



**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, 2084 Dundas St (Zanderplan Inc on behalf of 2733521 Ontario Inc.)

Purpose: To review an application and draft bylaw for a Zoning Bylaw Amendment at 2084 Dundas Street, to allow for the conversion of an existing residential unit on the ground floor into four residential units. The building will contain a total of ten residential dwelling units following the proposed internal conversion. The draft bylaw proposes that an apartment dwelling would be included as an additional permitted use for this property.

Background: Committee reviewed the application on September 5th and directed Staff to proceed with scheduling the Public Meeting. A Public Meeting was held on October 23rd.

Please review the attached documents and reports for background information:

- Final Report, prepared by Novatech
- Draft Bylaw, prepared by Novatech
- Planning Rationale, prepared by Zanderplan Inc.
- Site Plan, prepared by Zanderplan Inc.
- Floorplan for new units, 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 2084 Dundas Street, as attached.

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

Community Development Coordinator