

**CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL**

BY-LAW NO. 2024-44

**"BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SITE PLAN
CONTROL AGREEMENT WITH DENIS SIMARD"**

WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to enter into a Site Plan Control Agreement with Denis Simard respecting development of a property described as:

**PART 1 OF 15R-12378
TOWNSHIP OF EDWARDSBURGH/CARDINAL**

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

NOW THEREFORE BE IT RESOLVED THAT 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 Denis Simard and that a signed copy of said agreement is attached hereto as Schedule "A".
2. 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 August, 2024.

Read a third and final time, passed, signed and sealed in open Council this 26 day of August, 2024.


Tory Deschamps (Aug 29, 2024 00:09 EDT)

Mayor



Clerk









SPCA Bylaw - Simard

Final Audit Report

2024-08-29

Created:	2024-08-28
By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA77fudwcxvaucQIfMM8w0NJSbZyqe7vcx

"SPCA Bylaw - Simard" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-08-28 - 3:48:46 PM GMT
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2024-08-28 - 3:48:50 PM GMT
-  Email viewed by Tory Deschamps (mayor@twpec.ca)
2024-08-29 - 4:09:04 AM GMT
-  Document e-signed by Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-08-29 - 4:09:16 AM GMT - Time Source: server
-  Document emailed to Rebecca Crich (rcrich@twpec.ca) for signature
2024-08-29 - 4:09:18 AM GMT
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-  Document e-signed by Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-08-29 - 1:05:13 PM GMT - Time Source: server
-  Agreement completed.
2024-08-29 - 1:05:13 PM GMT

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
SITE PLAN CONTROL AGREEMENT**

THIS AGREEMENT made in triplicate this 15 day of September, 2024

BETWEEN: DENIS SIMARD

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 the Owner has applied to the Township in accordance with the Site Plan Control provisions of Bylaw No. 2023-47, to permit the development of the lands described in Schedule "A" attached hereto;

AND WHEREAS the Owner has agreed with the Township to undertake, furnish and perform the works, material, matter and things required to be done, furnished and performed in the manner hereafter described in connection with the proposed use of the land and in conformity with the Zoning Bylaw;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of other good and valuable consideration and the sum of two dollars (\$2.00) of lawful money of Canada now paid by the Owner to the Municipality, the receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. Land to Which this Agreement Applies

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.

2. Statutes, Bylaws, Licenses, Permits and Regulations

The Owner undertakes and agrees that prior to the commencement of any development, redevelopment, site alteration, construction or other works, the Owner shall obtain all necessary permits and approvals required by the

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

Government of Canada, the Province of Ontario or any agency thereof, the Township and any other affected agency. The Owner undertakes and agrees to comply with the requirements of all relevant municipal bylaws, provincial and federal statutes and regulations, permits, approvals or licenses in addition to the terms of this agreement.

3. Schedules

The Owner hereby agrees that prior written approval by the Township and/or an amendment to a Schedule shall be required for any departure, change or modification from the Schedules.

The following list of schedules attached hereto are deemed to be and form part of this Agreement:

- 3.1 Schedule "A" -Legal Description of the Land to which this Agreement applies.
- 3.2 Schedule "B" -Site Plan
- 3.4 Schedule "C" -Special Conditions

4. Registration of Agreement and Commencement of Work

The Owner covenants that he/she/they shall not commence any development or site alteration whatsoever until this Agreement is registered on title against the land at the expense of the Owner.

5. Completion Date

The owner agrees to complete the work required under this Agreement within two (2) years of the date of the commencement of works. Notwithstanding, if exceptional circumstances prevent the owner from complying with the requirements, the Township may extend the completion date.

6. Default

In the event the Owner defaults in the performance of an obligation under this agreement or for reasons of public safety as determined by the Chief Building Official under the Building Code Act of Ontario or the Fire Marshall under the Fire Protection & Prevention Act of Ontario, the Township may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required to comply with any Order of the Chief Building Official or Assistant to the Fire Marshall (local Fire Chief). Such actual costs incurred by the Township plus

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

an overhead charge of 15%, shall be deemed to be recoverable from the Owner by invoice and may be recovered in like manner as municipal taxes pursuant to the Municipal Act.

7. Facilities and Work to be Provided and Maintained

The Owner covenants and agrees to provide and maintain, at his/her/their sole expense each and every facility, work or other matter illustrated on the Schedules to the satisfaction of the Township, acting in a commercially reasonable manner, and to engage qualified professionals, where required, to design and carry forth any of the work undertaken under this Agreement. This shall include the restoration of any faulty workmanship or materials.

8. Certificate of Compliance

Upon the satisfactory completion of all matters and things to be provided and maintained by the Owner pursuant to this Agreement, the Owner shall be entitled to obtain a Certificate of Compliance from the Township confirming that all provisions of this Agreement have been complied with in full to the date of such Certificate.

9. Notice to Parties

Any Notice by any party to this agreement to another shall be given in writing and mailed or delivered to the Party:

9.1 In the case of the Municipality:

To the Clerk of the Township of Edwardsburgh/Cardinal
18 Centre Street
P.O. Box 129
Spencerville, ON K0E 1X0

9.2 In the case of the Owner(s):

Denis Simard
163 Shanly Road
P.O. Box 640
Cardinal, ON K0E 1E0

SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL

10. Severability

The terms of this agreement are severable, and the unenforceability of any part hereof shall not render the whole unenforceable. No forbearance or failure by the Township to strictly enforce any term or covenant herein shall prevent the Township from insisting upon strict compliance by the Owner subsequent to such forbearance or failure to strictly enforce its terms. The terms of this agreement may not be altered except by a subsequent agreement in writing between the parties.

