationale, prepared by Zanderplan Inc.
- Site Plan, prepared by Zanderplan Inc.
- Conceptual floorplan, prepared by Owner

Policy Implications: The attached final planning report by Novatech considers Provincial Policy Statement and Official Plan Policies related to this application.

Financial Considerations: The applicant has remitted the appropriate deposit fee for the application, in accordance with the Planning Fees Bylaw 2022-40.

Recommendation: That Committee recommend that Council adopt an amendment to Zoning Bylaw 2022-37 for the property at 2073 Dundas Street, as attached.

A handwritten signature in black ink, appearing to read 'Neelaj Kumar', written over a horizontal line.

Community Development Coordinator