

**THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL**

**BY-LAW NO. 2024-**

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

**General Amendment to  
Comprehensive Zoning By-law No. 2022-37**

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**WHEREAS** By-law No. 2022-37, 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 deems it advisable to amend By-law No. 2022-37, as amended, 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 include the entire corporate limits of the Township of Edwardsburgh Cardinal.
2. Section 2 (Definitions) is hereby amended by deleting the definition of SECOND DWELLING.
3. Section 2 (Definitions) is hereby amended by adding the following definition in alphabetical order to the list of definitions of DWELLING:
  - **SECONDARY FARM DWELLING shall mean a dwelling that is accessory to a principal agricultural use of a lot that provides residential accommodation for full time farm employees and is located on a lot that contains a principal dwelling.**
4. Section 2 (Definitions) is hereby amended by adding the following definition in alphabetical order to the list of definitions of DWELLING UNIT:
  - **ADDITIONAL RESIDENTIAL UNIT shall mean a separate dwelling unit that is located within the same building or in a separate building on the same lot as a single dwelling, semi-detached dwelling or townhouse dwelling.**
5. Section 2 (Definitions) is hereby amended by deleting the definition of SECOND DWELLING UNIT.
6. Section 2 (Definitions) is hereby amended by deleting the text “, except in the case of the St. Lawrence River, the high water mark shall be the upper controlled water elevation” before the text “and that above the mark”.
7. Section 2 (Definitions) is hereby amended by adding the following definition in alphabetical order:

**PRINCIPAL when used in reference to a use, shall mean the primary or main use of land, buildings or structures.**
8. Section 3.1 (Accessory Uses) is hereby amended by inserting the following new subsection immediately after subsection 3.1.7.:
  8. **Accessory buildings or structures constructed with cloth, plastic or vinyl supported by structural frames are not permitted on lands zoned CH or lands designated as Settlement Policy Area in the Official Plan. In all other cases, these buildings or structures shall be subject to the provisions of Section 3.1.**
9. Subsection 3.2.1 (Existing Undersized Non-Complying Lots) is hereby amended by adding the text “**and the requirement to demonstrate adequate servicing can be provided for the use as required by Section 3.24**” after the text “from any other provisions of this By-law”.
10. Section 3.14.10 (Parking Exceptions for Main Street Commercial (MC) and Main Street Commercial/Residential (MCR) Zones) is hereby amended by deleting and replacing Subsection 3.14.10.2 with the following:

2. **Notwithstanding the parking requirements of subsection 3.14.1, permitted uses that are located within the MC and MCR zones, may provide parking spaces on another lot, provided the lot is within 100 m of the property containing the use and the dedicated parking spaces are under an agreement in favor of the property requiring the parking spaces.**

11. Section 3.15 (Residential Separation Distances from Other Land Uses) is hereby amended by replacing the text “second dwelling” with “**additional residential unit**”.

12. Subsection 3.24.1 (Water and Sewage Disposal Services) is hereby amended by deleting and replacing with the following:

1. **No building permit shall be issued for any use, building or structure unless it can be demonstrated, to the satisfaction of the Township, that adequate servicing can be provided and that appropriate sewage and water systems are provided, in accordance with the following:**

13. Section 3.27 (Yard and Water Setback Encroachments) is hereby amended by adding the following item after the text “0.6m, provided that they shall not be located closer than 0.4 m to any lot line;”:

- **Air conditioning units, heat pumps or similar equipment may project into any required interior side yard or rear yard setback by not more than 1 m;**

14. Section 3.27 (Yard and Water Setback Encroachments) is hereby amended by adding the text “**engineered retaining walls,**” after the text “Open at-grade patios,”.

15. Section 4.1 (Additional Residential Units) hereby deleted in its entirety and replaced with the following:

#### **4.1 Additional Residential Units**

**Notwithstanding any provisions of this By-law to the contrary, where a single dwelling, a semi-detached dwelling or a townhouse dwelling is a permitted use, a maximum of two (2) additional residential units shall be permitted on the same lot in accordance with the following provisions:**

1. **Where a lot is serviced by private or partial services, additional residential units shall be subject to the following provisions:**

a. **A maximum of one (1) additional residential unit shall be permitted within or as an addition to a single dwelling, semi-detached dwelling and townhouse dwelling; and**

b. **A maximum of one (1) additional residential unit shall be permitted within a building accessory to a single dwelling, semi-detached dwelling and townhouse dwelling.**

c. **Prior to obtaining a building permit for an additional residential unit(s), the applicant shall demonstrate, to the satisfaction of the Township, that there is a potable source of water (quality and quantity) and that there is suitable sewage system capacity to support the additional residential unit(s) and principal dwelling.**

2. **Where a lot is serviced by full services, additional residential units shall be subject to the following provisions:**

a. **A maximum of two (2) additional residential unit(s) shall be permitted within or as an addition to a single dwelling, semi-detached dwelling and townhouse dwelling; or**

b. **A maximum of one (1) additional residential unit shall be permitted within or an addition to a single dwelling, semi-detached dwelling and townhouse**

dwelling and a maximum of one (1) additional residential unit shall be permitted within a building accessory to a single dwelling, semi-detached dwelling and townhouse dwelling.

