

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2017-32

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, Part 3 on 15R-11762, County Road 2 Township of Edwardsburgh/Cardinal (Township Industrial Park Lands);

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 8.2 (d) Exception Zones

"[iii] MP-3, Part 3 on 15R-11762, County Road 2, Johnstown

Despite provisions of 8.2 (a) to the contrary, on land zoned MP-3, the following uses shall be permitted:

- Auction Room
- Auto or Marine Craft Body Shop
- Auto or Marine Craft Repair Garage
- Auto or Marine Craft Rental Establishment
- Auto or Marine Craft Sales Establishment
- Auto Service Station
- Bar
- Bingo Hall
- Building Contractor's Shop
- Building Supply Store
- Car Washing Establishment
- Catering Establishment
- Convenience Store
- Custom Workshop
- Dry Cleaning Establishment
- Eating Establishment
- Equipment Rental Establishment, Domestic
- Flea Market
- Fuel Depot
- Furniture and Home Supply Store
- Garage, Commercial
- Garden Centre
- Industrial Use, Light (Class 1)
- Multiple-Occupancy Industrial Building
- Nursery
- Office
- Open Storage
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Recreational Commercial Establishment
- Recreational Vehicle Sales and Storage
- Power Centre
- Research and Development Facilities
- Restaurant
- Restaurant, Drive-in
- Restaurant, Take-out
- Retail Outlet
- Retail
- School, Commercial

- Service Outlet
- Shopping Centre
- Showroom
- Technical Manufacturing
- Textile Shop
- Veterinary Clinic
- Vocational Training Centre
- Warehouse
- Warehouse Retailer
- Welding Shop
- Wholesale Establishment
- Workshop
- Retail Store Accessory to a Permitted Use
- Accessory Uses to the Foregoing

Despite provisions of 8.2 (b) to the contrary, on land zoned MP-3, the following provisions shall apply:

Minimum Lot Area 0.6 ha (1.48 ac.)
 Minimum Lot Frontage 60 m (196.8 ft.)
 Minimum Yard Requirements:
 All Yards 10 m (32.8 ft.)
 Maximum Lot Coverage 35%
 Maximum Building Height 15 m (49.2 ft.)

Despite provisions to the contrary, on land zoned MP-3, the front lot line is considered the lot line abutting Newport Drive.

Despite the provisions of 4.27 (a)(i) to the contrary, on the land zoned MP-3, Open Storage shall not be permitted within any required front yard or exterior side yard, within 10 m (32.8 ft.) of any rear lot line or within 5 m (16.4 ft.) of any side lot line.

2. That the following be added to the end following the definition for "Registered Plan" in Section 3.0 Definitions:

Research and Development Facility means a building or part thereof used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, and may include a research laboratory.

3. That the following be added to the end of Section 8.2(c)(ii) (a):

"Research and Development Facility"

4. 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 MP-3;

(b) Schedule 'A' of By-law No. 2012-35 as amended is hereby amended in accordance with the provisions of this By-law.

5. 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.

