

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL
BY-LAW NO. 2026-33**

**“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-2026-001 and by this By-law are described as:

114 Dobbie Road
CON 8, PT LOT 1;RP 15R12216 PARTS 2 4 6 8 AND 10
Roll No. 070170104500203
PIN No. 68138-0175

and

206 Dobbie Road
CON 8 E 1/2 PT;LOT 2
Roll No. 070170104500300
PIN No. 68138-0171

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

2.1. That Zoning By-Law Mapping, Schedule ‘A’, Township of Edwardsburgh Cardinal, is amended by

2.1.1. Removing the Rural ‘RU’ and Agricultural ‘A’ zone symbol on the merged parcel of 114 Dobbie Road and replacing it with the Site Specific Agricultural A-6 zone, as shown in orange as per Schedule ‘A’ to this by-law; and

2.1.2. Removing the Rural ‘RU’ and Site Specific Agricultural ‘A-6’ zone on the merged parcel of 206 Dobbie Road and replacing it with the Site-Specific Agricultural ‘A-16’ zone, as shown in purple as per Schedule ‘A’ to this by-law; and

2.1.3. Correcting the location of the Site Specific Agricultural 'A-13' zone to be placed over the entirety of the parcel as shown in yellow (By-law 2022-26), as per Schedule 'A' to this by-law.

2.2. That Section 13.1.4 be amended by removing the title of subsection 6 and replacing it in its entirety with:

6. **A-6** (114 Dobbie Road)

2.3. That Section 13.1.4 be amended by adding subsection 16 immediately following subsection 15 to include:

16. **A-16** (206 Dobbie Road)

Notwithstanding the provisions of Sections 13.1.1 and 13.1.2 to the contrary, on lands zoned A-16, residential land uses shall be prohibited, and the following provisions shall prevail:

- Lot Frontage (minimum) 28 m

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 25 day of May, 2026.

Read a third and final time, passed, signed and sealed in open Council this 25 day of May, 2026.



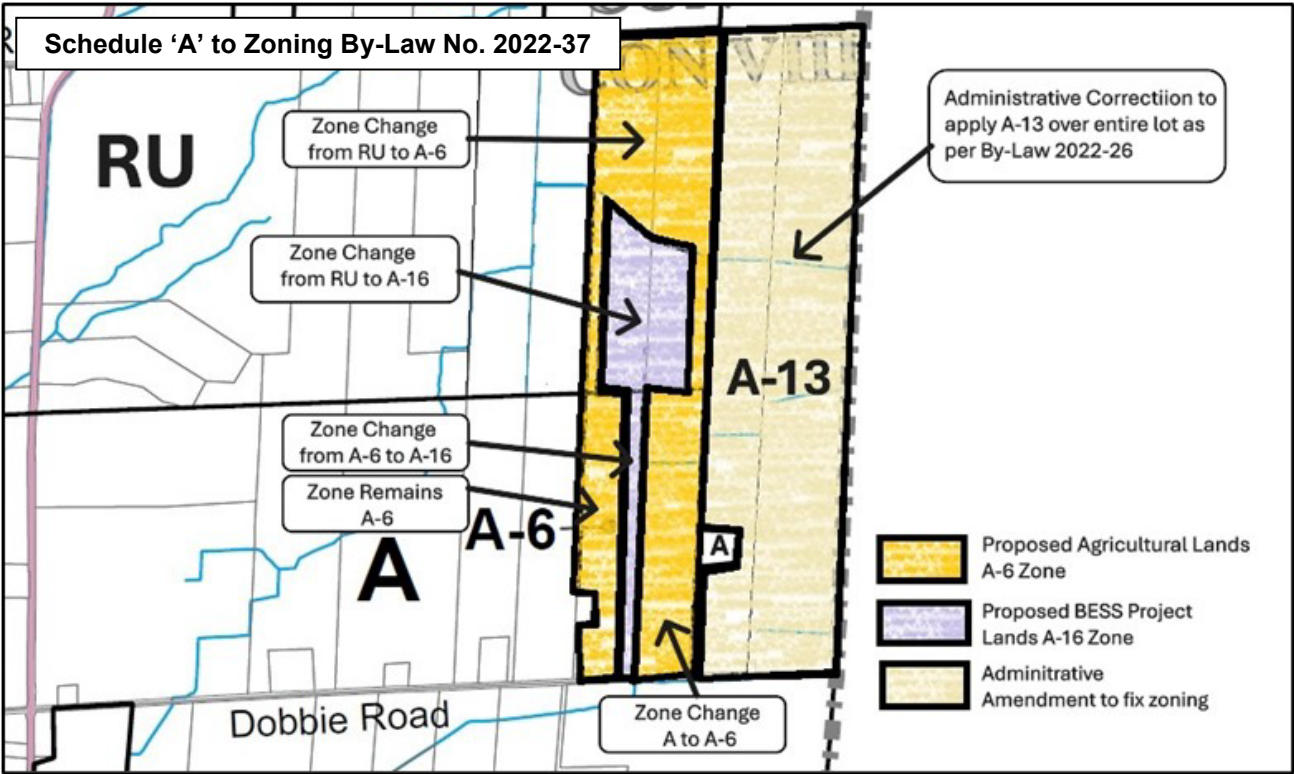
Tory Deschamps (May 28, 2026 10:03:37 EDT)

Mayor



Clerk

SCHEDULE 'A'
TO
BY-LAW NO. 2026-XX



	CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL	
	ZONING BY-LAW AMENDMENT	ZONING BY-LAW No. 2022-37
		FILE: ZBA-2026-001
	114 Dobbie Road CON 8, PT LOT 1;RP 15R12216 PARTS 2 4 6 8 AND 10 Roll No. 070170104500203 PIN No. 68138-0175 and 206 Dobbie Road CON 8 E 1/2 PT;LOT 2 Roll No. 070170104500300 PIN No. 68138-0171	MAY 25 2026 NOT TO SCALE 

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.

2026-33 - ZBA 2026-001 - 114 and 206 Dobbie Rd Bylaw

Final Audit Report

2026-05-28

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"2026-33 - ZBA 2026-001 - 114 and 206 Dobbie Rd Bylaw" History

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