

**CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL**

BY-LAW NO. 2018-69

**"A BY-LAW TO AUTHORIZE THE EXECUTION OF
A SITE PLAN CONTROL AGREEMENT"**

WHEREAS: The Council of the Corporation of the Township of Edwardsburgh/Cardinal deems it advisable to enter into a Site Plan Control Agreement with Edmond Ivan Patenaude and Karen Lorraine Patenaude respecting development of a property described as:

2224 Jochem Rd
Oxford Station
PT LT 22-23 CON 10 Edwardsburgh as in PR134016;
Edwardsburgh/Cardinal
Roll # 070170105009501
PIN 68139-0054

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 such agreement;

NOW THEREFORE: The Council of the Corporation of the Township of Edwardsburgh/Cardinal enacts as follows:

1. That the Mayor and Clerk are hereby authorized to execute an agreement with Edmond Ivan Patenaude and Karen Lorraine Patenaude and that a signed copy of said agreement is attached hereto as Schedule "A".
2. This by-law comes into effect upon passing.

Read a first and second time in open Council this 29th day of October, 2018.

Read a third and final time, passed, signed and sealed in open Council this 29th day of October, 2018.



Mayor



Deputy Clerk

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2018-69**

THIS AGREEMENT made in triplicate this 29 day of Oct, 2018

BETWEEN: EDMOND IVAN PATENAUE and KAREN LORRAINE PATENAUE

Hereinafter called the "Owner" of the first part

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Hereinafter called the "Township" of the second part

WHEREAS: Bylaw 2002-31, as amended, of the Corporation of the Township of Edwardsburgh designated all of the lands in the Township of Edwardsburgh to be subject to site plan control;

AND WHEREAS: The owner is the registered owner of the lands described in Schedule "A" to this agreement and which are situate within the Township of Edwardsburgh/Cardinal;

NOW THEREFORE THIS AGREEMENT WINESSETH THAT in consideration of other valuable considerations and the sum of two dollars (\$2.00) 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:

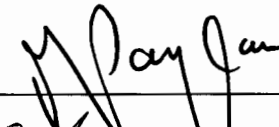
1. This is an agreement made pursuant to the provisions of Section 41 of the Planning Act, RSO 1990, as amended, and applies to the lands described in Schedule "A" to this agreement which lands are hereinafter referred to as the owner's lands.
2. That the location of the buildings and structures to be erected on the owner's lands, location of other facilities and the external appearance and design of the buildings shall conform to the plans attached hereto as Exhibit "1" of Schedule "B" to this agreement; provided that minor changes to such plans may be made by the owner with the prior consent in writing of the Chief Building Official for the Corporation of the Township of Edwardsburgh/Cardinal.
3. That the owner shall satisfy the conditions, facilities and matters on the owner's lands as specified in Schedule "C" to this agreement to the satisfaction of the Chief Building Official for the Corporation of the Township of Edwardsburgh/Cardinal.
4. That the conditions, facilities and matters as shown on Schedule "B" and described in Schedule "C" shall be provided and maintained by the owner at his sole risk and


expense and to the satisfaction of the Chief Building Official of the Corporation of the Township of Edwardsburgh/Cardinal.

5. That the covenants, agreements and conditions herein contained on the part of the owner shall run with the land and shall be binding upon the parties hereto, and their successors, assigns respective heirs, executors and administrators.
6. That it is understood and agreed that examination and acceptance of plans, drawings and contract document by any employee of the Corporation of the Township of Edwardsburgh/Cardinal or the satisfying of any requirements of this agreement by the owner does not constitute acceptance of this agreement by the Corporation of the Township of Edwardsburgh/Cardinal, until a By-law to authorize this agreement has been passed by the Council of the Corporation of the Township of Edwardsburgh/Cardinal and this agreement is signed by the persons authorized to do so by such Bylaw.
7. That the owner hereby agrees to pay all costs involved in the registration of this agreement and all other costs incurred by the Corporation of the Township of Edwardsburgh/Cardinal with respect to this agreement.


IN WITNESS WHEREOF the parties hereto have executed this agreement.

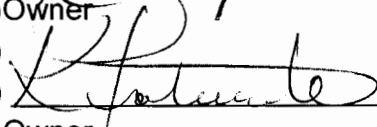
THE CORPORATION OF THE TOWNSHIP
OF EDWARDSBURGH/CARDINAL

) 

) Mayor
) 

) Clerk

) 

) Owner
) 

) Owner

SCHEDULE "A"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 29 DAY OF Oct, 2018.