3. An additional residential unit shall be located on a lot where driveway access is provided from an improved street.
  4. An additional residential unit located within or as an additional to a single dwelling, semi-detached or townhouse dwelling shall be subject to the applicable zone provisions for the principal dwelling.
  5. An additional residential unit located within an accessory building shall be subject to the provisions of Section 3.1.
  6. All additional residential units shall be connected to the same water supply and sewage disposal systems as the principal dwelling.
  7. A minimum of one (1) parking space shall be provided for each additional residential unit, in addition to the minimum parking requirements for the principal dwelling.
16. Subsection 4.6.8 (Home-Based Businesses) is hereby amended by deleting and replacing the text “Except in the case of lots not designated” with “**In the case of lots located outside of the**”.
17. Section 4.8.2 (Public Uses) is hereby amended by adding the text “**Hazard**” after the text “located in the Flood Plain”.
18. Section 5.3.4 (Boundaries of Zones) is hereby amended by adding the text “**Hazard**” after the text “exists as to the Flood Plain”.
19. Section 5.3.4 (Boundaries of Zones) is hereby amended by adding the text “, **plus a 5m wave uprush along the St. Lawrence River**” after the text “Conservation Authority”.
20. Section 5.7.1 (Overlay Zones) is hereby amended by deleted and replaced with the following:
1. **Flood Plain Hazard Overlay Zone**  
  
**The Flood Plain Hazard Overlay Zone denotes lands located within the 1:100 year flood plain, and the 5m wave uprush along the St. Lawrence River and are subject to natural hazard risks. Such lands shall be subject to all of the provisions of the underlying zone in which the lands are located, except as may be otherwise provided below:**
21. Section 6.1.2 (Residential First Density (R1) – Zone Provisions) is hereby amended by deleting the text “Private Services 0.4 ha”.
22. Section 6.1.2 (Residential First Density (R1) – Zone Provisions) is hereby amended by adding the text “**or Private**” after the text “Partial” to the Lot Area (minimum) zone provision.
23. Section 9.1.1 (General Industrial (MG) Zone – Permitted Uses) is hereby amended by deleting the text “, other than a warehouse or self-” after the text “retail store accessory to a permitted MG use”.
24. Section 9.2.1 (Business Park Industrial (MBP) Zone – Permitted Uses) is hereby amended by deleting the text “, other than a warehouse or self-storage facility” after the text “retail store accessory to a permitted MG use”.
25. Section 12.1.2 (Rural (RU) Zone – Zone Provisions) is hereby amended by deleting and replacing the text “1.6 ha” with “**5 ha**”.
26. Section 13.1 (Agriculture (A) Zone) is hereby amended by adding the following new subsection immediately after Subsection 13.1.3.5:

## **6. Secondary Farm Dwelling**

**Notwithstanding the provisions of this By-law to the contrary, in the A zone, a maximum of one secondary farm dwelling, as defined, shall be permitted provided it is located on an operating farm which has a minimum lot area of 30 ha.**

27. Schedule "A" to Zoning By-law No. 2022-37, as amended, is hereby further amended by repealing the *Flood Plain Overlay Zone* and replacing with the **Flood Plain Hazard Overlay Zone** as shown on Schedule "A" which is attached hereto and forms part of this By-law.
28. Schedule "B" to Zoning By-law No. 2022-37, as amended, is hereby further amended by repealing the *Flood Plain Overlay Zone* and replacing with the **Flood Plain Hazard Overlay Zone** as shown on Schedule "B" which is attached hereto and forms part of this By-law.
29. Schedule "C" to Zoning By-law No. 2022-37, as amended, is hereby further amended by repealing the *Flood Plain Overlay Zone* and replacing with the **Flood Plain Hazard Overlay Zone** as shown on Schedule "C" which is attached hereto and forms part of this By-law.
30. Schedule "D" to Zoning By-law No. 2022-37, as amended, is hereby further amended by repealing the *Flood Plain Overlay Zone* and replacing with the **Flood Plain Hazard Overlay Zone** as shown on Schedule "D" which is attached hereto and forms part of this By-law.
31. Schedule "A" to Zoning By-law No. 2012-35, as amended, is hereby further amended by changing the zoning of the lands affected by the By-law from "RU-1" to "RH-2" and "RU-1" to "RU" as shown on Schedule "E" which is attached hereto and forms part of this By-law.
32. Schedule "A" to Zoning By-law No. 2012-35, as amended, is hereby further amended by changing the zoning of the lands affected by the By-law from "A-13" to "RU", "RU" to "A-13" and "A" to "A-13" as shown on Schedule "F" which is attached hereto and forms part of this By-law.
33. 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 30 day of September, 2024.

