

THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW NO. 2024-34

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

Jim Hutton on behalf of Peter & Hynn Hutton
Part Lot 32, Concession 8
3202 Dukelow Road

WHEREAS By-law No. 2022-37, as amended 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 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 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 15.2.4 (Special Exception Zones):

1. EP-ANSI-1 (3202 Dukelow Road)

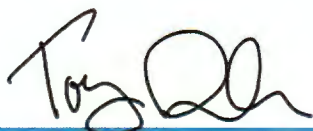
Notwithstanding the provisions of Section 15.2.1 to the contrary, on the lands zoned EP-ANSI-1, a single dwelling and accessory buildings or structures shall be additional permitted uses and the following additional provisions shall apply:

- **Water Setback - Vernal Pool (minimum) 30 m**
- **Section 3.16 shall not apply.**

3. 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 “EP-ANSI” to “EP-ANSI-1”.
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 24 day of June, 2024.

Read a third and final time, passed, signed and sealed in open Council this 24 day of June, 2024.



Mayor Tory Deschamps (Jun 25, 2024 23:49 EDT)

Mayor

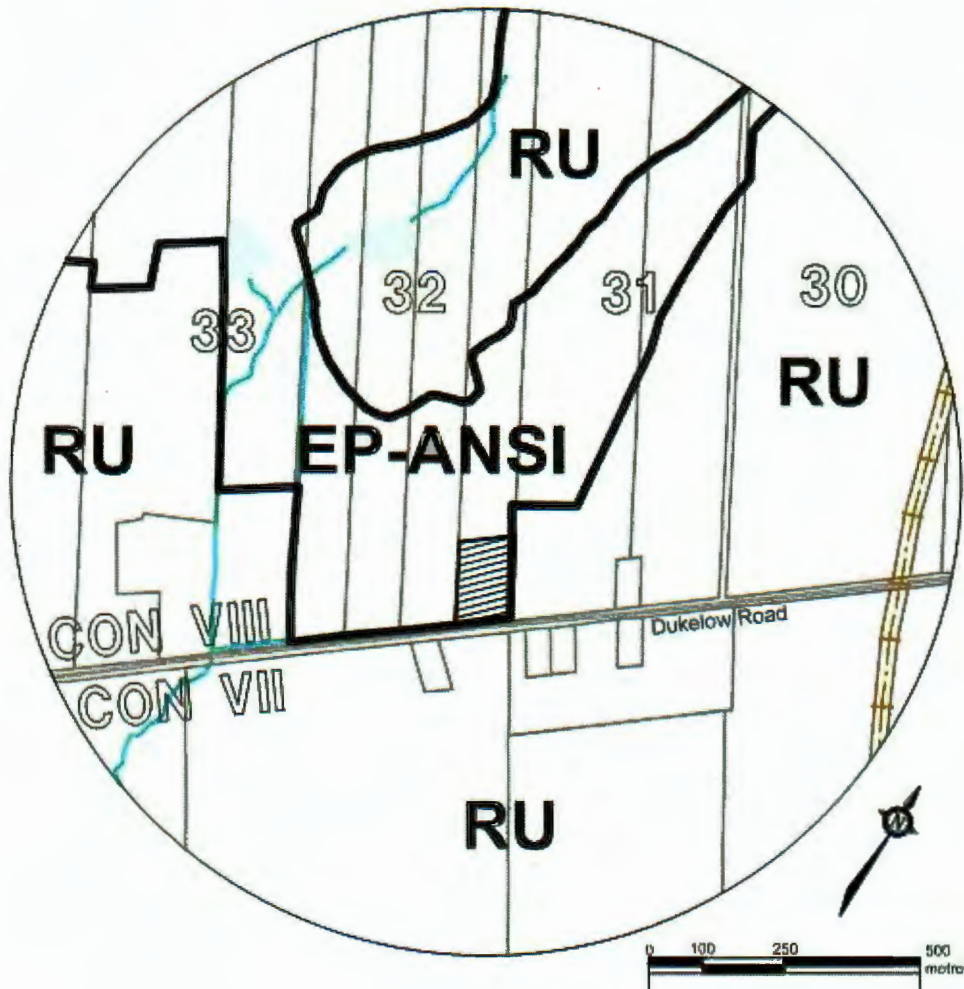


Clerk

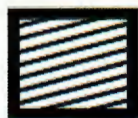
Schedule "A" to By-law No. 2024-34

TOWNSHIP OF EDWARDSBURGH CARDINAL

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Part Lot 32, Concession 8
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AREA(S) SUBJECT TO THIS BY-LAW



TO: ENVIRONMENTAL PROTECTION – ANSI SPECIAL EXCEPTION 1 (EP-ANSI-1)

FROM: ENVIRONMENTAL PROTECTION – ANSI (EP-ANSI) ZONE

2024 - Zoning Bylaw Amendment - 3202 Dukelow Rd - Hutton

Final Audit Report

2024-06-26

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"2024 - Zoning Bylaw Amendment - 3202 Dukelow Rd - Hutton" History

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