

**THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL  
BY-LAW NO. 2023-60**

**“BEING A BYLAW TO AMEND ZONING BY-LAW NO. 2022-37”**

**ZanderPlan Inc. on behalf of 2733521 Ontario Inc.  
Lot 254 of Plan 25  
2073 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):


**2. MC-2 (2073 Dundas Street, Lot 254, Plan 25, Village of Cardinal)**


**Notwithstanding the provisions of Section 7.1.1 to the contrary, on lands zoned MC-2, one apartment dwelling unit is permitted on the first floor, subject to the following provision:**

- **First Floor Commercial Floor Area fronting Dundas Street  
(minimum) 50 m<sup>2</sup>**
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 “MC-2”.
  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.

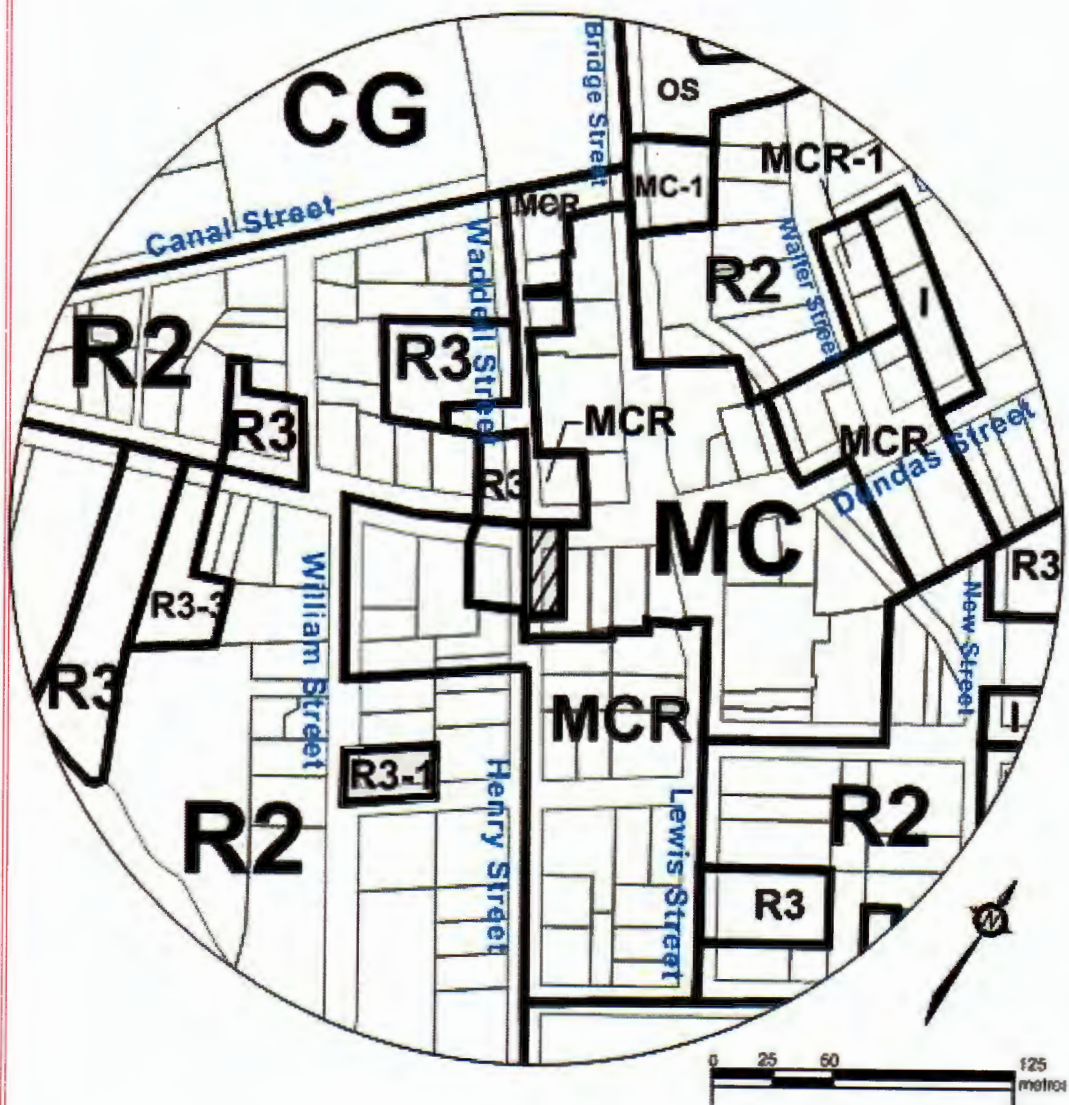
Read a third and final time, passed, signed and sealed in open Council this 27 day of November, 2023.

  
Cory Deschamps (Dec 1, 2023 15:06 EST)  
Mayor

  
Clerk

Schedule "A" to By-law No. 2023-60  
TOWNSHIP OF EDWARDSBURGH CARDINAL

ZanderPlan Inc. on behalf of 2733521 Ontario Inc.  
Lot 254 of Plan 25  
2073 Dundas Street, Cardinal



AREA(S) SUBJECT TO THIS BY-LAW



TO: MAIN STREET COMMERCIAL – SPECIAL EXCEPTION  
ZONE (MC-2) ZONE  
FROM: MAIN STREET COMMERCIAL (MC) ZONE




# 2023 - Zoning Bylaw Amendment - 2073 Dundas St. - 2733521 Ont Inc

Final Audit Report 2023-12-01

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