BETWEEN: EDMOND IVAN PATENAUDE and KAREN LORRAINE PATENAUDE

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

DESCRIPTION OF THE PROPERTY

2224 JOCHEM RD
OXFORD STATION
PT LT 22—23 CON 10 EDWARDSBURGH AS IN PR134O16;
EDWARDSBURGH/CARDINAL
ROLL # 070170105009501
PIN 68139—0054

SCHEDULE "B"
Site Plan Control Agreement

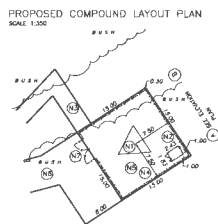
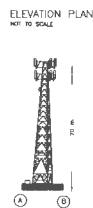
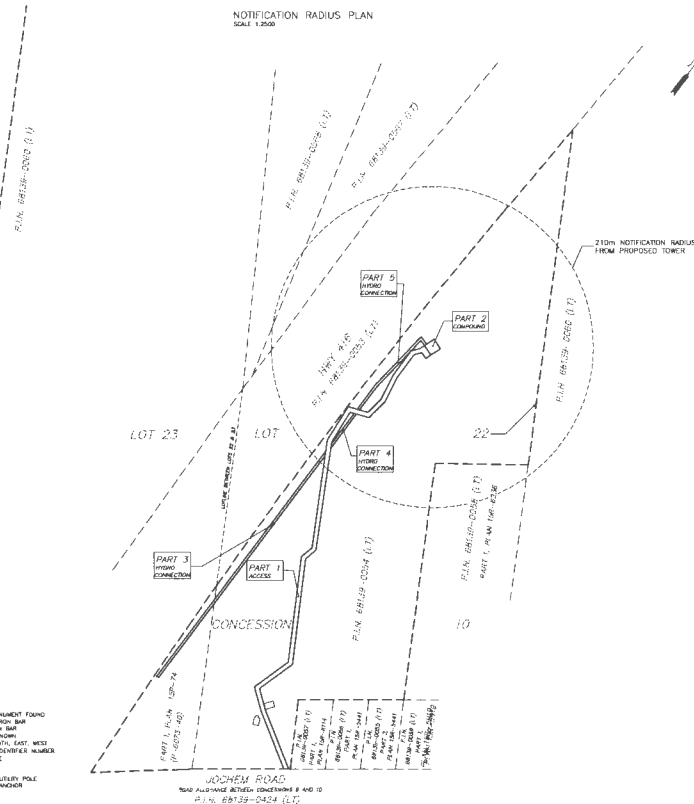
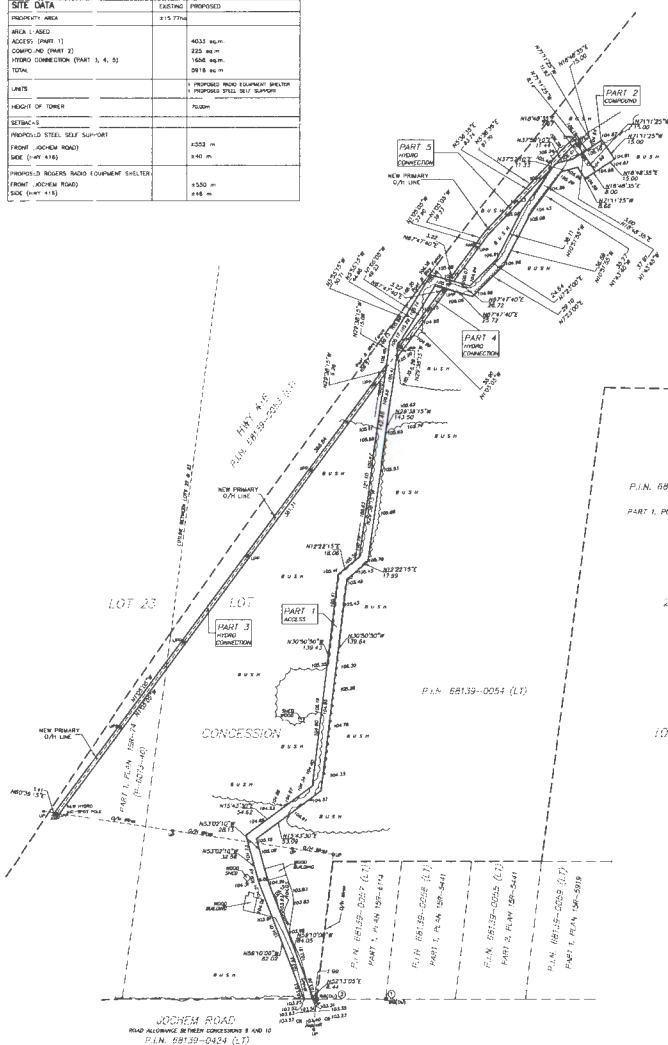
TO AGREEMENT EXECUTED THE 21th DAY OF Oct, 2018

