

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
BYLAW NO. 2017-17**

**"A BYLAW TO AUTHORIZE THE AMENDMENT OF
A SITE PLAN CONTROL AGREEMENT
AS AUTHORIZED BY BY-LAW 2015-19"**

WHEREAS: The Council of the Corporation of the Township of Edwardsburgh/ Cardinal has entered into a Site Plan Control Agreement with Bob, Claire & Company Inc. respecting the development of a property described as:

Concession 1 Pt Lot 34
Plan 90 Pt Lot A
Parts 2 to 5 on Reference Plan 15R9219
Geographic Township of Edwardsburgh
Now Township of Edwardsburgh/ Cardinal
County of Grenville
Property Roll #07-01-701-020-10600
PIN 68155-0630

AND WHEREAS: The Council of the Corporation of the Township of Edwardsburgh/ Cardinal deems it advisable to amend this site plan agreement;

AND WHEREAS: Authority is granted under Section 41 of the Planning Act, RSO 1990, to the Council of the Corporation of the Township of Edwardsburgh/ Cardinal to enter into and amend such an agreement;

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

1. That By-law 2015-19 is amended by replacing Schedule "B" Site Plan with the attached Site Plan.
2. That the structures identified as "Proposed Silos" on Schedule "B" may not be constructed unless and until a Minor Variance or Zoning Bylaw Amendment is achieved by the property owner at his cost to permit the encroachment into the east sideyard setback of the property.
2. That all other provisions of By-law 2015-19 and its associated schedules shall remain in force and effect.

Read a first and second time in open Council this 27th day of March, 2017.

Read a third and final time, passed, signed and sealed in open Council this 27th day of March, 2017.



Mayor



D. Clerk

CAUTION
Annable Designs is NOT a Survey Firm. This is NOT a Plan of Survey.
This Plan should be used as a Conceptual Plan of Development
to the Public. This Plan should not be used for any other purpose except
for the purpose indicated in the Title Block.

SOLAR FARM DEVELOPMENT

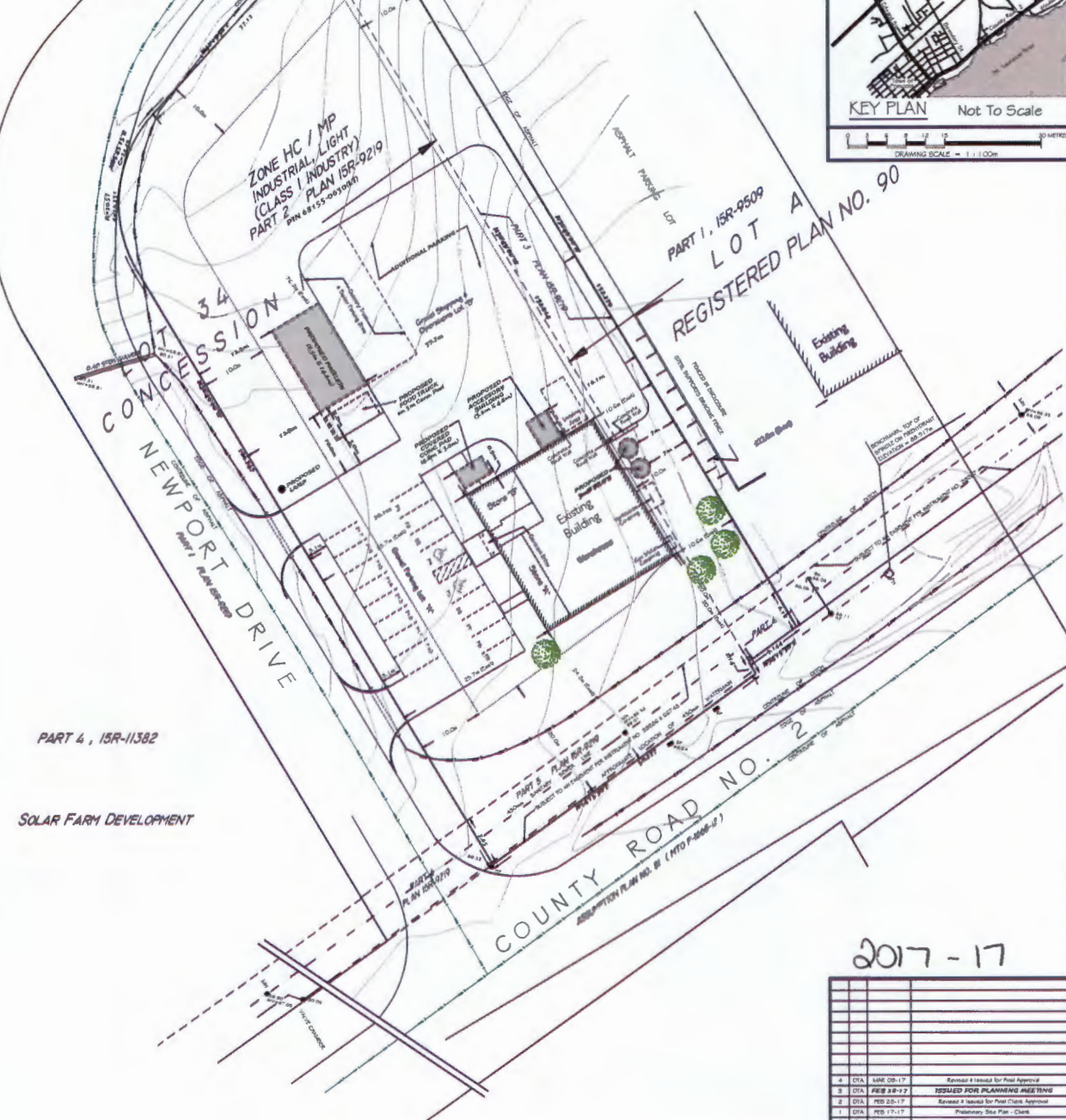
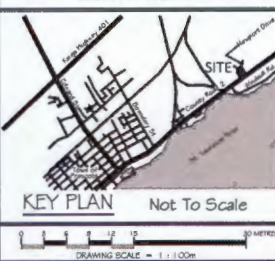
PART 8, ISR-8019

