

THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2022-80

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

Terpene Contracting Inc on behalf of HB Holdings Inc.  
Part of Lot 32, Concession 1  
3209 County Road 2

**WHEREAS** By-law No. 2022-37 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 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 are shown as shaded and outlined by heavy black lines on Schedule “A” which is attached hereto and forms part of this By-law.
2. Zoning By-law No. 2022-37 is hereby further amended by adding the following new subsection at the end of Section 9.2.4 (Special Exception Zones):

4. **MBP-4** (3209 Country Road 2)

**Notwithstanding the provisions of Sections 3.14.1, 3.24.1.1, 4.3, 9.2.1, 9.2.2 and 9.2.3.4 to the contrary, on lands zoned MBP-4, a Cannabis Production and Processing Facility shall be an additional permitted use and the following additional provisions shall apply:**

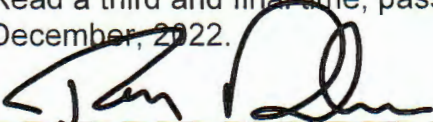
- **Zone Requirements:**
  - Interior Yard - Eastern Lot Line (minimum) 7.5 m
  - Rear Yard (minimum) 14 m
- **The minimum number of parking spaces required for an existing building shall be 6.**
- **The provisions of Section 4.3 shall not apply for a permitted Cannabis Production and Processing Facility.**
- **The provisions of Section 3.24.1.1 and Section 9.2.3.4 shall not apply.**

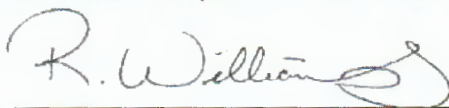
3. Schedule “A” to Zoning By-law No. 2022-37 is hereby further amended by changing the zoning of the lands affected by this By-law from “MBP” to “MBP-4”.

4. 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 12 day of December, 2022.

Read a third and final time, passed, signed and sealed in open Council this 12 day of December, 2022.

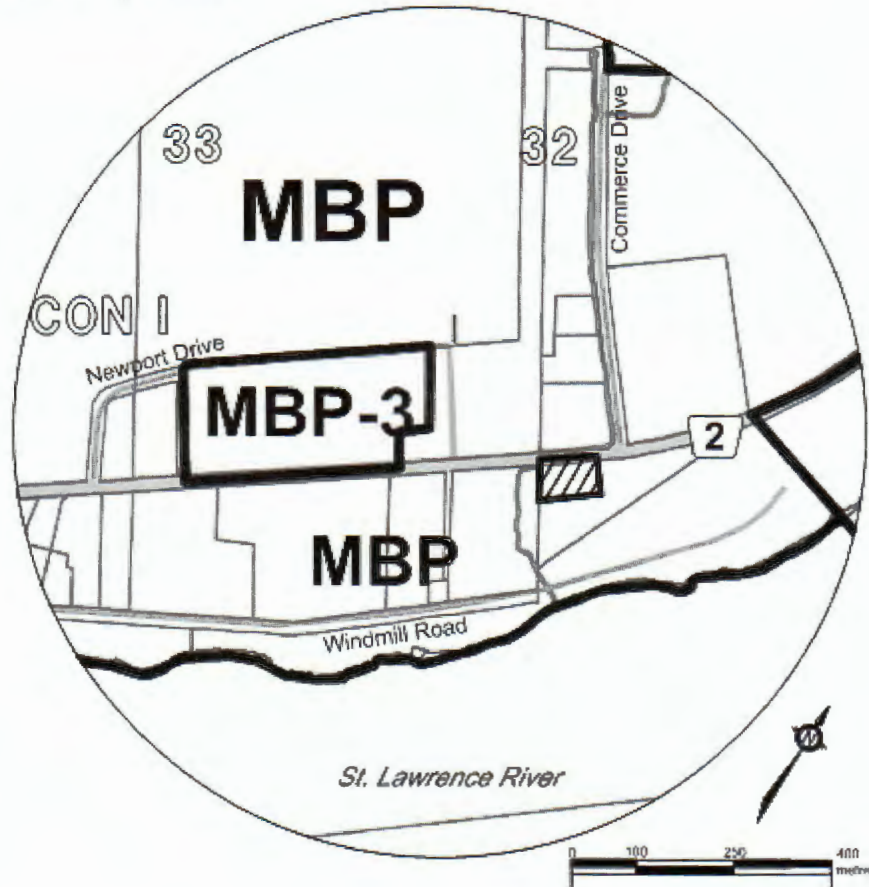
  
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Mayor

  
\_\_\_\_\_  
Clerk

**Schedule "A" to By-law No. 2022-80**  
**TOWNSHIP OF EDWARDSBURGH CARDINAL**

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AREA(S) SUBJECT TO THIS BY-LAW



TO: **BUSINESS PARK INDUSTRIAL SPECIAL  
EXCEPTION 4 (MBP-4) ZONE**

FROM: **BUSINESS PARK INDUSTRIAL (MBP) ZONE**