

NOTICE OF PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

RIVERSIDE PRESBYTERIAN CHURCH
2140 DUNDAS STREET
PLAN 25, LOTS 343 & 344, VILLAGE OF CARDINAL

TAKE NOTICE: that the Council of the Corporation of the Township of Edwardsburgh Cardinal passed By-law No. 2026-11 on the 23rd day of March, 2026 under Section 34 of the *Planning Act*, and that a copy of the By-Law is attached to this notice.

EXPLANATORY NOTE: The proposed change in zoning will affect the parcel of land municipally addressed as 2140 Dundas Street and is further described as Lots 343 and 344 on Plan 25, in the Village of Cardinal (Roll # 070170200507300), which is developed with a former church building and inactive cemetery.

The purpose of this amendment is to change the current zoning of the subject parcel of land in Zoning By-Law Number 2022-37, as amended, by removing the Site-Specific General Commercial 'CG-3' zone symbol on the subject property and replace it by adding the Site Specific Institutional (I-1) and (I-2) Zones to permit institutional uses, and applying a Holding Symbol over the entire parcel of land to ensure compliance with the cemetery license issued by the Bereavement Authority of Ontario (BOA).

The effect of this amendment will result in the former church buildings and limited area within around the building to be placed in a Site Specific Institutional (I-1) Zone which will permit institutional uses and a dwelling unit while recognizing the boundary of the inactive cemetery which is to be placed in a site specific Institutional (I-2) zone to recognize the location of the cemetery use only.

EFFECT OF WRITTEN OR ORAL SUBMISSIONS: that no written comments or concerns were received prior to the public meeting and the oral submissions provided during the public meeting were for clarification purposes which did not affect the passing of the by-law.

SUBJECT TO RELATED APPLICATIONS: The subject property is not the subject of any other related application submitted under the Planning Act.

HOW TO APPEAL: that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Township of Edwardsburgh Cardinal as the Approval Authority or by email to clerk@twpec.ca or by mail to:

**TOWNSHIP CLERK
18 CENTRE STREET, P.O BOX 129,
SPENCERVILLE, ON K0E 1X0**

LAST DAY FOR APPEAL: that the last day to file an appeal is 20 days from the issuing date of this notice, no later than 4:30 p.m. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The notice of appeal shall set out the objection to the by-law and reasons in support of the objection, accompanied by the appeal fee, as per the Tribunal's Fee Chart.

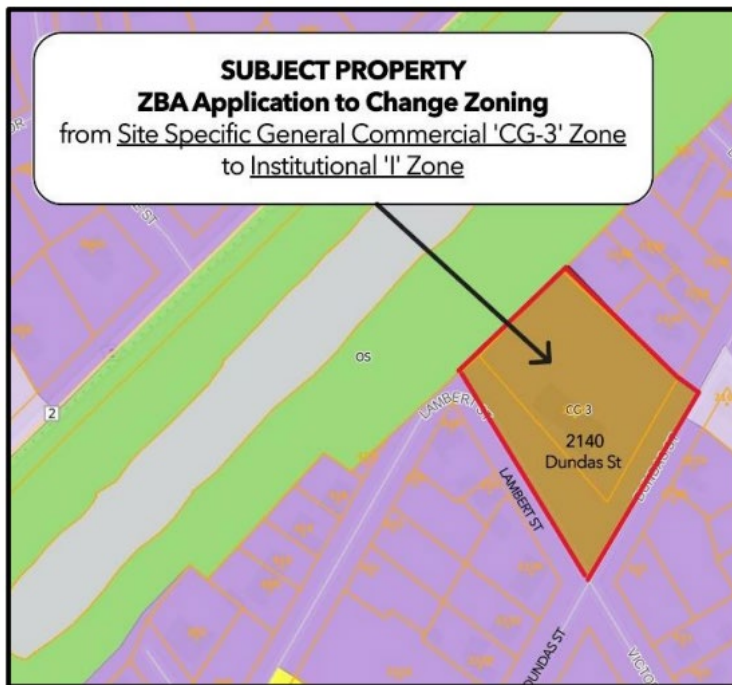
The fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

WHO CAN APPEAL: that under Section 34(19) of the *Planning Act*, defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal:

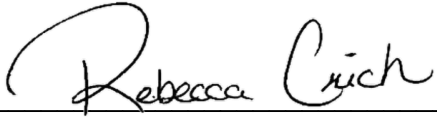
1. The applicant.
2. A specified person who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
 - 2.1. A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
 - 2.2. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council.
3. The Minister.

PARTY STATUS APPEALS: that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

KEY MAP



Dated at the Township of Edwardsburgh Cardinal this 7th day of April, 2026.


Rebecca Crich, Clerk
Township of Edwardsburgh Cardinal
18 Centre Street, P.O Box 129
Spencerville, ON K0E 1X0
TEL: 613-658-3055