

**CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL**

BY-LAW NO. 2021-43

**“BEING A BY-LAW TO AUTHORIZE AN AMENDMENT TO THE SITE PLAN
CONTROL AGREEMENT REGISTERED AS INSTRUMENT NO. GC61217
AS AUTHORIZED BY BY-LAW 2019-60”**

WHEREAS the Council of the Corporation of the Township of Edwardsburgh entered into a Site Plan Control Agreement with the owner of 921 County Road 2, Electronic Language Communications Ltd. by By-law 2019-60 at the regular meeting of Council on October 28, 2019, which agreement was registered on December 16, 2019 as Instrument No. GC61217; and

WHEREAS the Township has received an application to amend the existing site plan control agreement for the lands in Schedule “A” of Bylaw 2019-60; and

WHEREAS Authority is granted under Section 41 of the Planning Act, RSO 1990, c.P. 13, as amended to the Council of the Corporation of the Township of Edwardsburgh Cardinal to enter into and amend such agreements; and

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal wishes to replace Exhibit 1 of Schedule “B” of the existing agreement with a revised Exhibit 1 of Schedule “B” to reflect the change in the building dimensions.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That Exhibit 1 of Schedule “B” of Site Plan Control Agreement, authorized by By-law 2019-60 and registered on title as Instrument No. GC61217 on December 16, 2019 shall be deleted and replaced with the attached Exhibit 1 of Schedule “B” which shall form part of this Agreement.
2. That all other provisions of Site Plan Control Agreement Instrument No. GC61217 shall remain in force and effect.
3. That this by-law shall come into force and effect upon passing.

Read a first and second time in open Council this 26 day of July, 2021.

Read a third and final time, passed, signed and sealed in open Council this 26 day of July, 2021.

Mayor

Clerk

**CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
AMENDMENT TO SITE PLAN CONTROL AGREEMENT
REGISTERED AS INSTRUMENT NO. GC61217
AS AUTHORIZED BY BYLAW 2019-60**

THIS AGREEMENT, made in triplicate this 28 day of July, 2021

BETWEEN:

ELECTRONIC LANGUAGE COMMUNICATIONS LTD.
(the "Owner")

AND:

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
(the "Township")

WHEREAS: the Council of the Corporation of the Township of Edwardsburgh entered into a Site Plan Control Agreement with the owner of 921 County Road 2, at the open Council meeting on October 28, 2019, by bylaw 2019-60, which agreement was registered on December 16, 2019 as Instrument No. GC61217.

AND WHEREAS the Township has received an application to amend the existing site plan control agreement for the lands described in Schedule "A" to the agreement of bylaw 2019-60;

AND WHEREAS the Council of the Township of Edwardsburgh Cardinal deems it appropriate to permit the original Agreement, as amended, to continue to operate subject to the terms and conditions within;

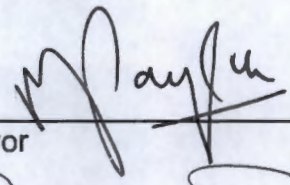
NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of other valuable considerations and the sum of one dollar (\$1.00) of lawful money of Canada now paid by the Owner to the Township (the receipt whereof is hereby acknowledged) and in consideration of the mutual covenants hereinafter expressed, the parties hereto covenant and agree one with the other as follows:

1. That Exhibit 1 of Schedule "B" of the existing site plan control agreement be replaced with the attached site plan.
2. That all other terms and conditions of the Original Agreement shall remain in force and effect.

**AMENDMENT TO SITE PLAN CONTROL AGREEMENT
BETWEEN ELECTRONIC LANGUAGE COMMUNICATIONS
AND THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

IN WITNESS WHEREOF the parties hereto have executed this agreement.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL



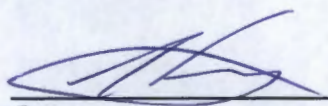
Mayor



Clerk

We have authority to bind the
Corporation.

OWNER, ELECTRONIC LANGUAGE COMMUNICATIONS LTD.