11. Successors and Assigns

This Agreement shall ensure to the benefit of and be binding upon the respective heirs, personal representatives, successors and assigns of each of the parties hereto.

12. Force and Effect

This Agreement comes into force after it has been executed by all parties hereto and registered against the title to the lands described in Schedule "A".

IN WITNESS WHEREOF the Parties have hereunto set their hands and seals, corporate parties over the hand(s) of their duly authorized signing officers in that regard.

OWNER/AUTHORIZED AGENT

Denis Simard

Denis Simard (Aug 29, 2024 04:52 EDT)

Owner

I have the authority to bind the corporation.

CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL

Tory Deschamps

Tory Deschamps (Sep 15, 2024 18:51 EDT)

Mayor

Rebecca Cich

Clerk

We have the authority to bind the corporation.

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

SCHEDULE "A"

Site Plan Control Agreement

DESCRIPTION OF THE PROPERTY

PART 1 OF 15R-12378 (attached)

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

SCHEDULE "B"

Site Plan Control Agreement

SITE PLAN

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

Exhibit 1- SP1 Existing Conditions

Exhibit 2- SP3 Site Plan Control

Annable Designs Co. Ltd.

All Official Plans are stamped with **RED** ink of our **Official Plans for Planning / Construction** stamp. In addition to our BC21 holders of govt. If plans are not in original red ink and signed they are to be considered invalid plans / not for official use and should be reported to our office immediately.



Site Plan
(EXISTING CONDITIONS)

Being:
LOT 374 & PART OF LOTS 363, 364, 372, 373,
375, 376, 377 & PART OF MARJORIE STREET
REGISTERED PLAN 25
Formerly the Village of Cardinal
TOWNSHIP OF EDWARDSBURGH-CARDINAL
COUNTY OF GRENVILLE

DRAWING SCALE = 1 : 500M

CAUTION - NOT PLAN OF SURVEY
Annable Designs Co. Ltd. is NOT a Planning Surveyor and this Plan is NOT a Plan of Survey. This Plan should be used as a General Plan of Data for reference only. This Plan should not be used for any other purpose other than the purpose indicated on the Title Block.

ELEVATION NOTES:

N.B. ELEVATIONS SHOWN ON THIS PLAN ARE INDICATIVE AND HAVE BEEN OBTAINED FROM THE LAND SURVEYOR'S RECORDS. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

BOUNDARY / DATA USE:

1. THIS PLAN IS NOT A PLAN OF SURVEY AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE USED AS A GENERAL PLAN OF DATA FOR REFERENCE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

GENERAL DESIGN NOTES:

1. THIS PLAN IS NOT A PLAN OF SURVEY AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE USED AS A GENERAL PLAN OF DATA FOR REFERENCE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

GENERAL SITE NOTES:

1. THIS PLAN IS NOT A PLAN OF SURVEY AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE USED AS A GENERAL PLAN OF DATA FOR REFERENCE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

OUR PLANS SPEAK THE RIGHT LANGUAGE!
Annable Designs
RESIDENTIAL DESIGN CONSULTING PLANNING
251, 253
613-822-5500
annable@annable.ca
www.annable.ca