MASSING AND CONCEPTUAL PLAN SITE PLAN

EXHIBITS: The following Exhibits attached hereto shall form part of this Schedule:

Exhibit 1 - (Appendix "A") Site Plan

SITE DATA		ESTIMATE	PROPOSED
PROPERTY: ARCA		s/s TIME	
1-ASFO			
ACCESS (PART 1)		4033 sq.m.	
CONCRETE CHAIR (2)		222 sq.m.	
TOTAL CONNECTION (PART 1, 4, 5)		1606 sq.m.	
TOTAL		2918 sq.m.	
LIMITS		I PROPOSED IRON EQUIPMENT SHELTER	
HEIGHT OF TOWER		I PROPOSED STEEL SELF SUPPORT	
SETTING-B		FLOOR	
PROPOSED STEEL SELF SUPPORT			
FLOOR (CONCRETE ROAD)		4353 sq.m.	
SIDE (1-4Y 416)		340 sq.m.	
PROPOSED IRONERS ROAD EQUIPMENT SHELTER			
FLOOR (CONCRETE ROAD)		4320 sq.m.	
SIDE (1-4Y 416)		218 sq.m.	



- ## NOTES
- (M1) PROPOSED STEEL SELF-SUPPORT TOWER.
TOWER FOUNDATION SUBJECT TO NEW CANADA REQUIREMENTS.
ANTENNA INFLUENCE AND LOADINGS TO BE DETERMINED.
FOUNDATION DESIGN PENDING SOIL REPORT.
 - (M2) PROPOSED RADIO EQUIPMENT SHELTER ON
REINFORCED CONCRETE SLAB.
 - (M3) PROPOSED HYDRO CONNECTION.
 - (M4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE
TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
REMOVING EXISTING FORDON PIERCE HOLDINGS, ADD
200' TO MAINLAND A 10' CHAIN LINK FENCED GRAVEL
SHELTER TO BE MAINTAIN 150 mm MIN. EXISTING GRAVEL
AND SLOPED AWAY FROM PROPOSED STRUCTURE AT
MIN. 1% IN ALL DICES TO PROMOTE ADEQUATE DRAINAGE.
 - (M5) PROPOSED GRAVEL ACCESS WAY.
 - (M6) PROPOSED CHAIN LINK GATE.



SITE PLAN
PROPOSED
TELECOMMUNICATION INSTALLATION
2224 JOCHEM ROAD
PART OF LOTS 22 & 23
CONCESSION 10
TOWNSHIP OF EDWARDSBURGH
COUNTY OF GRENVILLE

SCALE 1 1250
ALEX WARTON LTD
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART	PARTY OF LOT	CONCESSION	P. I. N.	AREA aqm.
1	21	10	BB-380 0054 (17)	4033
2				225
3				1097
4				158
5				403

INTEGRATION NOTE

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981.

INTEGRATION DATA

DESIGNATED REFERENCE POINTS (ORP's) DERIVED FROM GPS
REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM
ZONE 18E, NAD 83 (CGRS) (1983)
COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF
O REG 218/10

POINT ID	NORTHING	EASTING
ORP 1	4972961.843	454092.809
ORP 2	4972933.630	454055.752

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
THE EXACT LOCATION OF THE POINTS.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC
AND ARE DERIVED FROM GPS OBSERVATIONS

SURVEYOR'S CERTIFICATE


3. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF MAY, 2018.

