

**THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL  
BY-LAW NO. 2026-11**

**“BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2022-37, AS AMENDED,  
BEING A BY-LAW TO REGULATE THE USE OF LAND, BUILDINGS AND  
STRUCTURES WITHIN THE TOWNSHIP OF EDWARDSBURGH CARDINAL”**

**WHEREAS** pursuant to the provisions Section 34 of the *Planning Act*, the Council of a municipality may enact by-laws to regulate the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited and may add or remove holding provisions;

**AND WHEREAS** this By-Law conforms to the United Counties of Leeds and Grenville Official Plan and to the Township of Edwardsburgh Cardinal Official Plan;

**AND WHEREAS** the Council of the Corporation of the Township of Edwardsburgh Cardinal is satisfied that the specific requirements pertaining to the zone change of the subject property have been satisfied and may proceed as per Section 34 of the *Planning Act*;

**AND WHEREAS** the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend Zoning 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 application ZBA-2026-002 and by this By-law are described as:

Riverview Presbyterian Church, in Iroquois  
Plan 25, Lots 343 and 344, Village of Cardinal  
Roll No. 070170200507300  
PIN No. 681520602

2. That Zoning By-Law No. 2022-37, as amended, is hereby further amended as follows:

2.1. That Zoning By-Law Mapping, Schedule ‘B’, Village of Cardinal, is amended by removing the Site-Specific General Commercial ‘CG-3’ zone symbol on the subject property and replacing it by adding the Site Specific Institutional (I-1) and (I-2) Zones with Holding Symbol, as per Schedule ‘A’ to this by-law;

2.2. That Section 5.4 be amended by adding Subsection 4 immediately after Subsection 3 to include:

4. **I-1-h and I-2-h** (2140 Dundas Street and St Andrews Cemetery)

On the lands zoned I-1-h and I-2-h, the holding provision denotes that this property is subject to a cemetery license issued by the Bereavement Authority of Ontario (BAO) and that any future use, building or structure within the licensed area are further governed under such license and requires written compliance.

The holding provision shall not prohibit the establishment of a permitted use in the Institutional (I) Zone, within a licenced area, subject to the written approval/ compliance of the proposed use by the BAO is provided prior to the issuance of a building permit for such use.

The holding provision shall only be fully or partially removed upon the Township receiving final written approval from the BAO and the Burials Unit within the Ministry of Public and Business Service Delivery and Procurement (MPBSD) for the partial removal the cemetery licence and partial cemetery closure within the approved boundaries outside of the redefined cemetery boundary; and

That the owner of the land outside of the redefined cemetery license area obtain approval for the removal of such lands containing the former church building from the cemetery lands through the consent application process.

2.3. That Section 10.4 be amended by adding Subsection 1 and 2 immediately after the heading Special Exception Zones to include:

1. **I-1-h** (2140 Dundas Street)

Notwithstanding the provisions of Section 10.1 to the contrary, on lands zoned I-1, permitted uses shall also include the following:

- Dwelling Unit, within the existing structure

2. **I-2-h** (St Andrews Cemetery, Dundas St and Victoria Street)

Notwithstanding the provisions of Section 10.1 to the contrary, on lands zoned I-2, permitted uses shall be limited only to the following use:

- Cemetery

3. All other applicable provisions of Zoning By-Law No. 2022-37, shall continue to apply.
4. That any other By-Laws, resolutions or actions of the Council of the Corporation of the Township of Edwardsburgh Cardinal that are inconsistent with the provisions of this By-Law are hereby rescinded.
5. That this 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.

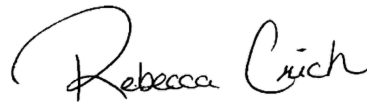
**Read a first and second time in open Council this 23 day of March, 2026.**

