

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL**

BY-LAW NO. 2021-

“BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2012-35, AS AMENDED”

**Madison Mulder Enterprise, Part Lot 5, Plan 40
32 David Street**

WHEREAS By-law No. 2012-35 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. 2012-35 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. 2012-35, as amended, is hereby further amended by adding the following new subsection at the end of Section 6.3 (d) (Exception Zones):

[vi] R3-6, Part of Lot 5, Plan 40, 32 David Street

Despite the provisions of 6.3(a), (b) and (c), on the lands zoned R3-6, permitted uses shall be limited to a townhouse dwelling on partial services, subject to the following provisions:

Minimum Lot Area	219 m² per unit
Minimum Lot Frontage	6m per unit
Minimum Front Yard	5.9m
Minimum Rear Yard	5.2m
Minimum Interior Yard	1.7m (a)

(a) The minimum interior side yard shall not apply to the party wall of a townhouse dwelling or shared garage appurtenant thereto.

Despite the requirements of this By-law, maximum lot coverage and minimum amenity area provisions for a townhouse dwelling shall not apply.

3. Schedule “C” to Zoning By-law No. 2012-35, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from “MCR” to “R3-6”.
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 in open Council this 23 day of August, 2021.

Read a third and final time, passed, signed and sealed in open Council this 23 day of August, 2021.

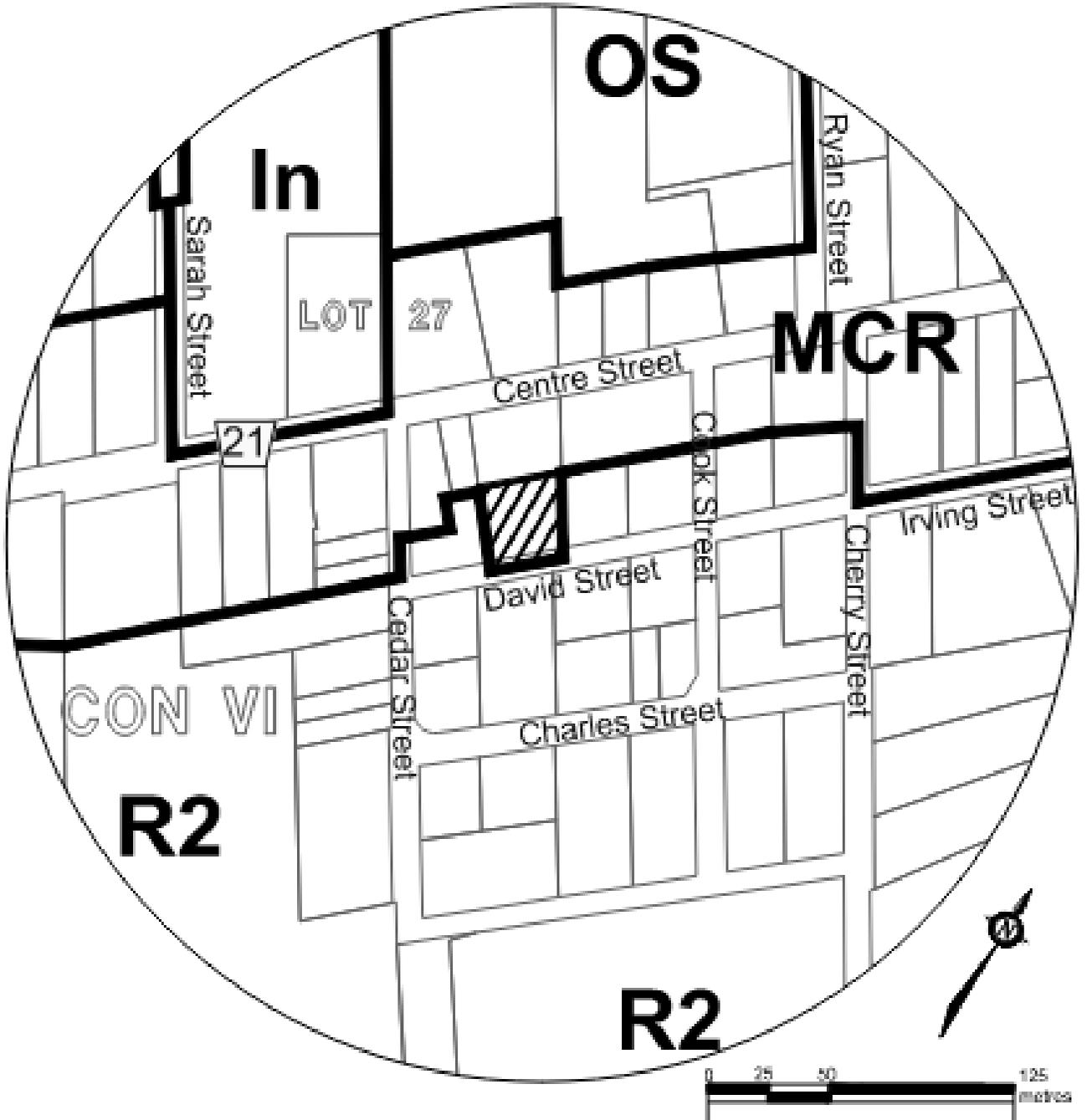
Mayor

Clerk

Schedule "A" to By-law No. _____

TOWNSHIP OF EDWARDSBURGH CARDINAL

Part Lot 5, Plan 40



AREA(S) SUBJECT TO THIS BY-LAW



TO: RESIDENTIAL THIRD DENSITY SPECIAL EXCEPTION 6 (R3-6) ZONE

FROM: MAIN STREET COMMERCIAL/RESIDENTIAL (MCR) ZONE