

NOTICE

PUBLIC MEETING

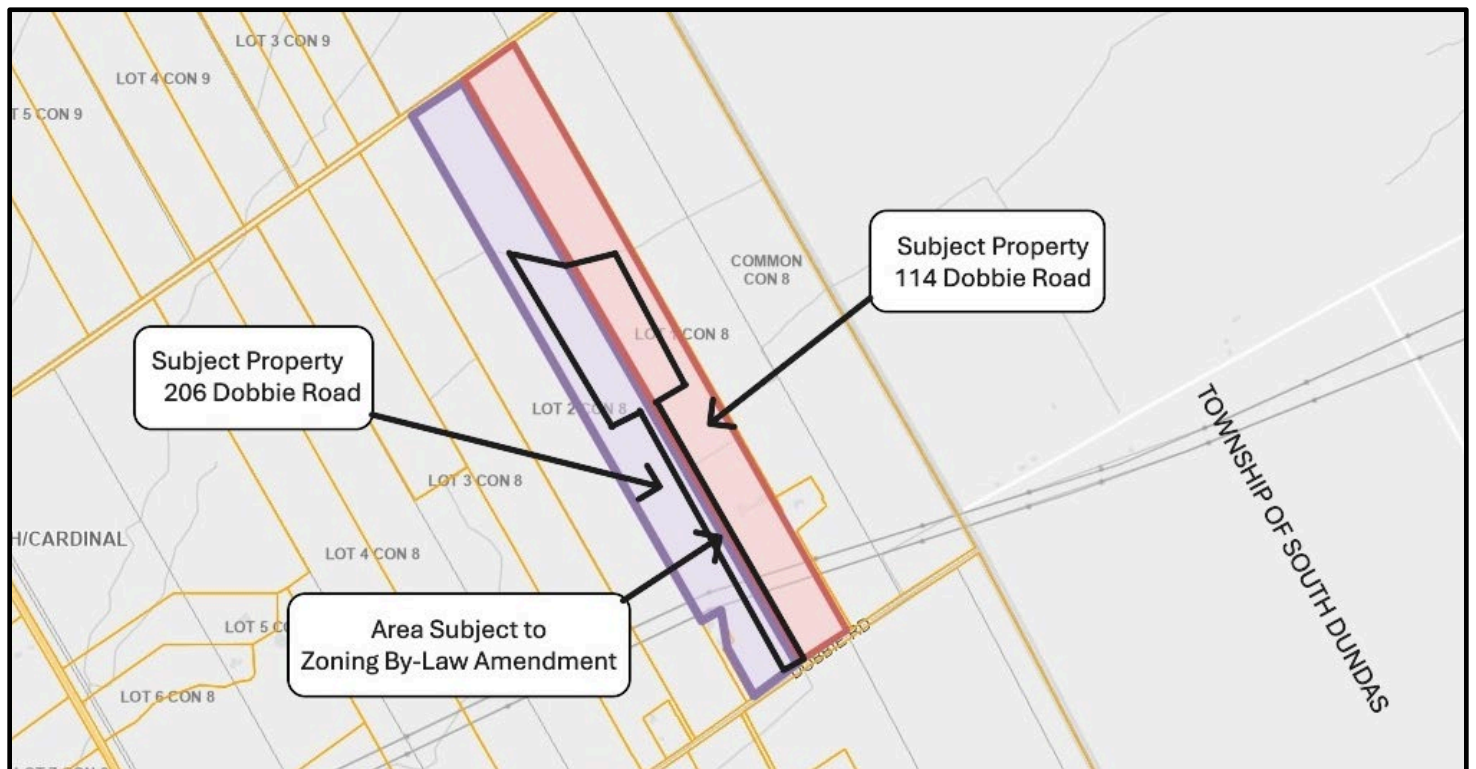
(Notice under Section 34 of the Planning Act R.S.O, 1990)