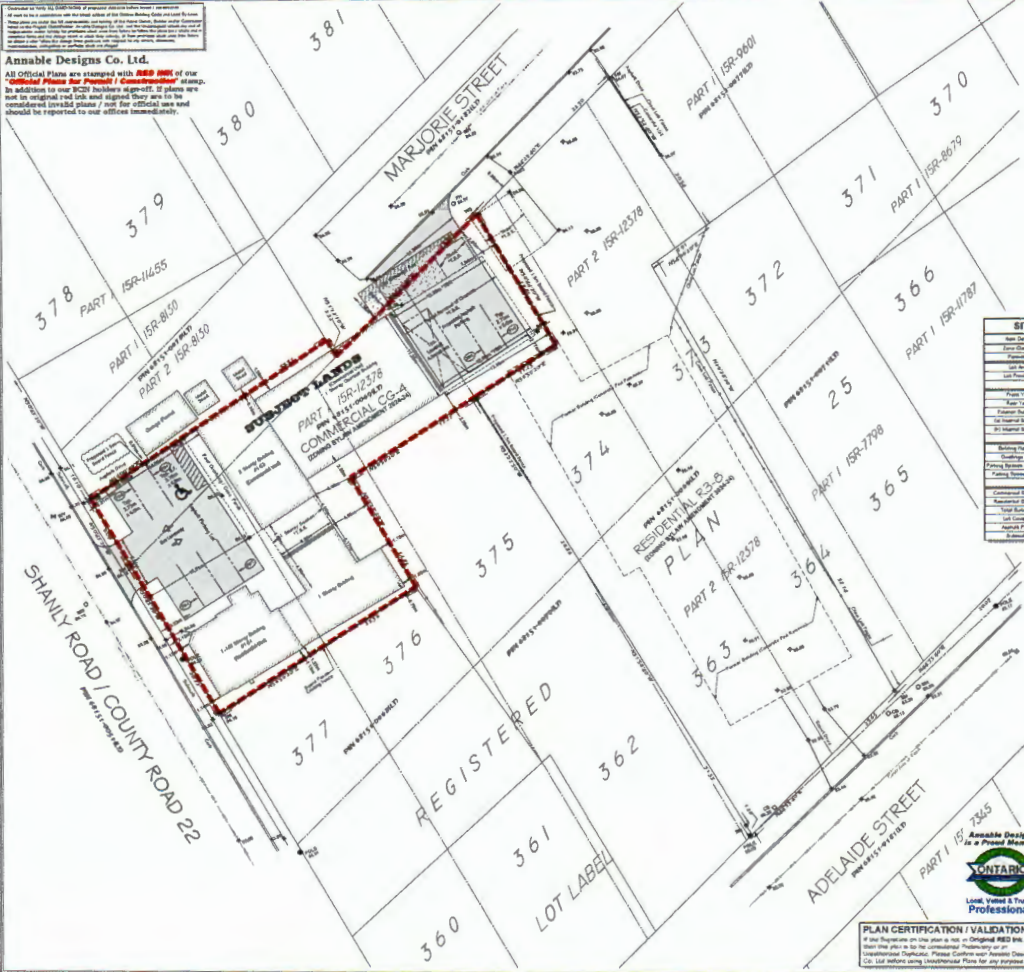
1722 SP1

REVISIONS & RELEASES

NO.	DATE	DESCRIPTION
1	2014-01-15	ISSUED FOR PERMIT APPLICATION
2	2014-01-15	ISSUED FOR PERMIT APPLICATION
3	2014-01-15	ISSUED FOR PERMIT APPLICATION
4	2014-01-15	ISSUED FOR PERMIT APPLICATION
5	2014-01-15	ISSUED FOR PERMIT APPLICATION
6	2014-01-15	ISSUED FOR PERMIT APPLICATION
7	2014-01-15	ISSUED FOR PERMIT APPLICATION
8	2014-01-15	ISSUED FOR PERMIT APPLICATION
9	2014-01-15	ISSUED FOR PERMIT APPLICATION
10	2014-01-15	ISSUED FOR PERMIT APPLICATION

PLAN CERTIFICATION / VALIDATION
I, the undersigned, do hereby certify that the above is a true and correct copy of the original plan as submitted to me for certification. I am a member of the Ontario Association of Professional Planners (OAPP) and am duly qualified to certify such plans.

Annable Designs Co. Ltd.
All Official Plans are stamped with **RED 100%** of our "Official Plans for Planning / Construction" stamp. In addition to our 100% holders agreement, if plans are not in original red ink and signed they are in the conditional (voided) plan / not for official use and should be reported to our office immediately.



Site Plan Control
For:
DENIS SIMARD
Being:
LOT 374 & PART OF LOTS 363, 364, 372, 373, 375, 376, 377 & PART OF MARJORIE STREET
REGISTERED PLAN 25
Formerly the Village of Cardinal
TOWNSHIP OF EDWARDSBURGH-CARDINAL
COUNTY OF GRENVILLE

CAUTION - NOT PLAN OF SURVEY
Annable Designs Co. Ltd. is NOT a Professional Engineer and this Plan is NOT a Plan of Survey. The Plan should be used as a guide only and should not be used for any other purpose except for the purpose intended in the Title Block.

SITE AND ZONING STATISTICS & PROPOSALS			
Item	Requirement	Proposed Structure	Notes
Site Description	CC-1	CC-1	
Proposed Use	COMMERCIAL	COMMERCIAL	
Lot Area (sq. m)	1000.0	1000.0	
Lot Dimensions	30.0 x 33.3	30.0 x 33.3	
Front Yard Setback	7.6 m	7.6 m	
Side Yard Setback	7.6 m	7.6 m	
Rear Yard Setback	7.6 m	7.6 m	
Height of Building	10.0 m	10.0 m	
Building Footprint	10.0 m x 10.0 m	10.0 m x 10.0 m	
Building Height	10.0 m	10.0 m	
Building Volume	1000.0 m ³	1000.0 m ³	
Building Footprint Ratio	10.0%	10.0%	
Building Volume Ratio	10.0%	10.0%	
Building Footprint Area	100.0 m ²	100.0 m ²	
Building Volume	1000.0 m ³	1000.0 m ³	

ELEVATION NOTES:
1. ELEVATIONS SHOWN ON THIS PLAN ARE MEASURED TO THE FINISHED GRADE. ELEVATIONS ARE COLLECTED BY ANNABLE DESIGNS CO. LTD. ON 10/10/2018.

BOUNDARY / DATA USE:
1. ANNABLE DESIGNS CO. LTD. IS NOT A PROFESSIONAL ENGINEER AND THIS PLAN IS NOT A PLAN OF SURVEY. THE PLAN SHOULD BE USED AS A GUIDE ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE EXCEPT FOR THE PURPOSE INTENDED IN THE TITLE BLOCK.

GENERAL DESIGN NOTES:
1. THE PLAN IS NOT A PLAN OF SURVEY. THE PLAN SHOULD BE USED AS A GUIDE ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE EXCEPT FOR THE PURPOSE INTENDED IN THE TITLE BLOCK.

GENERAL SITE NOTES:
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PLAN LEGEND:

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OUR PLANS SPEAK THE RIGHT LANGUAGE!
100% CERTIFIED - ARCHITECTURAL, CIVIL, & 3D DESIGN EXP.
100% CERTIFIED - ARCHITECTURAL, CIVIL, & 3D DESIGN EXP.

Annable Designs
RESIDENTIAL DESIGN CONSULTING PLANNING

613-526-5300
www.annabledesigns.ca

1722 SP3

Rev. 06

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

SCHEDULE "C"

Site Plan Control Agreement

SPECIAL CONDITIONS

1. Location of Building Structures and Facilities

Building structures and facilities shall be located as per the Site Plan forming Schedule "B" to this Agreement.

2. Servicing

The property must be serviced by municipal water and sewer services and all water discharge to sanitary and storm sewers must be in accordance with the Township's Sewer Use Bylaw.

3. Site Access & Roads

The site shall be accessed as per the site plan forming Schedule "B" to this agreement. A permit shall be obtained from the road authority prior to the establishment of any new entranceway or any extension or relocation of the existing entranceway.

