

**NOTICE OF PASSING OF A ZONING BY-LAW BY
THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

**Pontbriand
921 County Road 2**

TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal passed By-law No. 2018-72 on the 27th day of November, 2018 under Section 34 of the *Planning Act*.

AND TAKE NOTICE that any person or public body may appeal to the Local Planning Appeal Tribunal in respect of the by-law by filing with the Clerk of The Corporation of the Township of Edwardsburgh Cardinal not later than the 18th day of December, 2018 a notice of appeal setting out the reasons for the appeal, and accompanied by the fee required by the Local Planning Appeal Tribunal.

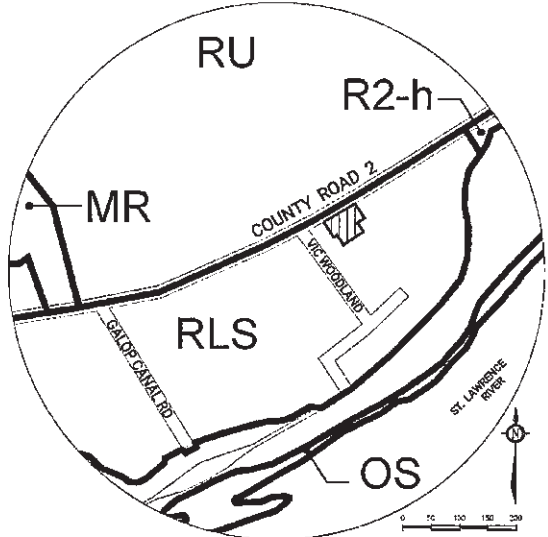
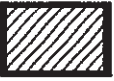
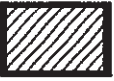
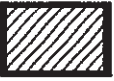
AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

AND TAKE NOTICE that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE that there were no written and/or oral submissions that affected the passing of the by-law.

THE SUBJECT LANDS are not the subject of any current applications under the *Planning Act* as contemplated by O.Reg 545/06.

AN EXPLANATORY NOTE of the purpose and effect of the By-law, describing the lands to which the By-law applies, a Key Map has not been included as this amendment applies to various zones throughout the Township. A copy of the complete By-law is available for inspection at the Township Office during regular office hours.

<u>Explanatory Note</u>	<u>Key Map</u>		
<p>The proposed change in zoning will affect approximately 0.29 ha of land, situated at 921 County Road 2, west of the Village of Cardinal.</p> <p>The purpose of the amendment is to change the zoning of the property from "Limited Services Residential (RLS)" to "Highway Commercial Special Exception 9 (HC-9)", in order to permit an Automobile Sales Establishment and Auto Repair Garage on the property. The amendment also reduces the minimum required lot area from 1 ha to 0.29 ha, recognizes the existing County Road building setback of 9 m, and permits the display of vehicles in the front and side yards.</p> <p>The effect of the amendment is to permit the establishment of a vehicle sales and service business on the property.</p>	 <p style="text-align: center;">Area Affected by this By-law</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30px; text-align: center; vertical-align: middle;"></td> <td style="border: none;"> TO: HIGHWAY COMMERCIAL SPECIAL EXCEPTION 9 (HC-9) ZONE FROM: RESIDENTIAL LIMITED SERVICES (RLS) ZONE </td> </tr> </table>		TO: HIGHWAY COMMERCIAL SPECIAL EXCEPTION 9 (HC-9) ZONE FROM: RESIDENTIAL LIMITED SERVICES (RLS) ZONE
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Dated at the Township of Edwardsburgh Cardinal this 28th day of November, 2018.

Ms. Debra McKinstry
CAO/Clerk
Township of Edwardsburgh Cardinal
PO Box 129
18 Centre Street
Spencerville ON, K0E 1X0
TEL: 613-658-3055