ZONING BY-LAW AMENDMENT - ZBA-2026-001

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| PUBLIC MEETING: | May 4 th , 2026 at 5:30 p.m. |
| COUNCIL MEETING: | May 25 th , 2026 at 6:30 p.m. |
| LOCATION: | Council Chambers Town Hall 18 Centre Street Spencerville Ontario |

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| OWNER: | 1159305 Ontario Inc. |
| ADDRESS: | 206 Dobbie Road |
| LOT DESCRIPTION: | Concession 8, Part Lot 2 |

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| OWNER: | J.F. Dobbie and Sons Limited |
| ADDRESS: | 114 Dobbie Road and |
| LOT DESCRIPTION: | Concession 8, Part Lot 1; RP 15R12216, Parts 2, 4, 6, 8 and 10 |



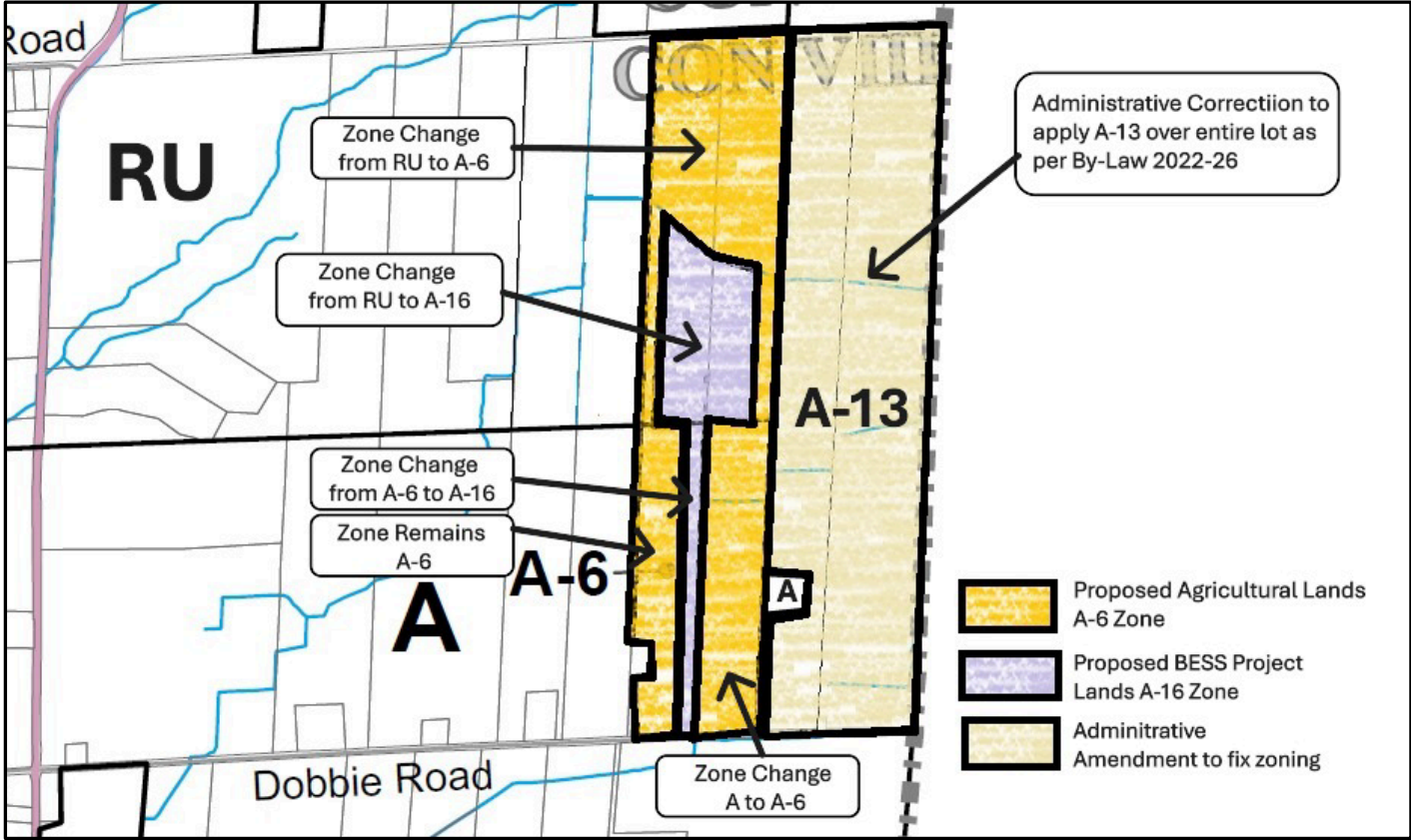
PURPOSE AND EFFECT: The owners of the properties municipally addressed as 114 and 206 Dobbie Road submitted Zoning By-Law Amendment Application (ZBA-2026-001), to change the current zoning for the subject property in Zoning By-Law 2022-37, as amended for a portion of land on each property. Approval of this application will define the area operating as the Battery Energy Storage System (BESS) project while defining the agricultural lands.

