

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

**BY-LAW NO. 2020-81**

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

**Whitney, Part of Lot 343 and 344 of Plan 25  
2140 Dundas 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 7.2 (d) (Exception Zones):

**[vi] CC-6, Part of Lot 343 & 344 of Plan 25, 2140 Dundas Street**

**Despite the provisions of 7.2(a) on the lands zoned CC-6, permitted uses shall be limited to the following:**

- **Accessory Dwelling Unit**
- **Farmers’ Market**
- **Office**
- **Place of Assembly**
- **Specialty Food Establishment**

**For the purposes of this By-law, a Specialty Food Establishment shall be defined as a business engaged in the processing, packaging, warehousing and sale of honey and honey-related products, and may include an office, retail outlet and warehouse space.**

**For the purposes of this By-law, a Farmers’ Market shall be defined as an establishment or premises where local agricultural products, artisan, and similar homemade and/or hand-crafted goods are offered for retail sale in an open area or enclosed building.**

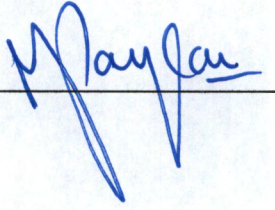
**In addition, permitted uses shall be limited to the existing building as existed on the day of passing of this By-law, with the exception of temporary structures in relation to an outdoor Farmers’ Market and Place of Assembly.**

3. Schedule “B” 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 “I” to “CC-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.

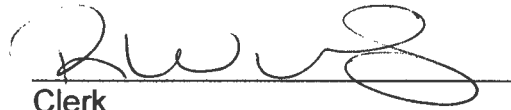
Read a first and second time this in open Council this 14 day of December, 2020.

Read a third and final time, passed, signed and sealed in open Council this 14 day of December, 2020.

Mayor



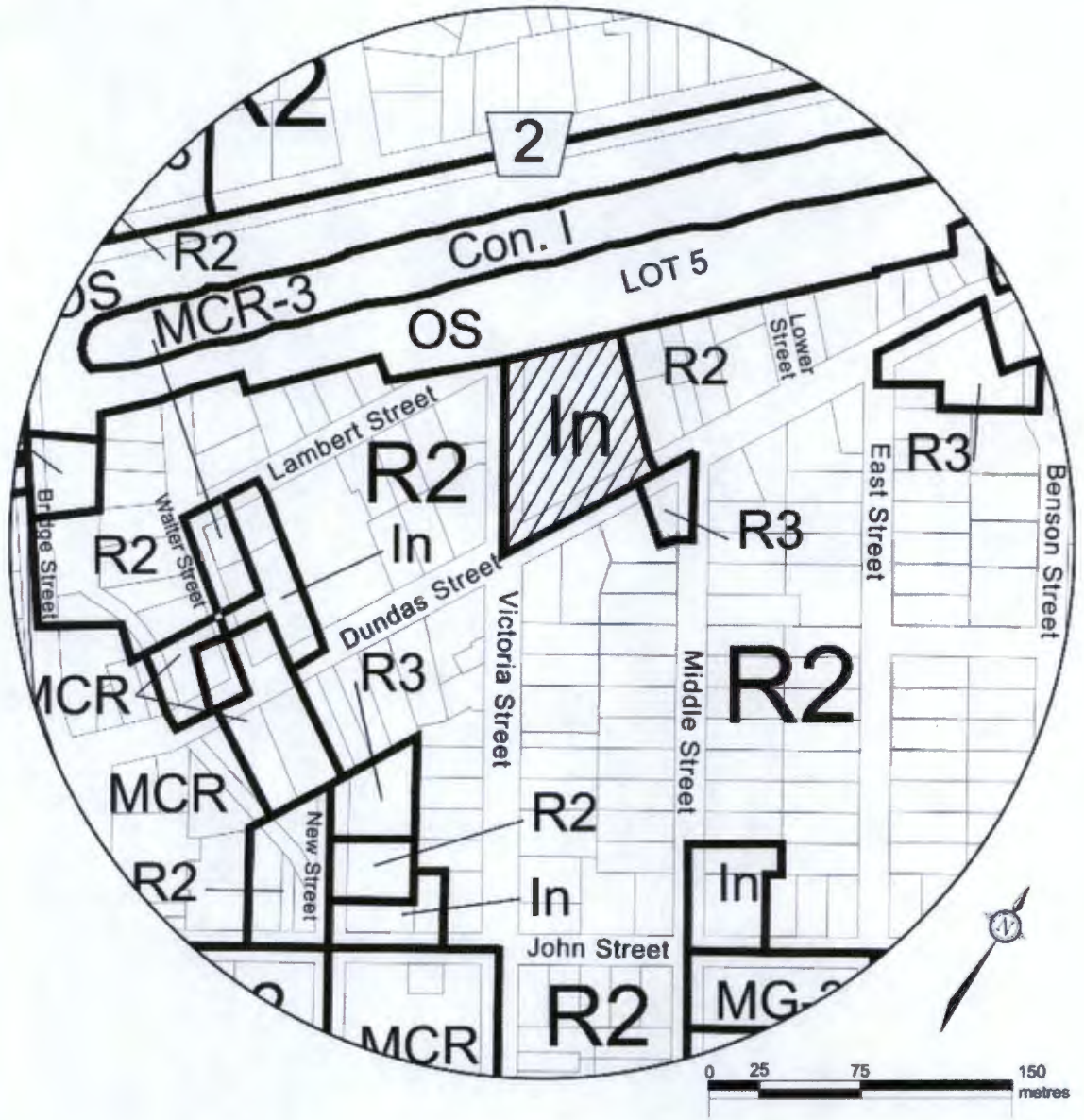
Clerk



# Schedule "A" to By-law No. 2020-81

TOWNSHIP OF EDWARDSBURGH CARDINAL

Part of Lot 343 & 344, Plan 25



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



TO: COMMUNITY COMMERCIAL SPECIAL EXCEPTION 6 (CC-6) ZONE

FROM: INSTITUTIONAL (IN) ZONE