

THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL  
BY-LAW NO. 2023-61

"BEING A BYLAW TO AMEND ZONING BY-LAW NO. 2022-37"

ZanderPlan Inc. on behalf of 2733521 Ontario Inc.  
Part of Lot 312 & 313 of Plan 25  
2084 Dundas Street, Cardinal

**WHEREAS** By-law No. 2022-37 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. 2022-37 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. 2022-37, as amended, is hereby further amended by adding the following new subsection at the end of Section 7.1.4 (Special Exception Zones):

**3. MC-3 (2084 Dundas Street, Part Lot 312 & 313, Plan 25, Village of Cardinal)**

**Notwithstanding the provisions of Section 7.1.1 to the contrary, on lands zoned MC-3, an apartment dwelling shall be an additional permitted use.**

3. Schedule "A" to Zoning By-law No. 2022-37, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from "MC" and "R2" to "MC-3".
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 in open Council this 27 day of November, 2023.

Read a third and final time, passed, signed and sealed in open Council this 27 day of November, 2023.



Tory Deschamps (Dec 1, 2023 15:06 EST)

**Mayor**



**Clerk**

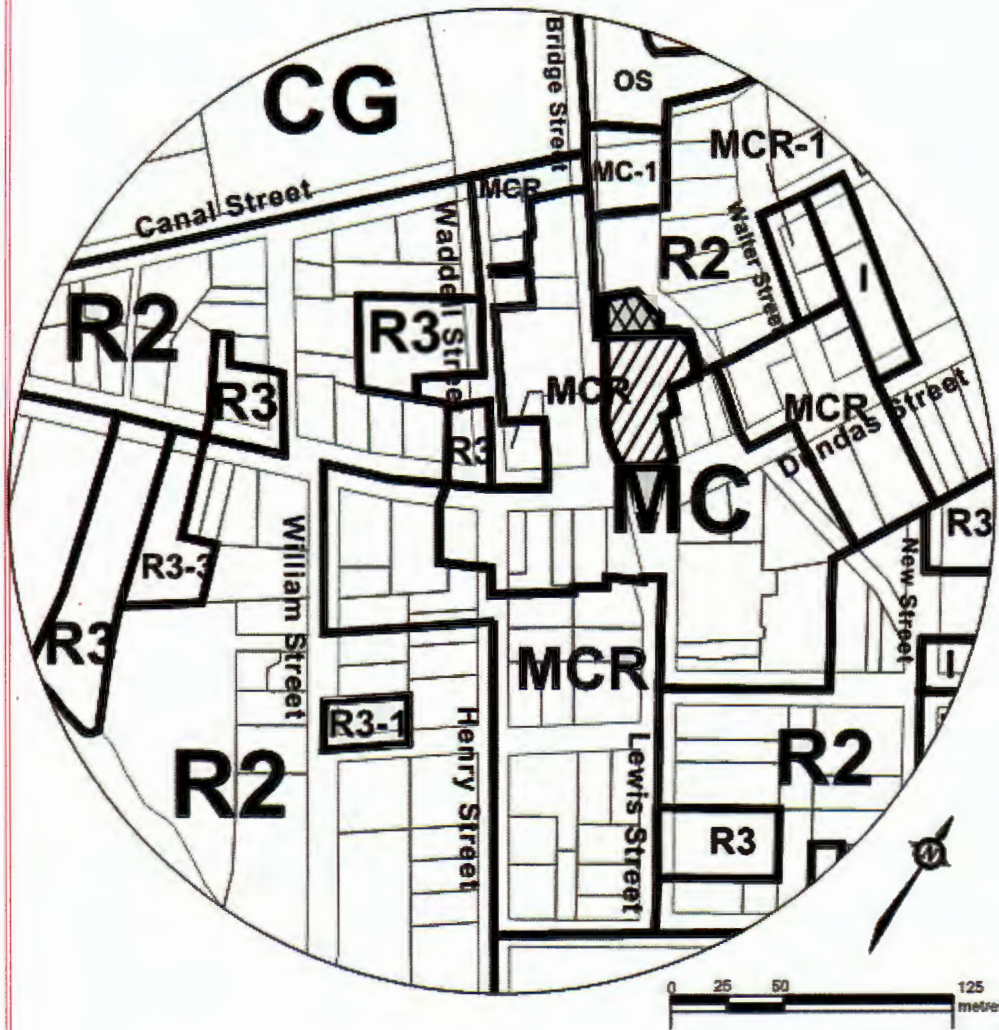
# Schedule "A" to By-law No. 2023-61

TOWNSHIP OF EDWARDSBURGH CARDINAL

ZanderPlan Inc. on behalf of 2733521 Ontario Inc.

Part of Lot 312 & 313 of Plan 25

2084 Dundas Street, Cardinal



## AREA(S) SUBJECT TO THIS BY-LAW



TO: MAIN STREET COMMERCIAL – SPECIAL EXCEPTION ZONE (MC-3) ZONE

FROM: MAIN STREET COMMERCIAL (MC) ZONE



TO: MAIN STREET COMMERCIAL – SPECIAL EXCEPTION ZONE (MC-3) ZONE

FROM: RESIDENTIAL SECOND DENSITY (R2) ZONE













# 2023 - Zoning Bylaw Amendment - 2084 Dundas St. - 2733521 Ont Inc

Final Audit Report

2023-12-01

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By:	Rebecca Williams (rwilliams@twpec.ca)
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-  Document created by Rebecca Williams (rwilliams@twpec.ca)  
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-  Signer mayor@twpec.ca entered name at signing as Tory Deschamps  
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