The parking surface area shall be maintained with a stable hard surface such as concrete or asphalt.

4. Refuse Storage and Disposal

The property shall be maintained in a neat and tidy condition and all refuse shall be deposited in proper containers which are screened from view. The owner shall be responsible for the disposal of refuse from his/her/their property.

5. Snow Removal

Snow removal is the responsibility of the owner.

6. Demolition

A demolition permit shall be obtained from the Township prior to the demolition of any buildings or structures on the property.

As per the Environmental Site Assessment by St. Lawrence Testing, dated November 29, 2022, the floor and ceiling tiles are to be tested for asbestos prior to beginning any demolition work. A designated substance report shall be provided to

**SITE PLAN CONTROL AGREEMENT
BETWEEN DENIS SIMARD AND
THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

the Township's Chief Building Official prior to any building or demolition permit being issued.

7. Lighting

Illuminated/lighted signage and lighting shall be designed, installed and maintained to:

- i) Prevent light spill over or glare onto the County road allowance; and
- ii) Prevent light spill over or glare onto the neighbouring residential properties; and
- iii) Prevent light from falling within the vision of motorists in such a manner as to create a traffic hazard; and
- iv) Not diminish or detract from the effectiveness of any traffic signal or similar safety or warning device,

as determined by the Director of Public Works of the United Counties of Leeds and Grenville or his/her designate.

8. Fence and Screening

Fencing shall be installed as shown on the plans forming Schedule "B" to this agreement. Required fencing shall be opaque, with a minimum height of 1.5m to provide screening for adjacent land uses. The fence shall be maintained by the Owner to the satisfaction of the Chief Building Official.

Fencing requirements may be changed without an amendment to this agreement, subject to meeting the provisions of the Township's Zoning Bylaw, and subject to the written approval of the Township's Chief Administrative Officer.












SPC_Agreement 08192024_161-163 Shanly

Final Audit Report

2024-09-16

Created:	2024-08-28
By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAArTzZMD3MXxcJKWC23dSQCLy4wBUUq8t

"SPC_Agreement 08192024_161-163 Shanly" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-08-28 - 3:53:12 PM GMT
-  Document emailed to Denis Simard (novanunavut@gmail.com) for signature
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2024-08-28 - 4:49:26 PM GMT
-  Document e-signed by Denis Simard (novanunavut@gmail.com)
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-  Document e-signed by Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-09-15 - 10:51:17 PM GMT - Time Source: server
-  Document emailed to Rebecca Crich (rcrich@twpec.ca) for signature
2024-09-15 - 10:51:19 PM GMT
-  Email viewed by Rebecca Crich (rcrich@twpec.ca)
2024-09-16 - 12:24:44 PM GMT
-  Document e-signed by Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-09-16 - 12:25:08 PM GMT - Time Source: server
-  Agreement completed.
2024-09-16 - 12:25:08 PM GMT



Adobe Acrobat Sign

Properties

PIN

68151 - 0069 LT

Description

LT 374 PL 25 CARDINAL; PT LT 363-364, 372-373, 375-377 PL 25 CARDINAL; PT MARJORIE ST PL 25 CARDINAL CLOSED BY PR112030, PT 3, 5, 15R8130; EDWARDSBURGH/CARDINAL

Address

161
163 SHANLY ROAD
CARDINAL

Applicant(s)

This Order/By-law affects the selected PINs.

Name

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

Address for Service

18 Centre Street
PO Box 129
Spencerville ON K0E 1X0

This document is being authorized by a municipal corporation Tory Deschamps, Mayor and Rebecca Crich, Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

File Number

Applicant Client File Number : 12410

Properties

PIN

68151 - 0069 LT

Description

LT 374 PL 25 CARDINAL; PT LT 363-364, 372-373, 375-377 PL 25 CARDINAL; PT MARJORIE ST PL 25 CARDINAL CLOSED BY PR112030, PT 3, 5, 15R8130; EDWARDSBURGH/CARDINAL

Address

161
163 SHANLY ROAD
CARDINAL

Consideration

Consideration

\$2.00

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
PO Box 129
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 Tory Deschamps, Mayor and Rebecca Crich, Clerk.

