

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2016-86

“Being a By-law to Establish Interim Control Provisions for the Main Street Commercial/Residential Zones in the Villages of Cardinal and Spencerville to prohibit ground floor conversions to a Residential use for a period of a year in order to permit the completion of a Planning Review of existing Villages, the related Official Plan Policies and Zoning Provisions.”

WHEREAS Section 38 of the Planning Act, R.S.O. 1990 c. P. 13, as amended, permits the Council of a municipality to pass an Interim Control By-law where Council has directed that a review or study be undertaken in respect of land use planning policies within the municipality or in any defined area or areas thereof;

AND WHEREAS Section 7.6.2.4 of the United Counties of Leeds and Grenville Official Plan provides for the passing of an Interim Control By-law;

AND WHEREAS Section 6.3.14 of the Township of Edwardsburgh/Cardinal Official Plan provides for the passing of an Interim Control By-law;

AND WHEREAS the Council of the Township of Edwardsburgh/Cardinal passed a resolution on November 28, 2016 as recommended by the Community Development Committee to consider implementing an interim control by-law, as outlined in Section 38 of the Planning Act, throughout the Township to review the MCR zone regulations.

AND WHEREAS this Interim Control By-law conforms with the Township of Edwardsburgh/Cardinal Official Plan;

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

PART I GENERAL

1.0 TITLE

- 1.1 This By-law may be cited as “An Interim Control By-law Governing Ground Floor Conversions to a Residential use in the Township of Edwardsburgh/Cardinal”.

2.0 DEFINITIONS

- 2.1 “Interim Control By-law” means a By-law as defined in Section 38(1) of the Planning Act, R.S.O. 1990, as amended.
- 2.3 “Interim Control Area” means the area identified on Schedules “A” and “B” to this By-law.

3.0 APPLICATION

- 3.1 The provisions of this Interim Control By-law shall apply to all lands in the Interim Control Area.
- 3.2 While this Interim Control By-law is in force and effect, no person shall be permitted to establish residential use on a ground floor.

4.0 POLICY/ZONING REVIEW

- 4.1 The Council of the Corporation of the Township of Edwardsburgh/Cardinal has directed staff to complete a review of commercial uses and areas in the Villages of Cardinal and Spencerville.
- This review will determine the need for potential changes to the current policies with respect to the protection of ground floors for commercial uses in the:

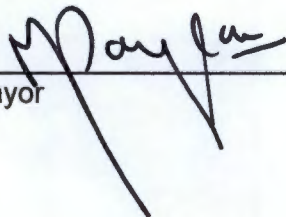
- United Counties of Leeds and Grenville Official Plan;
- Township of Edwardsburgh/Cardinal Official Plan; and the
- Township of Edwardsburgh/Cardinal Zoning By-law.

5.0 TIMEFRAME FOR COMPLETION

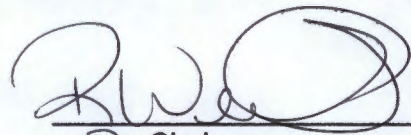
- 5.1 The review outlined in Section 4.1 to this By-law and any implementing Official Plan amendments and/or Zoning By-law amendments shall be completed within one year of the adoption of this By-law.
- 5.2 This Interim Control By-law shall remain in effect for a period of one (1) year from the date of passing by the Council of the Township of Edwardsburgh/Cardinal unless extended or repealed in accordance with the relevant provisions of the *Planning Act*

Read a first and second time this 12th day of December, 2016.

Read a third and final time, passed, signed and sealed this 12th day of December, 2016.



Mayor



D. Clerk