

THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2023-04

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

**IN Engineering + Surveying o/b HFI Pyrotechnics Ltd.
Part of Lots 32-34, Concession 4
3485 Glen Smail Road**

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, as amended, is hereby further amended by adding the following new subsection at the end of Section 9.3.4 (Special Exception Zones):

3. MR-3 (Part of Lot 32-34, Concession 4)

Notwithstanding the provisions of Section 9.3.1 and 9.3.2 to the contrary, on lands zoned MR-3, permitted uses shall be limited to a business engaged in the manufacture of pyrotechnic products and the on-site testing of these products.

All materials stored on the subject lands shall be approved and stored in accordance with the requirements of the appropriate public body having jurisdiction. All buildings and structures located on the subject lands shall be located in accordance with the National Standard of Canada Explosives – Quantity Distances (CAN/BNQ 2910-510/2015), as amended, or other such tables of separation distances as may from time to time be approved by the appropriate public body having jurisdiction.

3. Zoning By-law No. 2022-37, as amended, is hereby further amended by adding the following new subsection at the end of Section 5.4 (Holding Zones):

3. MR-3-h (Part of Lot 32-34, Concession 4)

On the lands zoned MR-3-h, the ‘holding’ provision denotes a future expansion of a business engaged in the manufacture of pyrotechnic products and the on-site testing of these products. The holding provision shall only be removed upon completion of the following studies, in relation to a specific development project and any setbacks and/or impact mitigation is implemented, to the satisfaction of the Township:

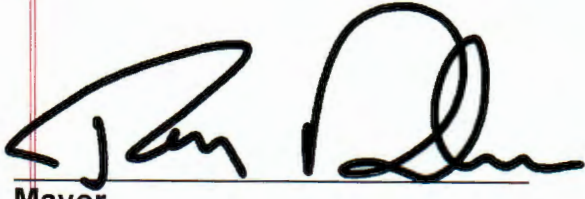
- **Environmental Impact Assessment/Study;**
- **Hydrogeological Assessment & Terrain Analysis;**
- **Geotechnical Report;**
- **Aggregate Impact Assessment; and/or**
- **Land Use Compatibility Assessment, which shall include a blast/vibration/noise impact analysis, where applicable.**

Only existing uses shall be permitted until such time that the holding provision has been removed.

4. Schedule “A” to Zoning By-law No. 2022-37, as amended, is hereby further amended by changing the zoning of the lands affected by this By-law from “RU” to “MR-3-h”.
5. 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 30 day of January, 2023.

Read a third and final time, passed, signed and sealed in open Council this 30 day of January, 2023.

A large, stylized handwritten signature in black ink, appearing to read 'Jan [unclear]', written over a horizontal line.

Mayor

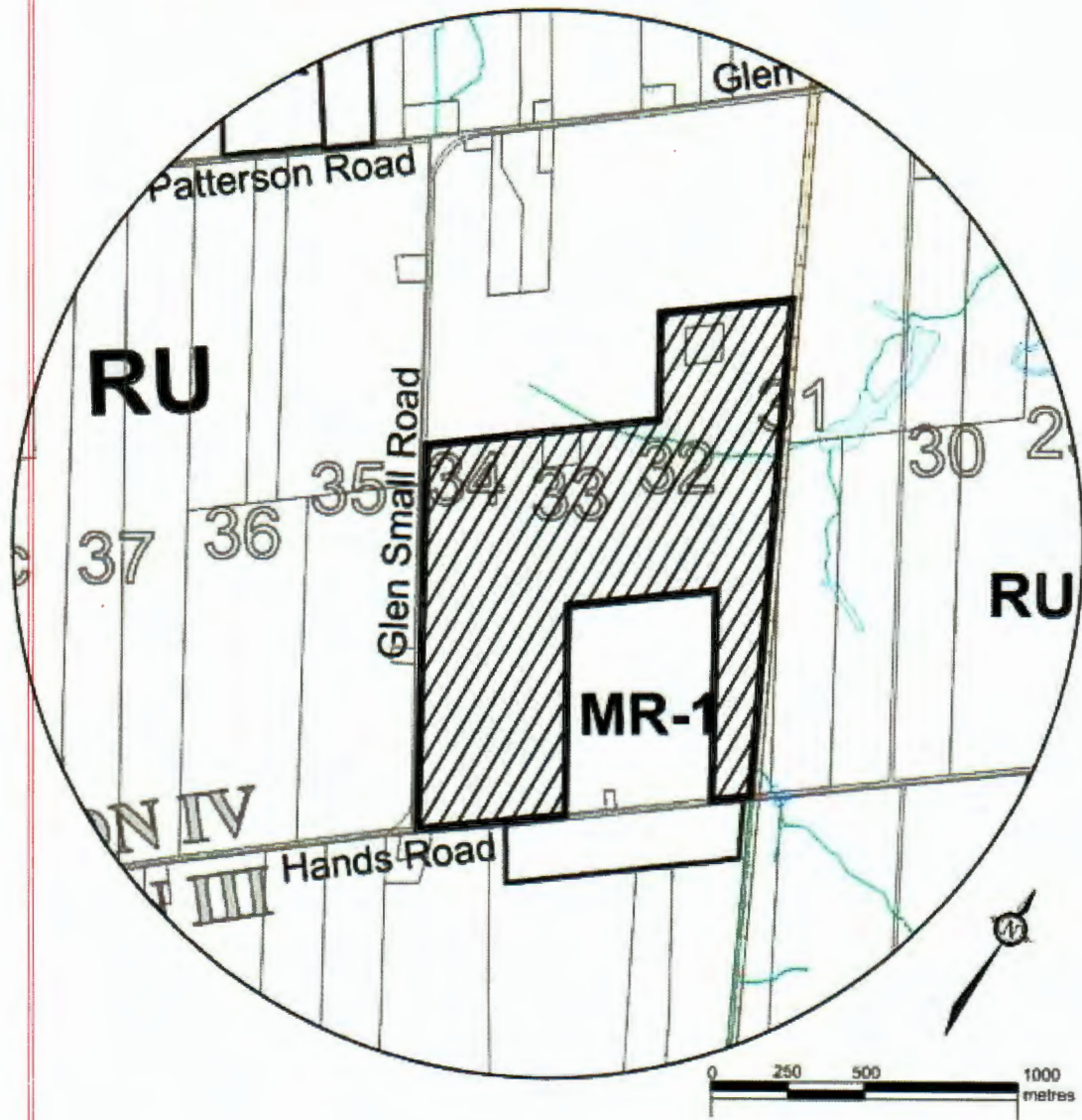
A handwritten signature in black ink that reads 'R. Williams', written over a horizontal line.

Clerk

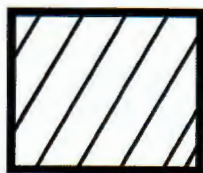
Schedule "A" to By-law No. 2023-04

TOWNSHIP OF EDWARDSBURGH CARDINAL

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Part of Lots 32-34, Concession 4
3485 Glen Small Road



AREA(S) SUBJECT TO THIS BY-LAW



TO: RURAL INDUSTRIAL SPECIAL EXCEPTION 3
HOLDING (MR-3-h) ZONE

FROM: RURAL (RU) ZONE