The Zoning By-Law Amendment application will change the current zoning of the BESS Project Area and its driveway from 'A', A-6' and 'RU' to a site specific 'A-16' zone to prohibit residential development and recognize the reduced road frontage to 28 metres.

The remaining agricultural lands surrounding the BESS project, will be placed in the existing 'A6' zone which prohibits residential development.

This application is a result of conditions of consent/ severance for two lot addition applications (B-123-25 and B-124-25) which will result in the BESS project area to be entirely on one parcel of land (206 Dobbie Road) and merge the remaining agricultural lands. No new lot will result.

The subject properties are also subject to consent/ severance applications B-23-26 and B-24-26 to create a long-term lease in excess of 21 years on the BESS project site.



PUBLIC NOTICE: As per the notice requirements under Section 34 of the Planning Act, a public notice has been mailed to all landowners (as per the latest MPAC data), within a 120 metre radius of the subject property and notice by way of signage has been posted on the subject property and posted on the townships website.

CONCURRENT APPLICATIONS: The subject properties are also subject to the following applications under the *Planning Act* as contemplated by O.Reg 545/06.

1. Consent Application (Lot Addition), B-123-25_206 Dobbie Road
2. Consent Application (Lot Addition), B-124-25_114 Dobbie Road
3. Consent Application (Long Term Lease), B-23-26_114 Dobbie Road
4. Consent Application (Long Term Lease), B-24-26_206 Dobbie Road

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

SUBMISSION OF COMMENTS OR MEETING ATTENDANCE: residents may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the contact noted below or to the township office, on or before 12:00 p.m. (noon) on the day of the meeting.

HOW TO BE NOTIFIED OF DECISION: To be notified of the decision of the Township of Edwardsburgh Cardinal on the proposed zoning by-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal at the address indicated below.

ADDITIONAL INFORMATION: Information regarding this application is available to the public for viewing at the Township Office or by contacting the contacts listed below.

WHEN IS AGENDA PUBLISHED: The meeting agenda will be published on the township website on the Friday before the scheduled meeting date. A link (Agenda and Minutes) is provided on the township’s main webpage for quick access to future and past meetings, agendas and recorded video of meetings.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL

THIS 13th DAY OF APRIL, 2026.

CONTACTS:

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| Rebecca Crich Clerk Email rcrich@twpec.ca Phone 613-658-3055 ext. 105 | Tim Fisher Municipal Land Use Planner Email tfisher@twpec.ca Phone: 613-803-8342 |
| Township of Edwardsburgh Cardinal 18 Centre Street, P.O. Box 129 Spencerville, Ontario K0E 1X0 Phone 613-658-3055 Office Hours 8:30 a.m. to 4:30 p.m., Monday to Friday | |