

TOWNSHIP OF EDWARDSBURGH/CARDINAL

**NOTICE OF A PUBLIC MEETING CONCERNING
A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of The Corporation of the Township of Edwardsburgh/Cardinal will hold a Public Meeting on the 13th day of February, 2012, at 6:45 p.m., at the Township Office, 18 Centre Street, Spencerville, Ontario, to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act.

The Zoning By-law Amendment affects lands located at 2163 County Road 22, Township of Edwardsburgh/Cardinal, as shown on the Key Map. The subject site is designated Rural Policy Area in the Official Plan and zoned Rural (RU) in the Zoning By-law No. 1997-30 as amended. A dilapidated residential building that did not comply with front yard zone standards was demolished and, as is permitted under current zoning, a new dwelling was constructed on the existing footprint. Subsequently, a covered veranda was added on four sides of the dwelling unit, encroaching further into the deficient front yard setback than is permitted. A rezoning is required to recognize the deficient setback (from 20.0 m to 1.0 m). While the property complies with the minimum lot area of 0.4 ha (1.0 acre) in the current Comprehensive Zoning By-law, it does not comply with the new standard of 1.0 ha (2.47 acres) in the new Official Plan. It is proposed that this also be addressed in the amendment.

A Zoning By-law Amendment is required to recognize both the reduced lot size and the deficient setback of the existing dwelling on the severed portion.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment.

If a person or public body does not make oral submissions at the Public Meeting or make written submissions to Council before the By-law is passed, the person or public body is not entitled to appeal the decision of the Township of Edwardsburgh/Cardinal to the Ontario Municipal Board.

If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to Council before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed amendment is available for inspection during regular office hours at the Township Office.

Dated at the Township of Edwardsburgh/Cardinal this 18th day of January, 2012.

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

Key Map