Statements

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

This notice is for an indeterminate period

Schedule: See Schedules

File Number

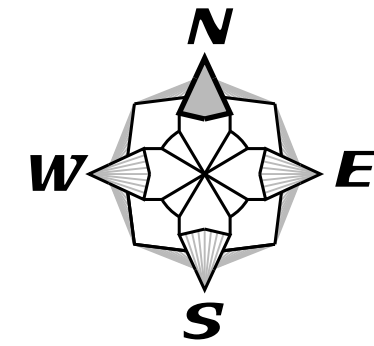
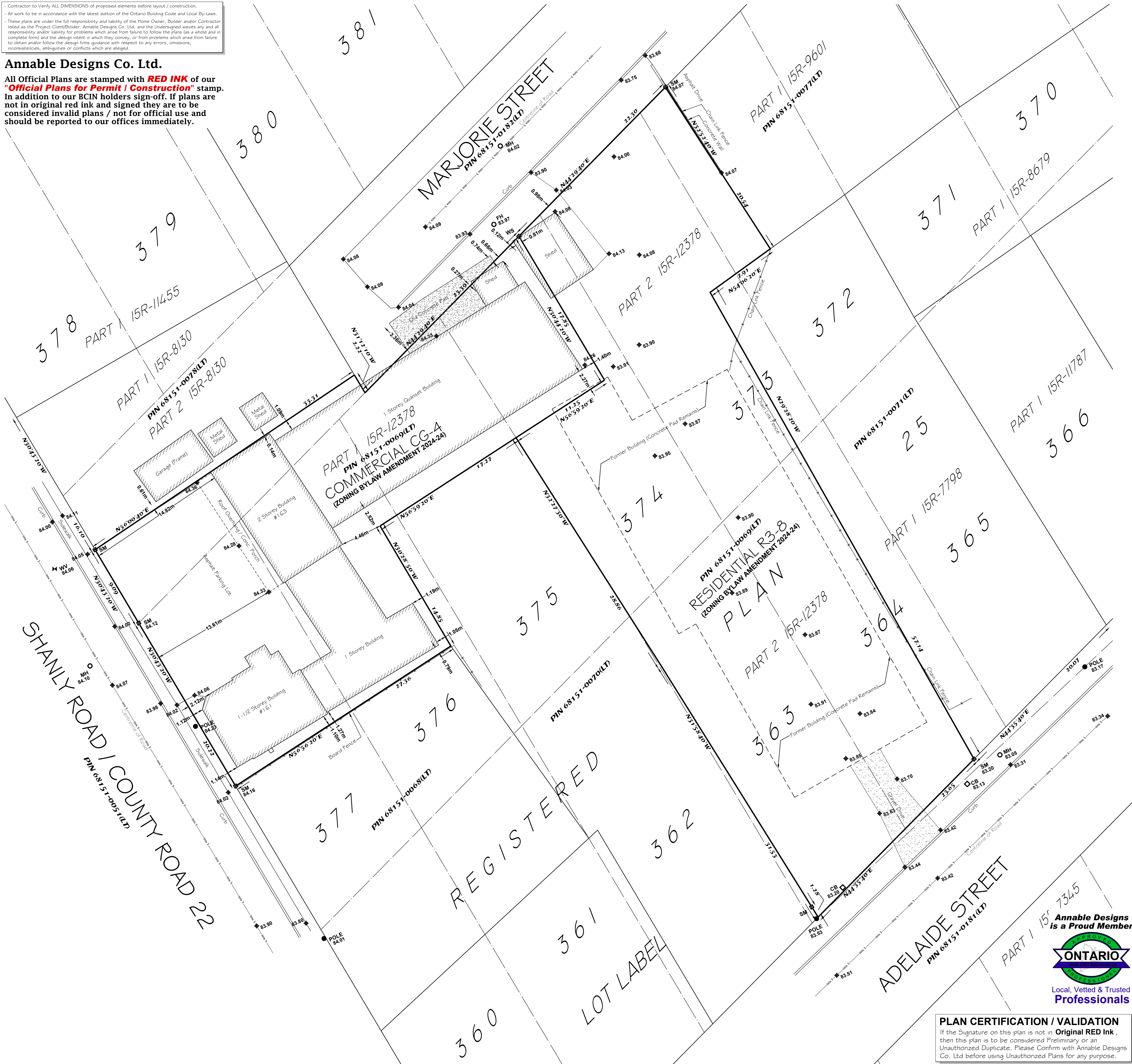
Applicant Client File Number :

12410

- Contractor to Verify ALL DIMENSIONS of proposed elements before layout / construction.
- All work to be in accordance with the latest edition of the Ontario Building Code and Local By-Laws.
- These plans are under the full responsibility and liability of the Home Owner, Builder and/or Contractor listed as the Project Client/Builder. Annable Designs Co. Ltd. and the undersigned waives any and all responsibility and/or liability for problems which arise from failure to follow the plans (as a whole and in complete form) and the design intent in which they convey, or from problems which arise from failure to obtain and/or follow the design firm guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged.

Annable Designs Co. Ltd.

All Official Plans are stamped with **RED INK** of our **"Official Plans for Permit / Construction"** stamp. In addition to our BCIN holders sign-off. If plans are not in original red ink and signed they are to be considered invalid plans / not for official use and should be reported to our offices immediately.

**Site Plan**

(EXISTING CONDITIONS)

Being:
LOT 374 & PART OF LOTS 363, 364, 372, 373
375, 376, 377 & PART OF MARJORIE STREET
REGISTERED PLAN 25
Formerly the Village of Cardinal
TOWNSHIP OF EDWARDSBURGH-CARDINAL
COUNTY OF GRENVILLE

0 2 4 6 8 10 20 METRES
DRAWING SCALE = 1 : 200m

CAUTION - NOT PLAN OF SURVEY

Annable Designs Co. Ltd. **IS NOT** an Ontario Surveyor/Firm. This Plan **IS NOT** a Legal Plan of Survey. This Plan should be to be read as a Compiled Plan of Data Available to the Public. This Plan shall not be used for any other purpose except for the purpose indicated in the Title Block.

ELEVATION NOTES:

EL1. ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND HAVE BEEN DERIVED FROM GPS, NAD83, CSRS 1987.0 AS PROVIDED BY CANNET GPS NETWORK. OBSERVED & COLLECTED BY ANNABLE DESIGNS CO. LTD. ON 14-06-2024

BOUNDARY / DATA USE:

BD1. ANNABLE DESIGNS CO IS NOT A REGISTERED LAND SURVEYOR AND THIS PLAN SHALL NOT BE USED AS A PLAN OF LEGAL SURVEY. FOR ALL PROPERTY LINE DISPUTES AND/OR PROPER IDENTIFICATION OF BOUNDARY CONTACT A LOCAL ONTARIO LAND SURVEYOR FOR A BUILDING LOCATION SURVEY.
BD2. DATA COLLECTED FROM THE SUBJECT SITE AND ADJUTING PROPERTIES HAS BEEN DONE IN A PROFESSIONAL AND TECHNICALLY TRAINED MANOR. ANNABLE DESIGNS CO. HAS USED COMMON PRACTICES AND KNOWLEDGE WITH THE ASSISTANCE OF SPECTRA PRECISION (GPS) EQUIPMENT.