Read a third and final time, passed, signed and sealed in open Council this 30 day of September, 2024.

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**Mayor**

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**Clerk**

**Schedule “A” to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

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REFER TO SCHEDULE “A”

**Schedule “B” to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

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REFER TO SCHEDULE “B”

**Schedule “C” to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

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REFER TO SCHEDULE “C”

**Schedule “D” to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

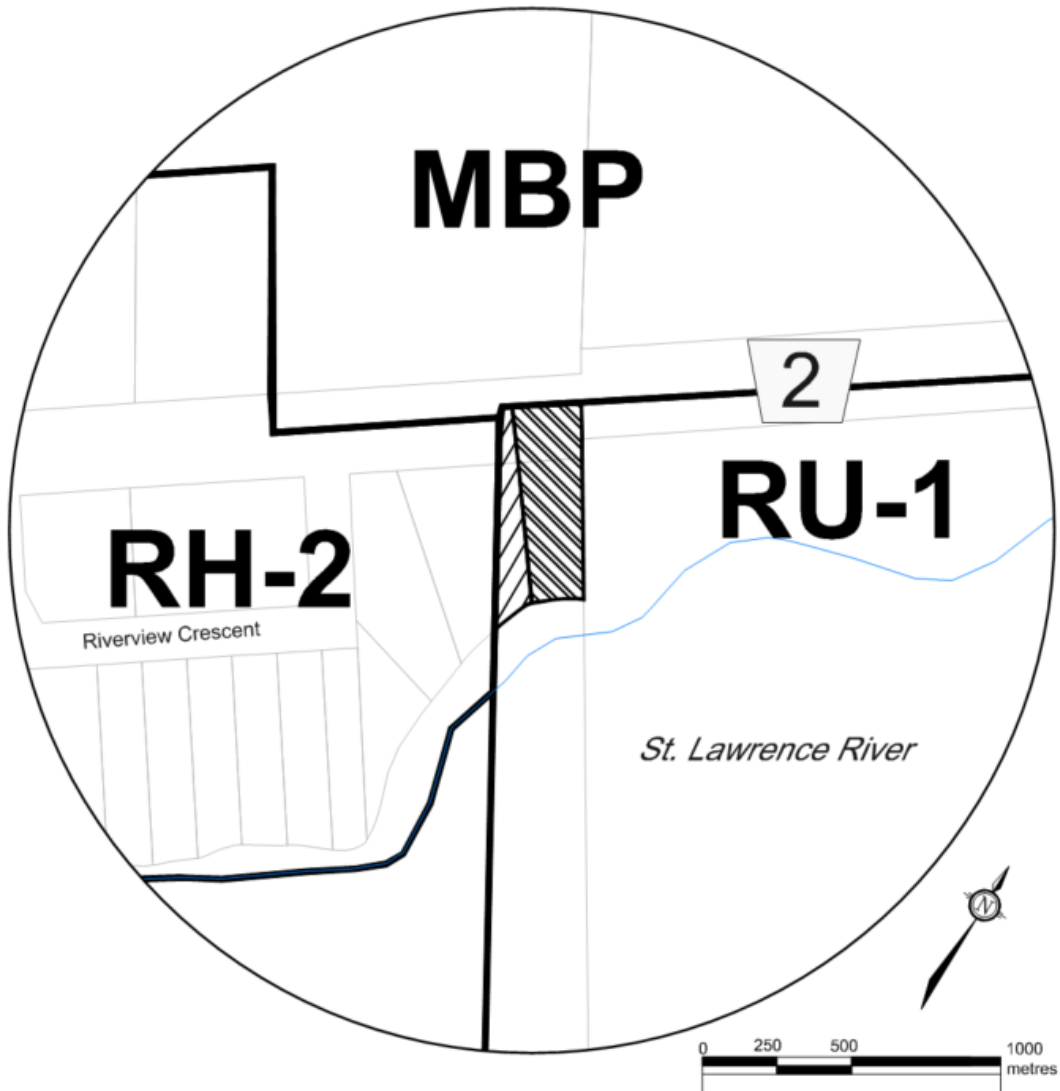
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REFER TO SCHEDULE “D”

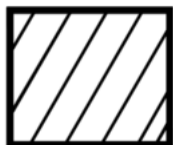


**Schedule "E" to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

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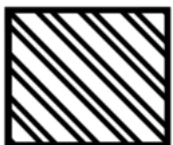