Owner

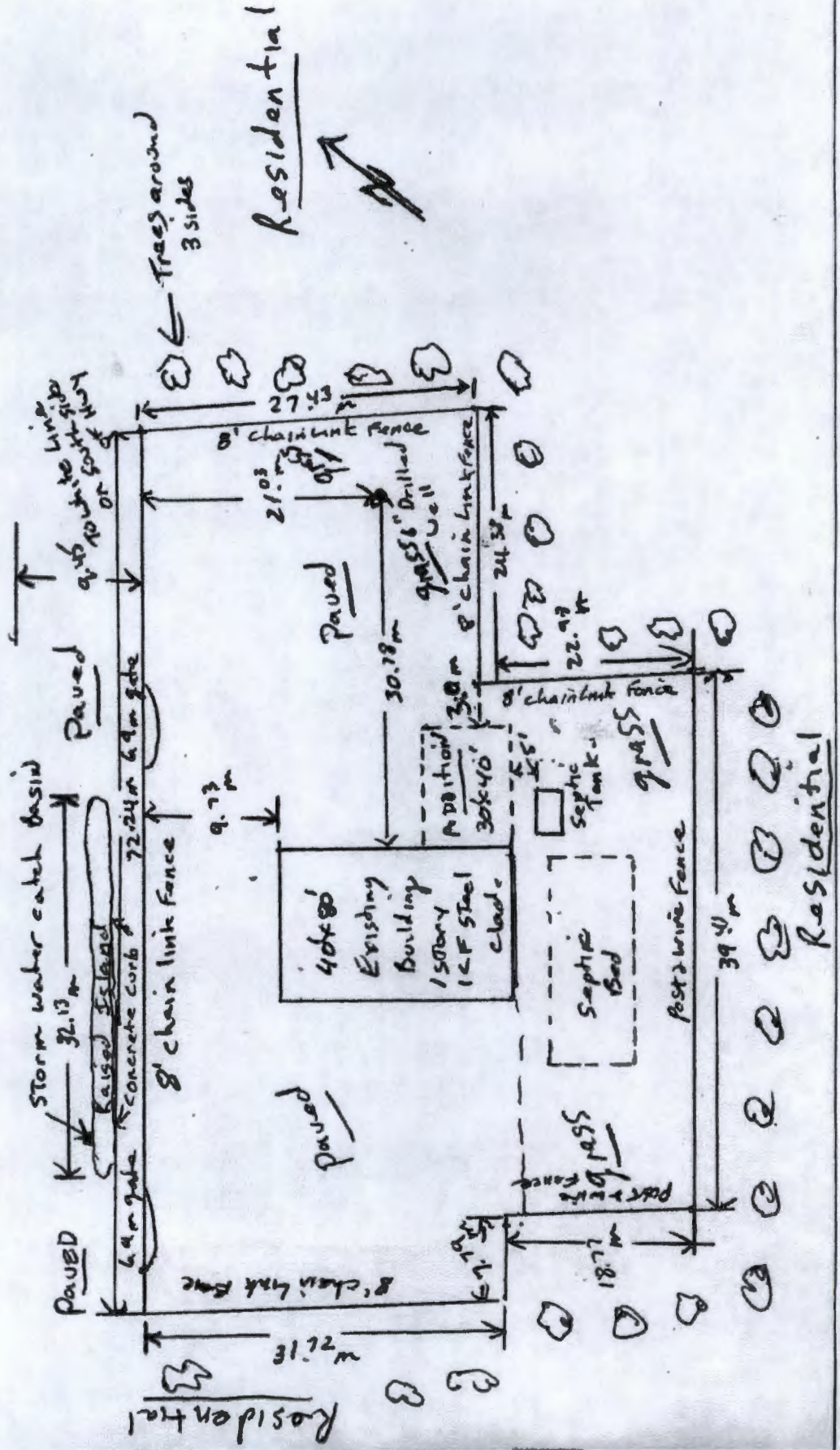
I have the authority to bind the
Corporation.

DATED AT Spencerville, ON this 28 day of July, 2021

Residential

Part 860 + 9 Con 1
921 Hwy 2
Edwardsburgh Cardinal

Hand #2



ACKNOWLEDGEMENT AND DIRECTION

TO: WARREN LEROY
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: BY-LAW 2021-43 ("the transaction")
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- ☐ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☒ Other documents set out in Schedule "B" attached hereto.

Dated at Spencerville, Ontario, this 7 day of September, 2021.

WITNESS

(As to all signatures, if required)

THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL

Patrick Sayeau
PATRICK SAYEAU - MAYOR

David Grant
DAVID GRANT - CAO

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN68153 - 0111 LT

DescriptionPT LT 9 CON 1 EDWARDSBURGH PT 3, 15R7219; EDWARDSBURGH/CARDINAL

Address921 COUNTY RD 2
CARDINAL

Consideration

Consideration\$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

NameTHE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
Acting as a company

Address for Service18 Centre Street, Spencerville, Ontario, K0E 1X0

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Patrick Sayeau, Mayor and David Grant, CAO.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice may be deleted by the Land Registrar when the registered instrument, GC61217 registered on 2019/12/16 to which this notice relates is deleted

This notice is for an indeterminate period

Schedule: See Schedules

File Number

Applicant Client File Number :1369-372