

Public Meeting Notices

Proposed Zoning Bylaw Amendment

Proposed Revised Plan of Subdivision

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

**ZanderPlan Inc o/b 2057876 Ontario Inc., Part of Lot 5, Concession 1
Meadowlands Subdivision, Cardinal**

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 June 21, 2021;

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 September 16th, 2021** at the Cardinal Legion located at 105 Legion Way, Cardinal ON K0E 1E0 to consider the following item:

- A proposed site-specific amendment to Comprehensive Zoning By-law No. 2012-35, as amended, under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34, for an approximately 9 ha parcel of land situated within the Village of Cardinal. The purpose of the amendment is to change the zoning on the subject lands from "Residential First Density Special Exception 3 (R1-3)" and "Residential Second Density 2 (R2-2)" to "Residential Third Density Special Exception (R3-x)" in order to permit the lands to be developed with a combination of semi-detached and townhouse dwellings. The amendment would also establish special zone provisions relating to railway setbacks. The effect of the amendment would be to accommodate a revised residential plan of subdivision consisting of eighty (80) semi-detached dwellings and sixty-six (66) townhouse dwellings.

Individuals planning to attend the Public Meeting must register with the Township Office by calling the Community Development Coordinator at 613-658-3055 x101 or by email to wvankeulen@twpec.ca no later than September 15th, 2021 at 12:00pm (noon).

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.

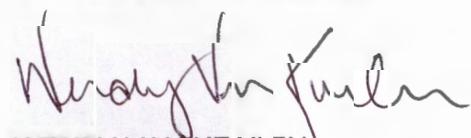
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the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

THE SUBJECT LANDS are the subject of a related draft plan of subdivision application submitted to the United Counties of Leeds and Grenville and being processed under County under File # 07-T09001.

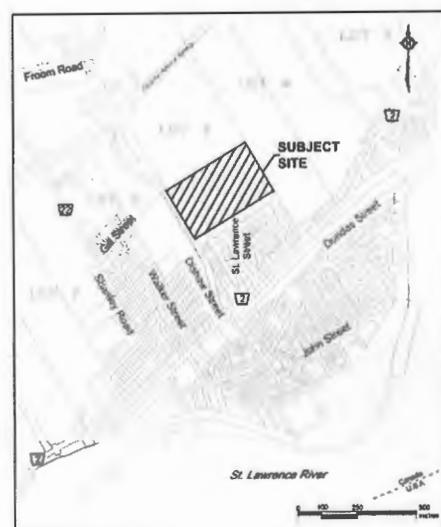
IF YOU WISH TO BE NOTIFIED of the decision of the Township of Edwardsburgh Cardinal on the proposed zoning by-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal at the address indicated below.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and to register for the public meeting, 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), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 26th DAY OF AUGUST, 2021.



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



**TOWNSHIP OF EDWARDSBURGH CARDINAL
NOTICE OF PUBLIC MEETING CONCERNING
PROPOSED REVISED PLAN OF SUBDIVISION**

**ZanderPlan Inc o/b 2057876 Ontario Inc., Part of Lot 5, Concession 1
Meadowlands Subdivision, Cardinal**

TAKE NOTICE that the Council of the Township of Edwardsburgh Cardinal will hold a public meeting at **6:00 p.m. on September 16th, 2021**, at the Cardinal Legion located at 105 Legion Way, Cardinal ON K0E 1E0 to consider the following item:

- A proposed revised plan of subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, Chapter P.13, for an approximately 9 ha parcel of land situated in the Village of Cardinal. The purpose of the application is to revise the current draft plan approval related to the Meadowlands residential plan of subdivision processed by the United Counties under File # 07-T09001. The revised draft plan proposes a total of 146 residential units comprised of eighty (80) semi-detached dwellings and sixty-six (66) townhouse dwellings. The draft plan also includes three (3) public streets, two (2) blocks for future road access to abutting lands and four (4) open space blocks, consistent with the existing draft approval.

Individuals planning to attend the Public Meeting must register with the Township Office by calling the Community Development Coordinator at 613-658-3055 x101 or by email to wvankeulen@twpec.ca no later than September 15th, 2021 at 12:00pm (noon).

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 regarding the proposed draft plan of subdivision is available for public inspection by contacting the Community Development Coordinator's office during regular business hours.

IF A PERSON OR PUBLIC BODY person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval of the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the United Counties of Leeds & Grenville to the Ontario Land Tribunal.

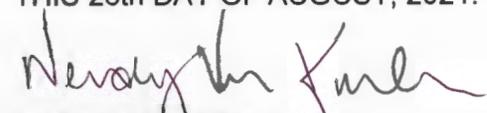
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 also the subject of a related Zoning By-law amendment application filed with the Township of Edwardsburgh Cardinal and being processed under File No. # ZBA_Meadowlands North.

IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision, you must make a written request to the United Counties of Leeds & Grenville by contacting Cherie Mills, Manager of Planning Services at 25 Central Avenue W, Suite 100 Brockville, ON K6V 4N6.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and to register for the public meeting, 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), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 26th DAY OF AUGUST, 2021.


WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
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