DATE MAY 14, 2018



A. MARION
ONTARIO LAND SURVEY

AMENDMENTS		
No.	DESCRIPTION	DATE

 Rogers™	LATITUDE	N44°54'48.0"
	LONGITUDE	W75°34'27.7"
	ELEVATION	105

SITE: HWY 416 & SMITH STREET (C6514)

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
100 APPLEWOOD CRESCENT UNIT 8,


PARTY CHIEF : Y.J.L		FILE NAME: 2018-080(C8514)
DRAWN : F.W.M		PLOT SCALE: 1:1250
CHECKED : A.M		PROJECT No. 2018-080

SCHEDULE "C"

Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 21th DAY OF Oct, 2018

1. ACCESS FACILITIES

a) Access to the site will be via a private driveway owned and maintained by the owners, as per site plan forming Exhibit No.1 of Schedule "B".

2. FLOODLIGHTING

a) Access driveways on the owner's land are to be illuminated to the requirements of the Chief Building Official.

3. REFUSE STORAGE AND DISPOSAL

a) The owner shall be responsible for the disposal of refuse from his property.

4. LOCATION OF BUILDING STRUCTURES AND FACILITIES

a) As per site plan forming Exhibit No.1 of Schedule "B" to this Agreement.

5. ELEVATIONS

a) As per Building Elevation Plans forming Exhibit No.1 of Schedule "B" to this Agreement.

ACKNOWLEDGEMENT AND DIRECTION

TO: Stephen Ault
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: Patenaude Site Control Agreement ("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 Upper Canada 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

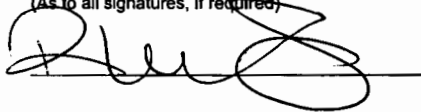
The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- ☐ 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, this 15 day of November, 2016.

WITNESS

(As to all signatures, if required)



THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL



PATRICK BAYE, MAYOR



DEBRA MCKINSTRY, CLERK/CAS

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN 68139 - 0054 LT
Description PT LT 22-23 CON 10 EDWARDSBURGH AS IN PR134016;
EDWARDSBURGH/CARDINAL
Address 2224 JOCHEM RD
EDWARDSBURGH/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

Name THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
Acting as a company
Address for Service 18 Centre Street
Spencerville, ON
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 Debra McKinstry, Clerk/CAO.

Statements

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

This notice is for an indeterminate period

Schedule:

Properties

PIN68139 - 0054 LT

DescriptionPT LT 22-23 CON 10 EDWARDSBURGH AS IN PR134016;
EDWARDSBURGH/CARDINAL

Address2224 JOCHEM RD
SPENCERVILLE

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

Address for Service18 Centre Street
Spencerville, ON
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 Debra McKinstry, Clerk/CAO.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.
This notice is for an indeterminate period
Schedule: See Schedules

Signed By

Carolyn Marie Hedge

Box 428, 522 St. Lawrence St.
Winchester
K0C 2K0

acting for
Applicant(s)

Signed2018 11 15

Tel613-774-2670

Fax613-774-2266

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

AULT & AULT

Box 428, 522 St. Lawrence St.
Winchester
K0C 2K0

2018 11 15

Tel613-774-2670

Fax613-774-2266

Fees/Taxes/Payment

Statutory Registration Fee\$64.40

Total Paid\$64.40

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2018-69**

THIS AGREEMENT made in triplicate this 29 day of Oct, 2018

BETWEEN: EDMOND IVAN PATENAUDE and KAREN LORRAINE PATENAUDE

Hereinafter called the "Owner" of the first part

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Hereinafter called the "Township" of the second part

WHEREAS: Bylaw 2002-31, as amended, of the Corporation of the Township of Edwardsburgh designated all of the lands in the Township of Edwardsburgh to be subject to site plan control;

AND WHEREAS: The owner is the registered owner of the lands described in Schedule "A" to this agreement and which are situate within the Township of Edwardsburgh/Cardinal;

NOW THEREFORE THIS AGREEMENT WINESSETH THAT in consideration of other valuable considerations and the sum of two dollars (\$2.00) 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. This is an agreement made pursuant to the provisions of Section 41 of the Planning Act, RSO 1990, as amended, and applies to the lands described in Schedule "A" to this agreement which lands are hereinafter referred to as the owner's lands.
2. That the location of the buildings and structures to be erected on the owner's lands, location of other facilities and the external appearance and design of the buildings shall conform to the plans attached hereto as Exhibit "1" of Schedule "B" to this agreement; provided that minor changes to such plans may be made by the owner with the prior consent in writing of the Chief Building Official for the Corporation of the Township of Edwardsburgh/Cardinal.
3. That the owner shall satisfy the conditions, facilities and matters on the owner's lands as specified in Schedule "C" to this agreement to the satisfaction of the Chief Building Official for the Corporation of the Township of Edwardsburgh/Cardinal.
4. That the conditions, facilities and matters as shown on Schedule "B" and described in Schedule "C" shall be provided and maintained by the owner at his sole risk and

expense and to the satisfaction of the Chief Building Official of the Corporation of the Township of Edwardsburgh/Cardinal.