GENERAL DESIGN NOTES:

D1. THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE PROJECT DESIGN PLANS THAT HAVE BEEN PREPARED BY ANNABLE DESIGNS CO. LTD.
D2. ALL DESIGN ELEMENTS AND SITE CONSTRUCTION FEATURES ILLUSTRATED SHALL CONFIRM TO THE EXISTING OFFICIAL PLANS AND ZONING BY-LAWS OF THE MUNICIPALITY. IN ADDITION TO ALL PROVINCIAL GUIDELINES, STANDARDS, AND REQUIREMENTS.

GENERAL SITE NOTES:

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- DENOTES Limits of Feature To Be Removed

MUNICIPAL FEATURE LEGEND
- DENOTES Town Zoning Setback

Did you know we much more than Design Firm?

- Residential House Design - Renovation/Aluminum Design - Commercial Design Consulting
- Agent / Consultant Services - Permit Variance Consulting - Development Consulting
- Topographic Data Collection - As-Built Measurements - Planning Applications / Report
- Compliance Review - Pre-Purchase Consulting - Digitization & 3D Rendering

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Planning Consultant / Design Consultant:
Annable Designs
RESIDENTIAL DESIGN-CONSULTING-PLANNING
EST. 2012

Brookville Offices: 224 King Street West, Brookville, Ontario
613-926-5350
info@annabledesigns.ca
www.annabledesigns.ca

PROJECT ID NUMBER

1722

SHEET NUMBER

SP1

AUTHORIZATION SIGNATURE - CONSULTANT

ANNABLE DESIGNS Co. Ltd.
(FIRM) DAVID T. ANNABLE - SR. DESIGNER

COMPLETION DATE: MAY 2024

COMPUTER NO: 1722-SP1.DWG

CAD BY: D. T. ANNABLE

SCALE: 1 : 200m

Rev. 06**PLAN CERTIFICATION / VALIDATION**

If the Signature on this plan is not in **Original RED Ink**, then this plan is to be considered Preliminary or an Unauthorized Duplicate. Please Confirm with Annable Designs Co. Ltd before using Unauthorized Plans for any purpose.

Annable Designs
is a Proud Member

Local, Vetted & Trusted Professionals

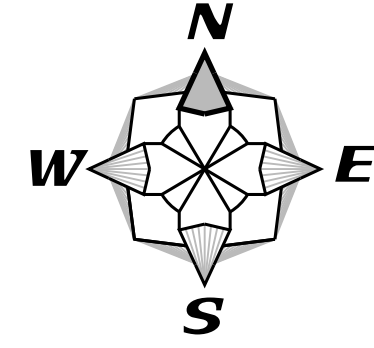
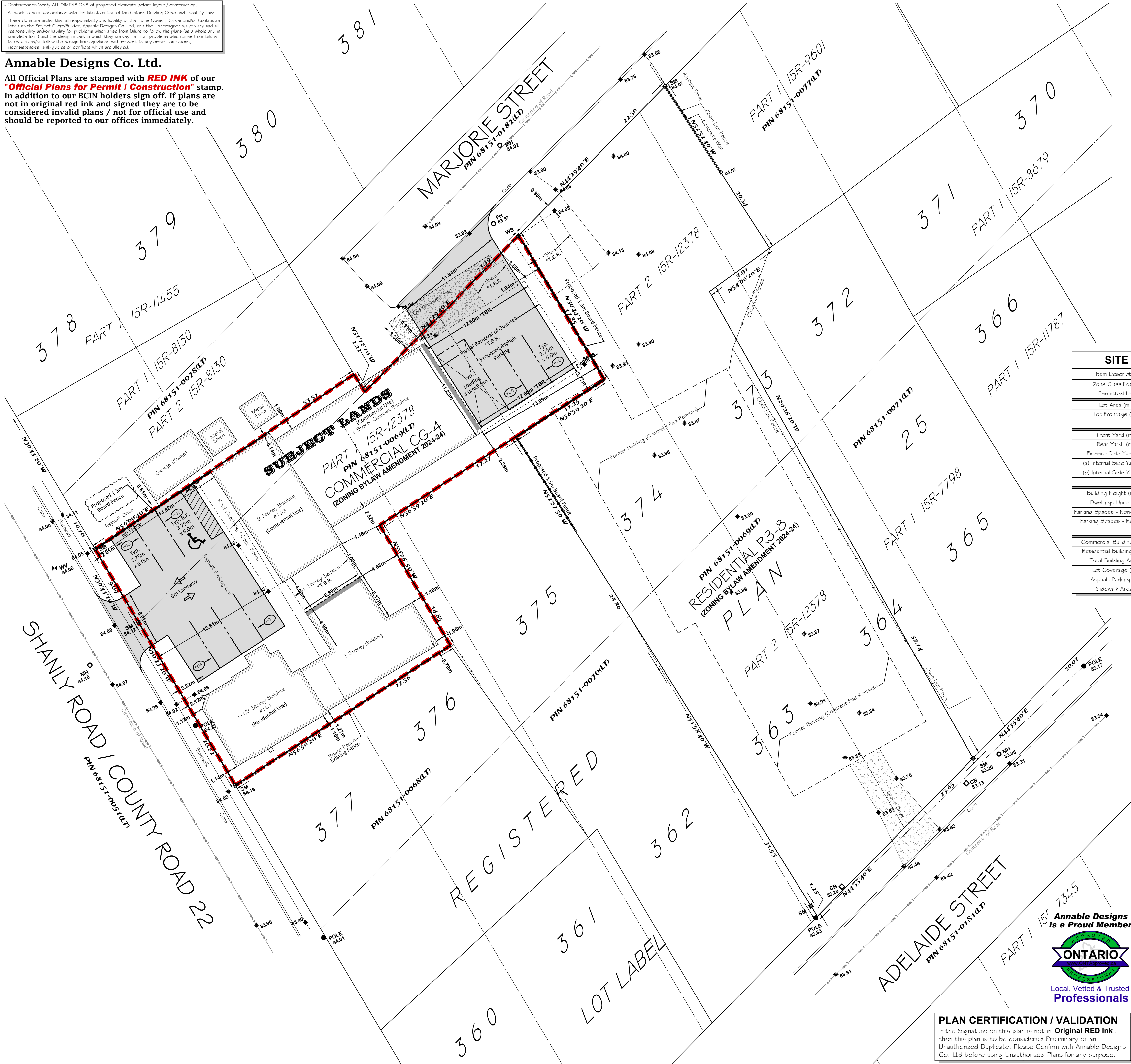
#	By	Date of Rev.	Description of Revision
6	DTA	AUG 16-24	REVISED & REISSUED : as per authorities comments
5	DTA	JULY 12-24	OFFICIAL RELEASE : APPLICATION
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1	DTA	JUNE 14-24	IN OFFICE : processing & preparing from site survey / data
-	DTA	MAY 21-24	OFFICE : project & design initiated internally

