

CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. _____

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2022-37

ZanderPlan Inc. on behalf of 2733521 Ontario Inc.

Lot 254 of Plan 25

2073 Dundas Street, Cardinal

WHEREAS By-law No. 2022-37, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh Cardinal;

AND WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend By-law No. 2022-37, as amended, as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. The lands affected by this By-law are shown as shaded and outlined by heavy black lines on Schedule "A" which is attached hereto and forms part of this By-law.
2. Zoning By-law No. 2022-37, as amended, is hereby further amended by adding the following new subsection at the end of Section 7.1.4 (Special Exception Zones):

2. MC-2 (2073 Dundas Street, Lot 254, Plan 25, Village of Cardinal)

Notwithstanding the provisions of Section 7.1.1 to the contrary, on lands zoned MC-2, one apartment dwelling unit is permitted on the first floor, subject to the following provision:

- **First Floor Commercial Floor Area fronting Dundas Street (minimum) 50 m²**

3. Schedule "A" to Zoning By-law No. 2022-37, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from "MC" and "MC-2".
4. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34 (21) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first and second time this ___ day of _____, 2023.

Read a third time and adopted this ___ day of _____, 2023.

CORPORATE SEAL OF TOWNSHIP

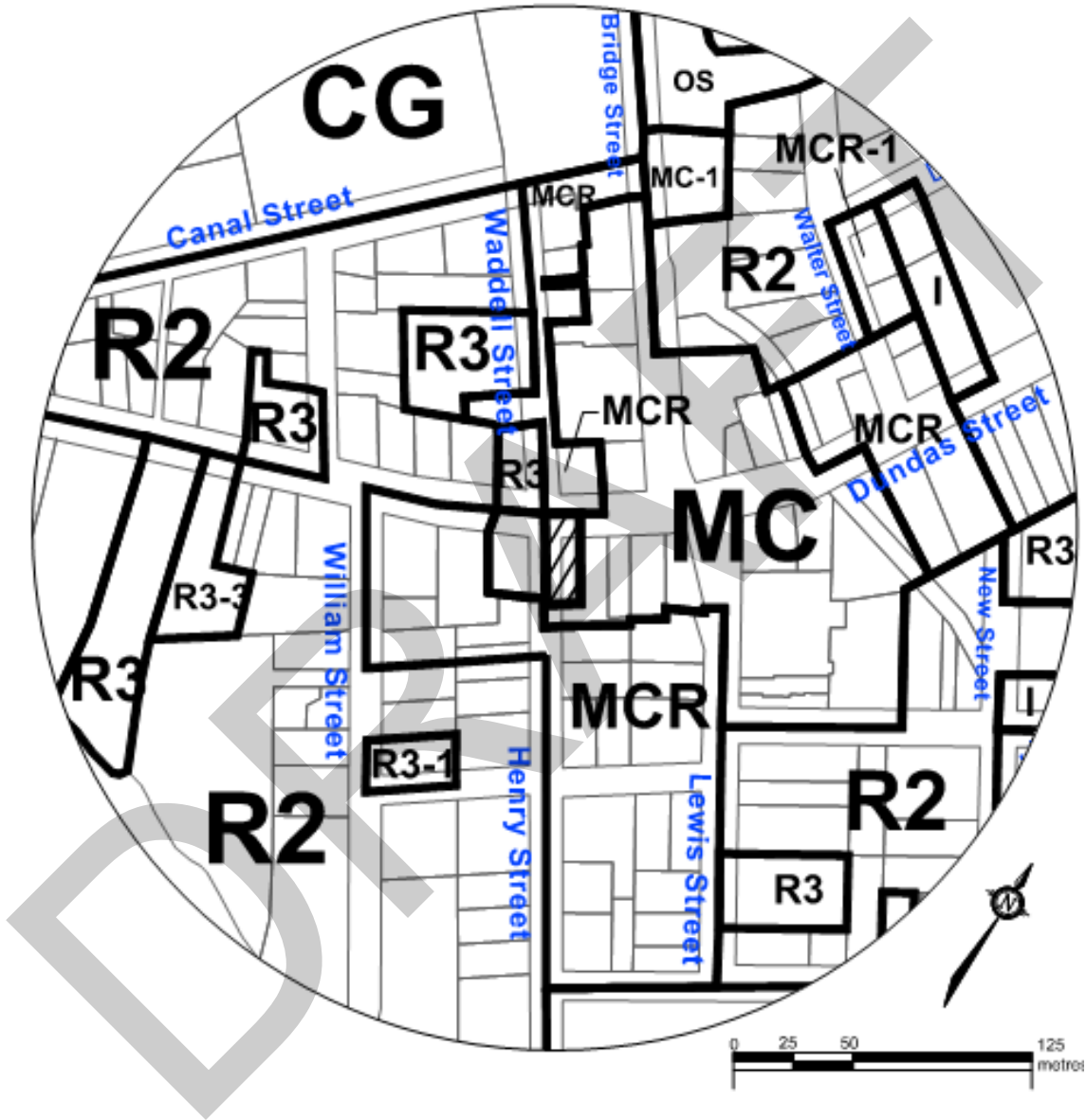
Head of Council

Clerk

Schedule "A" to By-law No. _____

TOWNSHIP OF EDWARDSBURGH CARDINAL

ZanderPlan Inc. on behalf of 2733521 Ontario Inc.
Lot 254 of Plan 25
2073 Dundas Street, Cardinal



AREA(S) SUBJECT TO THIS BY-LAW



TO: MAIN STREET COMMERCIAL – SPECIAL EXCEPTION ZONE (MC-2) ZONE

FROM: MAIN STREET COMMERCIAL (MC) ZONE