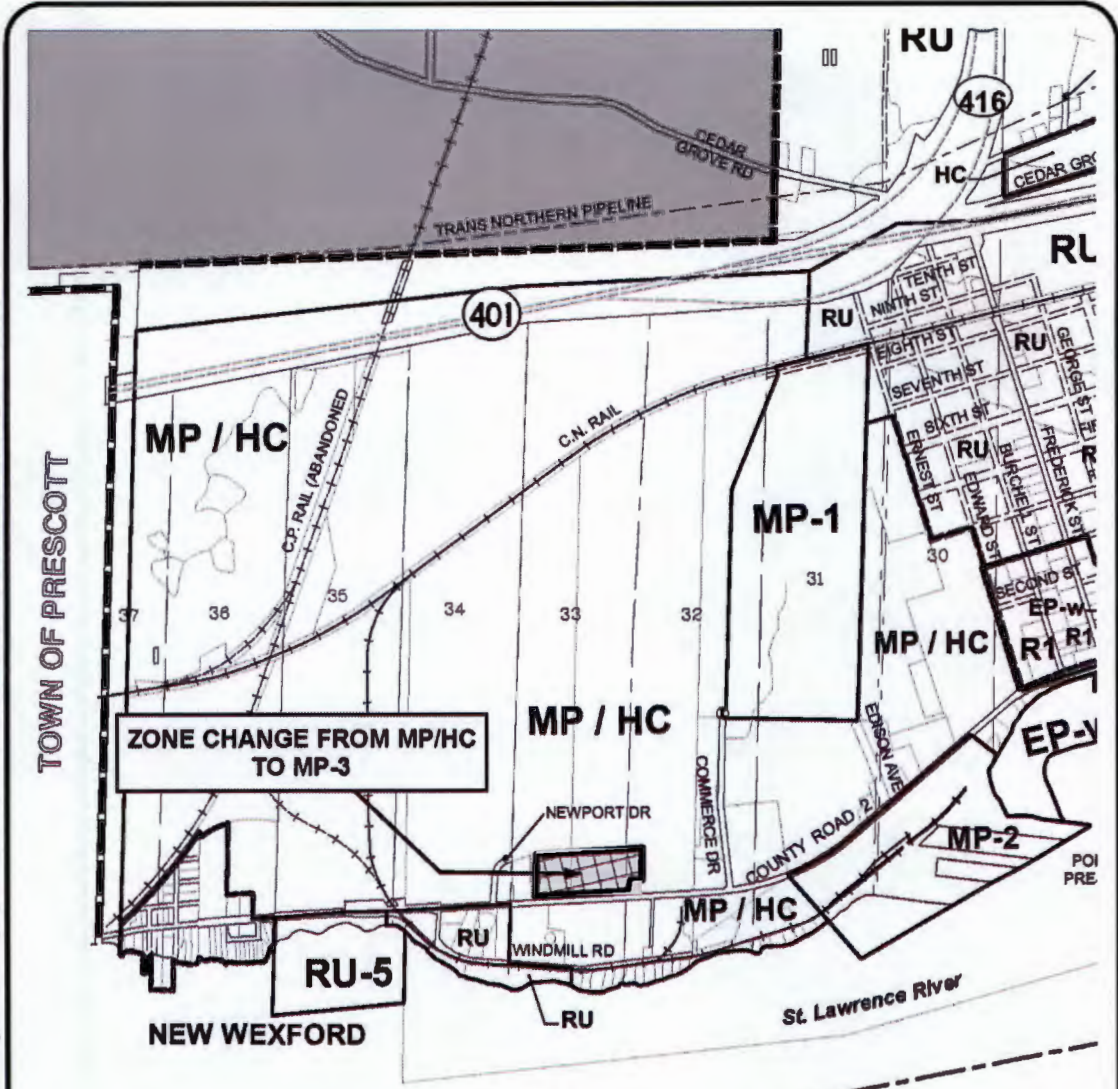
Read a first and second time in open Council this 26th day of June, 2017

Read a third and final time, passed, signed and sealed in open Council this 26th day of June, 2017.

 Mayor

 D. Clerk

File Location: R:\2500025114-01 General Advisory Services\08 Newport Ave Conceptual Lots\LR DWG\Plan\25114_Amend.mxd



Area(s) Affected by this By-law

Industrial Park
 - Special Exception (MP-3) 

Certificate of Authentication

This is Schedule "A" to By-law No. 2017-32,
 passed this 24th day of June, 2017.

 Mayor
 D. Clark

Schedule "A" to By-law No. 2017-32

Part Lot 32 & 33, Concession 1
 Township of Edwardsburgh/Cardinal

Prepared: 12 Feb, 2013
 Scale: 1:20,000



 **J.L. Richards**
 ENGINEERS · ARCHITECTS · PLANNERS

Plot Date: May 8, 2017 12:50:33 PM