

**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:**

<b>Minimum Lot Area</b>	<b>219 m<sup>2</sup> per unit</b>
<b>Minimum Lot Frontage</b>	<b>6m per unit</b>
<b>Minimum Front Yard</b>	<b>5.9m</b>
<b>Minimum Rear Yard</b>	<b>5.2m</b>
<b>Minimum Interior Yard</b>	<b>1.7m (a)</b>

**(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.

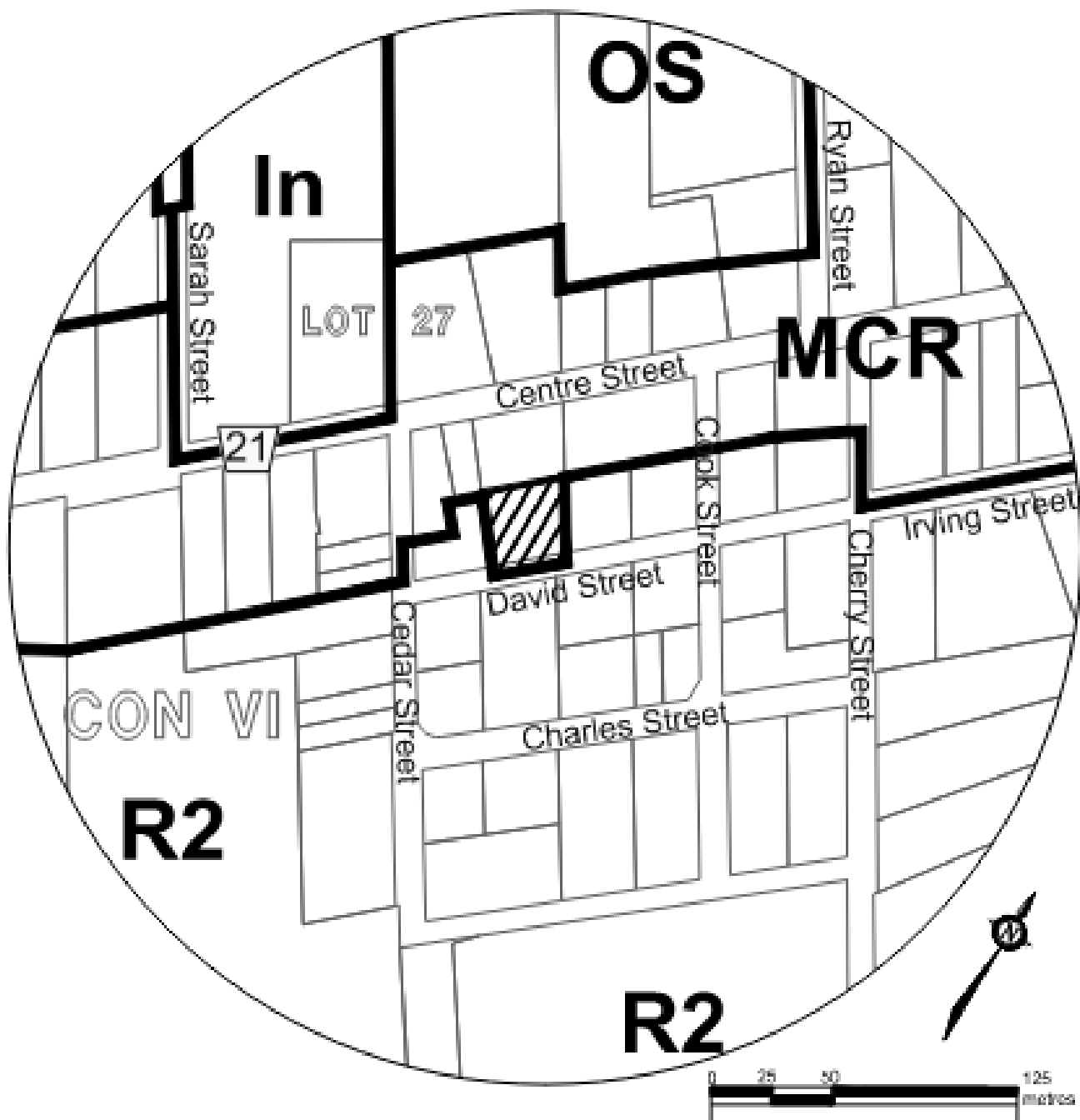
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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