

**NOTICE OF PUBLIC MEETING CONCERNING  
PROPOSED ZONING BY-LAW AMENDMENT**

**Annable Designs Co. Ltd & Fotenn Consultants Inc. on behalf of Denis Simard  
Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25  
161-163 Shanly Road, Cardinal ON**

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**TAKE NOTICE** that the Township of Edwardsburgh Cardinal has received a Zoning By-law amendment application which was deemed to be a complete application on March 19<sup>th</sup>, 2024

**AND TAKE NOTICE** that the Council of the Corporation of the Township of Edwardsburgh Cardinal will hold a public meeting at **6:00 p.m.** on **April 22, 2024** at the South Edwardsburgh Community Centre located at 24 Sutton Drive, Johnstown ON to consider the following item:

- A proposed site-specific amendment to Zoning By-law No. 2022-37, as amended, under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34, for lands located in Lot 374 & Part of Lots 363, 364, 372, 373, 375, 376, 377 of Plan 25, known municipally as 161-163 Shanly Road. The purpose of the amendment is to change the zoning on an approximately 0.12 ha portion of the property from General Commercial (CG) to General Commercial – Special Exception (CG-X) in order to permit a single dwelling as an additional use, increase lot coverage, establish minimum parking requirements, and reduce the minimum required setback from a parking area abutting a residential zone to 0m. The amendment also proposes to change the zoning on an approximately 0.18 ha portion of the property from General Commercial (CG) to Residential Third Density – Special Exception (R3-X) in order to permit a 12 unit apartment building with surface parking on the property and establish site specific zone standards to accommodate the residential use including increased density, reduced lot frontage and to reduce the minimum required setback from a parking area abutting a residential zone to 0m. The effect of the proposed amendment would be to fulfil a consent condition which applies to the severed and retained lands of a severance application.

**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 delivered to the Community Development Coordinator's office prior to the day of the meeting. Additional information and material about the proposed by-law will be available to the public for inspection during regular business hours by contacting the Community Development Coordinator's office.

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

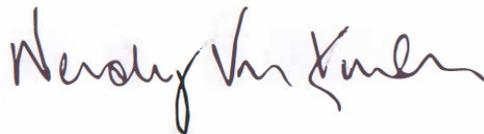
**THE SUBJECT LANDS** are subject to a related consent application which was provisionally approved by the United Counties of Leeds and Grenville Consent Granting Authority under File No. B-82-23.

**IF YOU WISH TO BE NOTIFIED** of the decision of the Township of Edwardsburgh Cardinal on the proposed zoning by-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal at the address indicated below.

**FOR MORE INFORMATION** about this matter, including information about appeal rights and information on how to register for and participate in the public meeting online, contact the Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email [wvankeulen@twpec.ca](mailto:wvankeulen@twpec.ca)), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL  
THIS 28th DAY OF MARCH, 2024.

SIGNED:



WENDY VAN KEULEN,  
COMMUNITY DEVELOPMENT COORDINATOR  
TOWNSHIP OF EDWARDSBURGH CARDINAL  
BOX 129  
18 CENTRE ST.  
SPENCERVILLE, ONTARIO K0E 1X0

**KEY MAP**