REVISIONS & RELEASES

- Contractor to Verify ALL DIMENSIONS of proposed elements before layout / construction.
- All work to be in accordance with the latest edition of the Ontario Building Code and Local By-Laws.
- These plans are under the full responsibility and liability of the Home Owner, Builder and/or Contractor listed as the Project Client/Builder. Annable Designs Co. Ltd. and the undersigned waives any and all responsibility and/or liability for problems which arise from failure to follow the plans (as a whole and in complete form) and the design intent in which they convey, or from problems which arise from failure to obtain and/or follow the design firm's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged.

Annable Designs Co. Ltd.

All Official Plans are stamped with **RED INK** of our **"Official Plans for Permit / Construction"** stamp. In addition to our BCIN holders sign-off, if plans are not in original red ink and signed they are to be considered invalid plans / not for official use and should be reported to our offices immediately.



Site Plan Control

For:
DENIS SIMARD
Being:
LOT 374 & PART OF LOTS 363, 364, 372, 373
375, 376, 377 & PART OF MARJORIE STREET
REGISTERED PLAN 25
Formerly the Village of Cardinal
TOWNSHIP OF EDWARDSBURGH-CARDINAL
COUNTY OF GRENVILLE

CAUTION - NOT PLAN OF SURVEY

Annable Designs Co., Ltd. **IS NOT** an Ontario Surveyor/Firm. This Plan **IS NOT** a Legal Plan of Survey. This Plan should be to be read as a Compiled Plan of Data Available to the Public. This Plan shall not be used for any other purpose except for the purpose indicated in the Title Block.

SITE AND ZONING STATISTICS & PROPOSALS

Item Description	Requirement	Proposed Structure	Notes
Zone Classification	CG-4	CG-4	---
Permitted Use	VARIOUS	VARIOUS	---
Lot Area (min)	1000.0 sqm	1242.31 sqm	---
Lot Frontage (min)	20.0	29.31 m	CG-4 states "Shanly Road"
Front Yard (min)	7.5 m	Varies as Illustrated	CG-4 states "Shanly Road"
Rear Yard (min)	7.5 m	Varies as Illustrated	"Marjorie Street"
Exterior Side Yard (min)	7.5 m	n/a	---
(a) Internal Side Yard (min)	3.0 m	Varies as Illustrated	---
(b) Internal Side Yard (min)	3.0 m	Varies as Illustrated	---
Building Height (means)	10.0 m	10.36 m	---
Dwellings Units (max)	12 units	12 units	---
Parking Spaces - Non-Residential	9	9	*as per CG-4 ZBA
Parking Spaces - Residential	1 per Dwelling Unit	1	*as per CG-4 ZBA
Commercial Building Area(s)		318.2 sqm	---
Residential Building Area(s)		202.3 sqm	---
Total Building Area(s)		520.5 sqm	---
Lot Coverage (max)	45%	42 %	*as per CG-4 ZBA
Asphalt Parking Area	---	360.6 sqm	---
Sidewalk Area(s)	---	---	---

ELEVATION NOTES:

EL1. ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND HAVE BEEN DERIVED FROM GPS, NAD83, CSRS 1987.0 AS PROVIDED BY CANMET GPS NETWORK. OBSERVED & COLLECTED BY ANNABLE DESIGNS CO. LTD. ON 14-06-2024

BOUNDARY / DATA USE:

BD1. ANNABLE DESIGNS CO. IS NOT A REGISTERED LAND SURVEYOR AND THIS PLAN SHALL NOT BE USED AS A PLAN OF LEGAL SURVEY. FOR ALL PROPERTY LINE DISPUTES AND/OR PROPER IDENTIFICATION OF BOUNDARY CONTACT A LOCAL ONTARIO LAND SURVEYOR FOR A BUILDING LOCATION SURVEY.
BD2. DATA COLLECTED FROM THE SUBJECT SITE AND ADJUTING PROPERTIES HAS BEEN DONE IN A PROFESSIONAL AND TECHNICALLY TRAINED MANOR. ANNABLE DESIGNS CO. HAS USED COMMON PRACTICES AND KNOWLEDGE WITH THE ASSISTANCE OF SPECTRA PRECISION (GPS) EQUIPMENT.