**Read a third and final time, passed, signed and sealed in open Council this 23 day of March, 2026.**



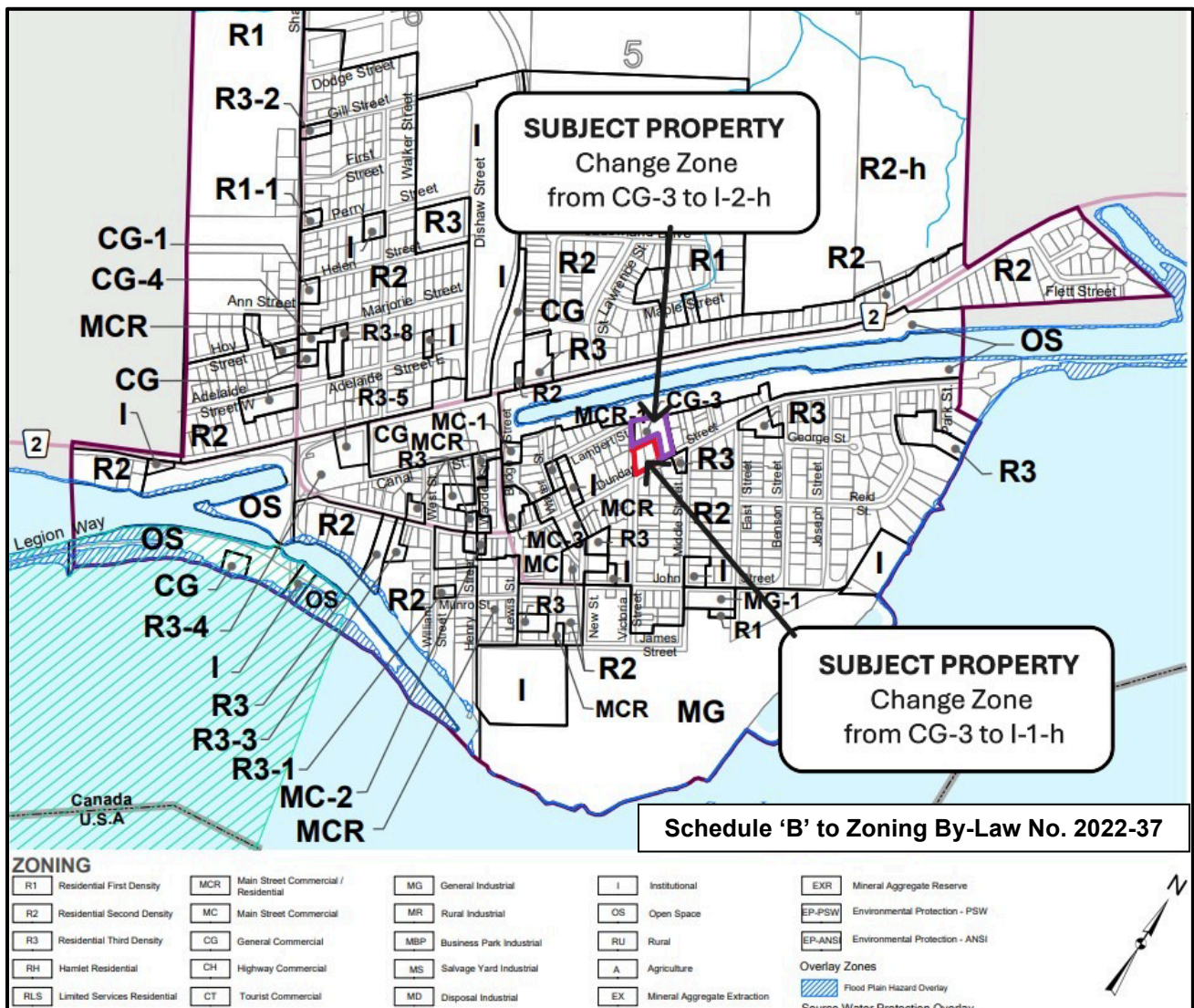
[Tory Deschamps \(Apr 2, 2026 12:28:49 EDT\)](#)

Mayor



Clerk

**SCHEDULE 'A'  
TO  
BY-LAW NO. 2026-11**



	<b>CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL</b>	
	<b>ZONING BY-LAW AMENDMENT</b>	<b>ZONING BY-LAW No. 2022-37</b>
		<b>FILE: ZBA-2026-002</b>
	<b>Riverview Presbyterian Church, in Iroquois Plan 25, Lots 343 and 344, Village of Cardinal Roll No. 070170200507300 PIN No. 681520602</b>	<b>MARCH 23<sup>rd</sup> 2026</b>
	<b>NOT TO SCALE</b>	

This map was prepared by Township staff and is an unofficial extract from the Zoning By-Law with added notations. The approved changes will be made to the original zoning by-law mapping/ schedules, as amended and updated on the County and Township GIS mapping.









# ZBA-2026-002 Bylaw

Final Audit Report

2026-04-02

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