5. That the covenants, agreements and conditions herein contained on the part of the owner shall run with the land and shall be binding upon the parties hereto, and their successors, assigns respective heirs, executors and administrators.
6. That it is understood and agreed that examination and acceptance of plans, drawings and contract document by any employee of the Corporation of the Township of Edwardsburgh/Cardinal or the satisfying of any requirements of this agreement by the owner does not constitute acceptance of this agreement by the Corporation of the Township of Edwardsburgh/Cardinal, until a By-law to authorize this agreement has been passed by the Council of the Corporation of the Township of Edwardsburgh/Cardinal and this agreement is signed by the persons authorized to do so by such Bylaw.
7. That the owner hereby agrees to pay all costs involved in the registration of this agreement and all other costs incurred by the Corporation of the Township of Edwardsburgh/Cardinal with respect to this agreement.

IN WITNESS WHEREOF the parties hereto have executed this agreement.

THE CORPORATION OF THE TOWNSHIP
OF EDWARDSBURGH/CARDINAL

) _____
) Mayor

) _____
) Clerk

) _____
) Owner

) _____
) Owner

SCHEDULE "A"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 29 DAY OF Oct, 2018.

BETWEEN: EDMOND IVAN PATENAUDE and KAREN LORRAINE PATENAUDE

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

DESCRIPTION OF THE PROPERTY

2224 JOCHEM RD
OXFORD STATION
PT LT 22—23 CON 10 EDWARDSBURGH AS IN PR134O16;
EDWARDSBURGH/CARDINAL
ROLL # 070170105009501
PIN 68139—0054

SCHEDULE "B"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 29th DAY OF Oct, 2018

MASSING AND CONCEPTUAL PLAN SITE PLAN

EXHIBITS: The following Exhibits attached hereto shall form part of this Schedule:

Exhibit 1 - (Appendix "A") Site Plan

1924
 PART OF LOTS 22 & 23
 CONCESSION 10
 TOWNSHIP OF EDWARDSBURY
 COUNTY OF GRENVILLE

$$\begin{array}{r} 125 \\ 125 \times 125 \\ \hline 125 \\ 2500 \\ \hline 15625 \end{array}$$
[illegible]

Age	Sex	Height	Weight	Temp.	Pulse	Respiration	Blood pressure
1	1						120/80
2	2						110/70
3	3						100/60
4	4						90/50
5	5						80/40