**AREA(S) SUBJECT TO THIS BY-LAW**



**TO: HAMLET RESIDENTIAL SPECIAL EXCEPTION 2 (RH-2) ZONE**

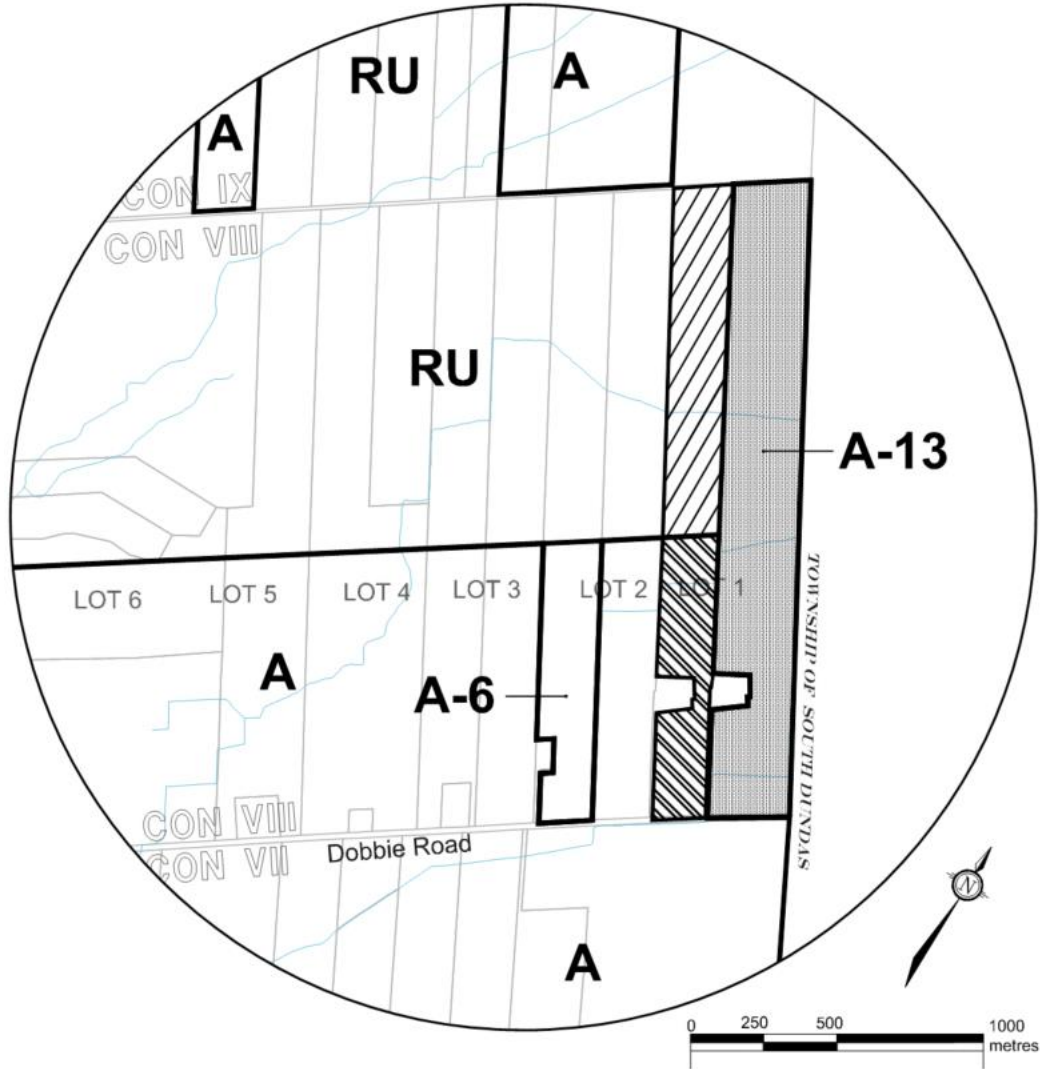
**FROM: RURAL SPECIAL EXCEPTION 1 (RU-1) ZONE**



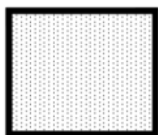
**TO: RURAL (RU) ZONE**

**FROM: RURAL SPECIAL EXCEPTION 1 (RU-1) ZONE**

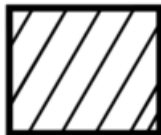
**Schedule "F" to By-law No. \_\_\_\_\_**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**



**AREA(S) SUBJECT TO THIS BY-LAW**



**TO: AGRICULTURE (A) ZONE**  
**FROM: AGRICULTURE SPECIAL EXCEPTION 13 (A-13) ZONE**



**TO: AGRICULTURE SPECIAL EXCEPTION 13 (A-13) ZONE**  
**FROM: RURAL (RU) ZONE**



**TO: AGRICULTURE SPECIAL EXCEPTION 13 (A-13) ZONE**  
**FROM: RURAL (RU) ZONE**