GENERAL DESIGN NOTES:

D1. THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE PROJECT DESIGN PLANS THAT HAVE BEEN PREPARED BY ANNABLE DESIGNS CO. LTD.
D2. ALL DESIGN ELEMENTS AND SITE CONSTRUCTION FEATURES ILLUSTRATED SHALL CONFIRM TO THE EXISTING OFFICIAL PLANS AND ZONING BY-LAWS OF THE MUNICIPALITY. IN ADDITION TO ALL PROVINCIAL GUIDELINES, STANDARDS, AND REQUIREMENTS.

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PROJECT ID NUMBER

1722

SHEET NUMBER

SP3

AUTHORIZATION SIGNATURE - CONSULTANT

ANNABLE DESIGNS Co. Ltd.
(FIRM) DAVID T. ANNABLE - SR. DESIGNER

COMPLETION DATE: MAY 2024

COMPUTER NO: 1722-SP3.DWG

CAD BY: D. T. ANNABLE

SCALE: 1 : 200m

Rev. 06

PLAN CERTIFICATION / VALIDATION

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-	DTA	MAY 21-24	OFFICE : project & design initiated internally

ACKNOWLEDGEMENT AND DIRECTION

TO: Warren Leroy
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: SPC for Bylaw 2024-44 Denis Simard ("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

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- ☐ 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 ON, this _____ day of September, 2024.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

TSD
Tory Deschamps (Oct 1, 2024 06:14 EDT)

Tory Deschamps, Mayor.

Rebecca Crich
Rebecca Crich, Clerk.

We have authority to bind the Corporation.









Acknowledgement and Direction Report Simard SPCA

Final Audit Report

2024-10-01

Created:	2024-09-25
By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGIM3VoRuWI4ygrXjT-jozgUzjq08ETJ

"Acknowledgement and Direction Report Simard SPCA" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-09-25 - 6:21:15 PM GMT
-  Document emailed to Tory Deschamps (mayor@twpec.ca) for signature
2024-09-25 - 6:21:25 PM GMT
-  Email viewed by Tory Deschamps (mayor@twpec.ca)
2024-10-01 - 10:14:30 AM GMT
-  Document e-signed by Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-10-01 - 10:14:55 AM GMT - Time Source: server
-  Document emailed to Rebecca Crich (rcrich@twpec.ca) for signature
2024-10-01 - 10:14:56 AM GMT
-  Email viewed by Rebecca Crich (rcrich@twpec.ca)
2024-10-01 - 12:40:02 PM GMT
-  Document e-signed by Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-10-01 - 12:40:13 PM GMT - Time Source: server
-  Agreement completed.
2024-10-01 - 12:40:13 PM GMT

ACKNOWLEDGEMENT AND DIRECTION

TO: Warren Leroy
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: Bylaw 2024-44 Denis Simard ("the transaction")
(Insert brief description of transaction)

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THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

Tory Deschamps
Tory Deschamps (Ont. L. 3824 9613 037)

Tory Deschamps, Mayor.

Rebecca Crich
Rebecca Crich, Clerk.

We have authority to bind the Corporation.









Acknowledgement and Direction Report - Denis simard bylaw

Final Audit Report

2024-10-01

Created:	2024-09-25
By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgyccLXPuRhGXIZ12GrMBc8bO0Q-vGGum

"Acknowledgement and Direction Report - Denis simard bylaw" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-09-25 - 5:38:41 PM GMT
-  Document emailed to Tory Deschamps (mayor@twpec.ca) for signature
2024-09-25 - 5:38:54 PM GMT
-  Email viewed by Tory Deschamps (mayor@twpec.ca)
2024-10-01 - 10:15:14 AM GMT
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-  Document emailed to Rebecca Crich (rcrich@twpec.ca) for signature
2024-10-01 - 10:15:40 AM GMT
-  Email viewed by Rebecca Crich (rcrich@twpec.ca)
2024-10-01 - 12:40:27 PM GMT
-  Document e-signed by Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-10-01 - 12:40:34 PM GMT - Time Source: server
-  Agreement completed.
2024-10-01 - 12:40:34 PM GMT

ACKNOWLEDGEMENT AND DIRECTION

TO: Warren Leroy
(Insert lawyer's name)

AND TO: AULT & AULT
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(Insert brief description of transaction)

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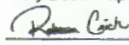
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Dated at Spencerville ON, this _____ day of September, 20 24.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL


Tory Deschamps (C.O. L. 2024-09-08 007)

Tory Deschamps, Mayor.



Rebecca Crich, Clerk.

We have authority to bind the Corporation.









Acknowledgement and Direction Report Denis Simard bylaw

Final Audit Report

2024-10-01

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By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9tMpB4vmFF2sfW_V-zvsicOESOhfpyNw

"Acknowledgement and Direction Report Denis Simard bylaw" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-09-25 - 5:29:10 PM GMT
-  Document emailed to Tory Deschamps (mayor@twpec.ca) for signature
2024-09-25 - 5:29:16 PM GMT
-  Email viewed by Tory Deschamps (mayor@twpec.ca)
2024-10-01 - 10:15:58 AM GMT
-  Document e-signed by Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-10-01 - 10:16:44 AM GMT - Time Source: server
-  Document emailed to Rebecca Crich (rcrich@twpec.ca) for signature
2024-10-01 - 10:16:45 AM GMT
-  Email viewed by Rebecca Crich (rcrich@twpec.ca)
2024-10-01 - 12:40:38 PM GMT
-  Document e-signed by Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-10-01 - 12:40:46 PM GMT - Time Source: server
-  Agreement completed.
2024-10-01 - 12:40:46 PM GMT