

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2014-44

Being a By-law to amend By-law No. 2012-35 as amended

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 has received a request to amend By-law No. 2012-35 as amended, to rezone the property described as 3000 Walker Street, Cardinal, Township of Edwardsburgh/Cardinal (Part Lot 6, Concession 1, 15R10508);

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal deems it advisable to amend By-law No. 2012-35 as amended as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of The Township of Edwardsburgh/Cardinal enacts as follows:

1. That the following be added to the end of Section 7.2 (d) Exception Zones:

[iv] Commercial Core, Exception 7 (CC-4), 3000 Walker Street, Cardinal, Township of Edwardsburgh/Cardinal (Part Lot 6, Concession 1, 15R10508);

"Despite the provisions to the contrary, on lands zoned CC-4, the following provisions shall apply:

- (1) Permitted Uses: Dwelling, Townhouse
- (2) The front lot line is considered the lot line abutting Walker Street.
- (3) The lot line abutting the private right-of-way is considered an exterior lot line.
- (4) The lot line abutting County Road is considered an exterior lot line.
- (5) Zone Requirements:

[a] Townhouse

Minimum Lot Area 250 m²/unit (2,690 ft²/unit)

Minimum Lot Frontage 6 m (19.6 ft)

Minimum Yard Requirements

Front Yard 6 m (19.6 ft)

Rear Yard 6 m (19.6 ft)

Interior Side Yard 3 m (9.28 ft)

Exterior Side Yard 6 m (19.6 ft)

[b] Accessory Building

Minimum Yard Requirements

Front Yard 6 m (19.6 ft)

Rear Yard 4 m (13.1 ft)

Interior Side Yard 3 m (9.28 ft)

Exterior Side Yard 6 m (19.6 ft)

(6) A site plan control agreement with the Township is required.”

2. By-law No. 2012-35 as amended is hereby amended as follows:
 - (a) The area shown on Schedule 'A' to this By-law as indicated by the shaded tone shall henceforth be zoned as CC-4;
 - (b) Schedule 'B' of By-law No. 2012-35 as amended is hereby amended in accordance with the provisions of this By-law.
3. 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.

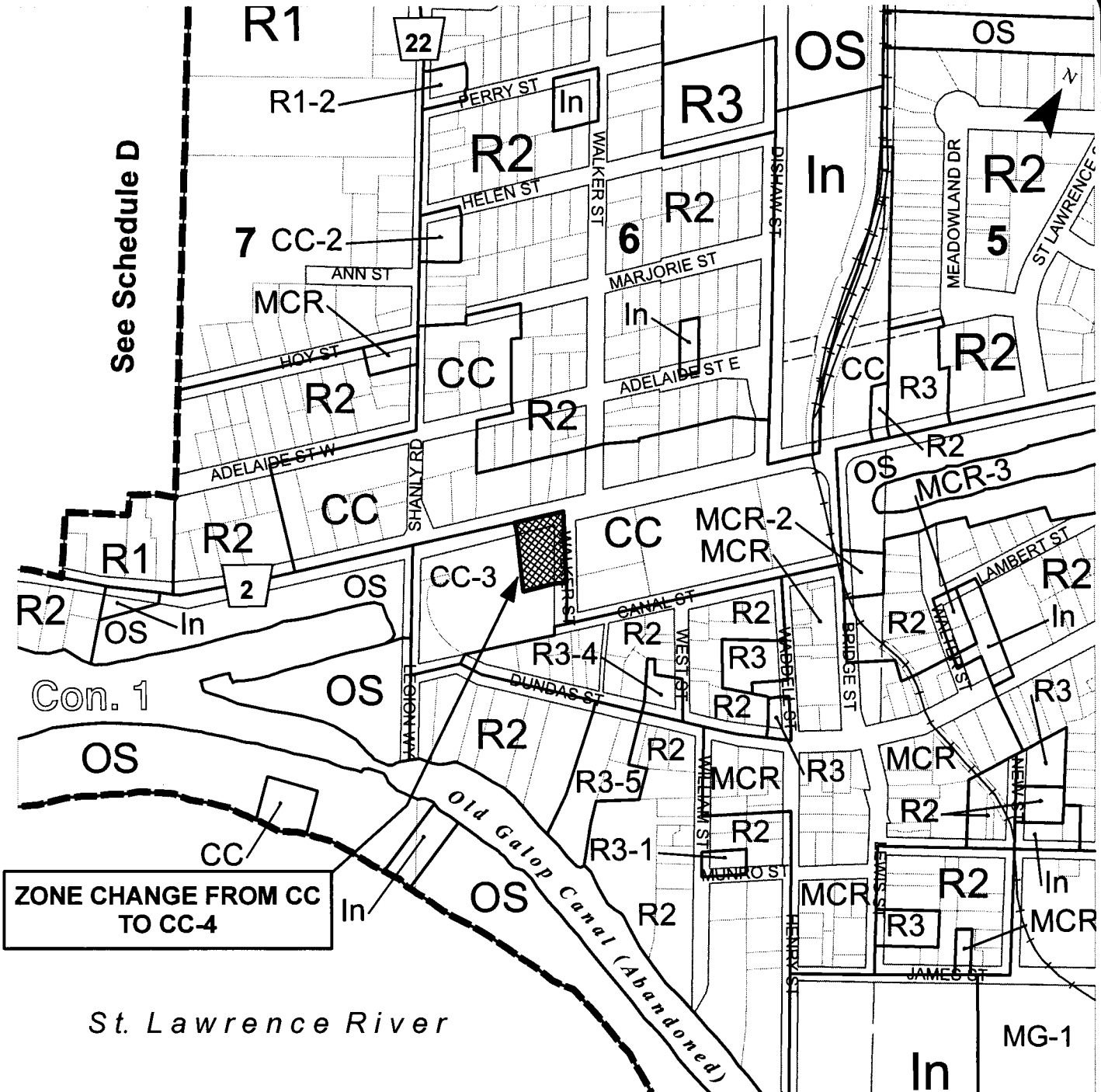
Read and adopted this 23rd day of June, 2014.



Head of Council




Clerk



See Schedule D

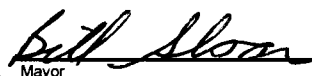

ZONE CHANGE FROM CC TO CC-4

Area(s) Affected by this By-law

Community Commercial
- Special Exception 4 (CC-4) 

Certificate of Authentication

This is Schedule "A" to By-law No. 2014-44,
passed this 23rd day of June 2014.

 Mayor
 Clerk

Schedule "A" to By-law No. 2014-44

3000 Walker Street, Con. 1 Part of Lot 6, Cardinal
Township of Edwardsburgh/Cardinal

Prepared: May 27, 2014
Scale: 1:5000