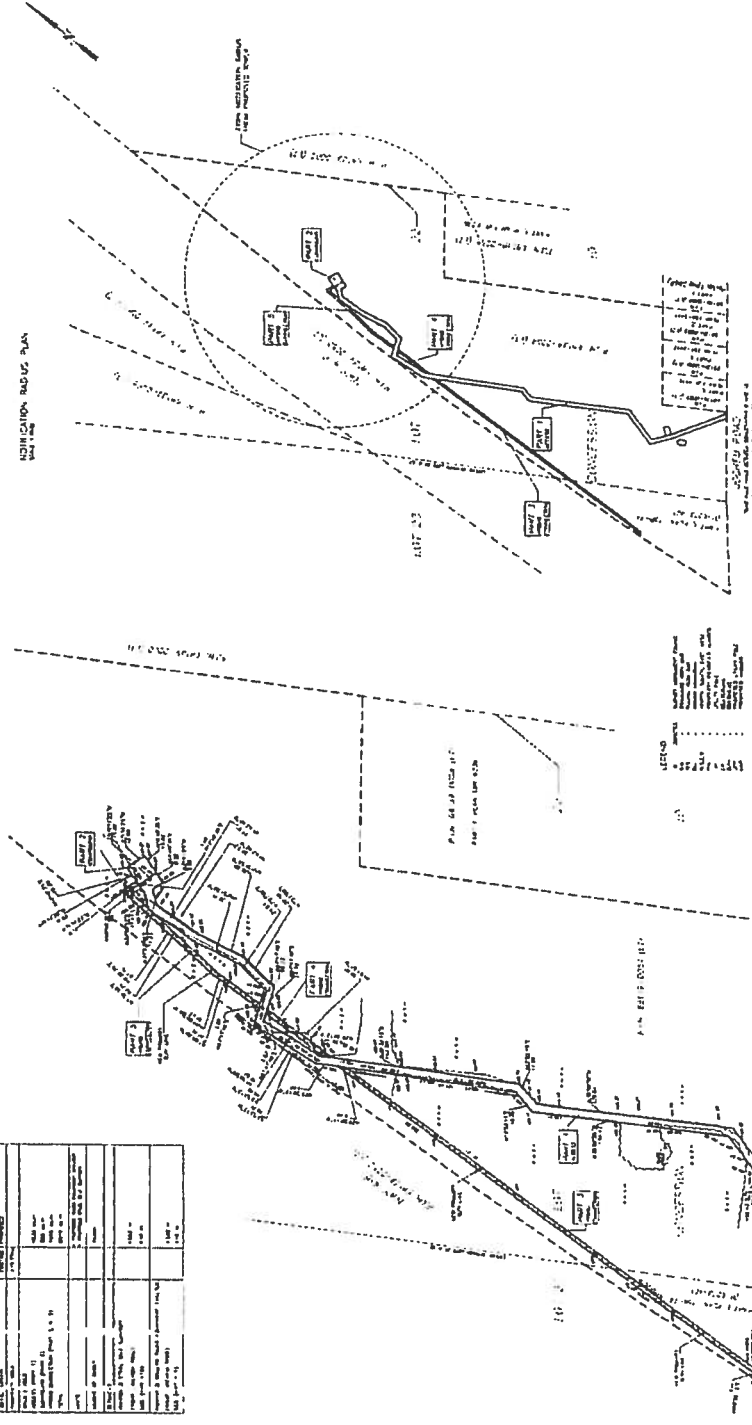
ALCOHOLISM

1. 1000 2. 1000 3. 1000 4. 1000 5. 1000 6. 1000 7. 1000 8. 1000 9. 1000 10. 1000 11. 1000 12. 1000 13. 1000 14. 1000 15. 1000 16. 1000 17. 1000 18. 1000 19. 1000 20. 1000 21. 1000 22. 1000 23. 1000 24. 1000 25. 1000 26. 1000 27. 1000 28. 1000 29. 1000 30. 1000 31. 1000 32. 1000 33. 1000 34. 1000 35. 1000 36. 1000 37. 1000 38. 1000 39. 1000 40. 1000 41. 1000 42. 1000 43. 1000 44. 1000 45. 1000 46. 1000 47. 1000 48. 1000 49. 1000 50. 1000 51. 1000 52. 1000 53. 1000 54. 1000 55. 1000 56. 1000 57. 1000 58. 1000 59. 1000 60. 1000 61. 1000 62. 1000 63. 1000 64. 1000 65. 1000 66. 1000 67. 1000 68. 1000 69. 1000 70. 1000 71. 1000 72. 1000 73. 1000 74. 1000 75. 1000 76. 1000 77. 1000 78. 1000 79. 1000 80. 1000 81. 1000 82. 1000 83. 1000 84. 1000 85. 1000 86. 1000 87. 1000 88. 1000 89. 1000 90. 1000 91. 1000 92. 1000 93. 1000 94. 1000 95. 1000 96. 1000 97. 1000 98. 1000 99. 1000 100. 1000

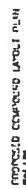
ELEVATION: 4011'

Subject: S. Polakoff

THE UNIVERSITY OF CHICAGO

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25

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INVESTOR PAGE



SCHEDULE "C"

Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 21th DAY OF 11, 2018

1. **ACCESS FACILITIES**

a) Access to the site will be via a private driveway owned and maintained by the owners, as per site plan forming Exhibit No.1 of Schedule "B".

2. **FLOODLIGHTING**

a) Access driveways on the owner's land are to be illuminated to the requirements of the Chief Building Official.

3. **REFUSE STORAGE AND DISPOSAL**

a) The owner shall be responsible for the disposal of refuse from his property.

4. **LOCATION OF BUILDING STRUCTURES AND FACILITIES**

a) As per site plan forming Exhibit No.1 of Schedule "B" to this Agreement.

5. **ELEVATIONS**

a) As per Building Elevation Plans forming Exhibit No.1 of Schedule "B" to this Agreement.