PART 1, ISR-9509



Site Plan Proposal PHASE 2

For:
Grenville Craft Beverages
Being:
PART OF LOT 34 - CONCESSION 1
and
PART OF LOT A - REGISTERED PLAN NO. 90
TOWNSHIP OF EDWARDSBURGH-CARDINAL
COUNTY OF GRENVILLE



PART 4, ISR-11382

SOLAR FARM DEVELOPMENT

COUNTY ROAD NO. 2
REGISTERED PLAN NO. 90

SITE STATISTICS AND ZONING CALCULATIONS									
Item	HC - Highway Commercial Zone Requirements	MP - Industrial Park Zone Requirements	PHASE 1 - Initial Development (PDS 2015)	Proposed Development - PHASE 2		PHASE 2 - Final Development (PDS 2015)	PHASE 2 - Final Development (PDS 2015)	PHASE 2 - Final Development (PDS 2015)	PHASE 2 - Final Development (PDS 2015)
County Road Setback (m)	20 m (Per 4.37)	10 m	20 m	20 m	20 m	20 m	20 m	20 m	20 m
Front Yard (m)	5 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
Rear Yard (m)	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
External Side (m)	5 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
Internal Side (m)	5 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
Building Height (m)	14 m	15 m	15 m	15 m	15 m	15 m	15 m	15 m	15 m
Lot Area	1,000 sq m	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha
Max Building Area	1,000 sq m	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha	1 ha
Other Building Footprint									
Lot Coverage	30 %	30 %	30 %	30 %	30 %	30 %	30 %	30 %	30 %
Parking Spaces	16 (Per 4.29 - Other Commercial)	17 Spaces	17 Spaces	17 Spaces	17 Spaces	17 Spaces	17 Spaces	17 Spaces	17 Spaces
Barrier Free Parking		2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces
Loading Spaces	1 Loading Space (Per 4.24)	1 Space	1 Space	1 Space	1 Space	1 Space	1 Space	1 Space	1 Space

DESIGN NOTES:

- This Site Plan should be read in conjunction with Architectural Plans that have been prepared by Annable Designs for this Property.
- All Design Elements and Site Construction Elements shall conform to the Existing Official Plan and Zoning By-Laws of the Local Township Authority.
- Measurements have been conducted by Annable Designs to confirm and verify areas of the Subject Property and Structures of this property. Some Portions are to be assumed "Representative" or "For Information Only".
- Distances shown on this Plan are in METERS and are to be assumed to be true by Double Check.
- Boundaries and Coordinates are Derived from GTS, NAD83, CGRS (1987) G.
- Contributor to confirm utility easements to determine Type, Location and Configuration of Key and All Services.
- Contributor to obtain all necessary permits and to verify all dimensions and elevations prior to start of construction.

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 before using Unauthorized Plans for any purpose.

2017 - 17

Rev	Date	Description
1	2017-05-17	Revised 4 sheets for Final Approval
2	2017-05-17	ISSUED FOR PLANNING MEETING
3	2017-05-17	Revised 4 sheets for Final Approval
4	2017-05-17	Revised 4 sheets for Final Approval
5	2017-05-17	Revised 4 sheets for Final Approval
6	2017-05-17	Revised 4 sheets for Final Approval
7	2017-05-17	Revised 4 sheets for Final Approval
8	2017-05-17	Revised 4 sheets for Final Approval
9	2017-05-17	Revised 4 sheets for Final Approval
10	2017-05-17	Revised 4 sheets for Final Approval
11	2017-05-17	Revised 4 sheets for Final Approval
12	2017-05-17	Revised 4 sheets for Final Approval
13	2017-05-17	Revised 4 sheets for Final Approval
14	2017-05-17	Revised 4 sheets for Final Approval
15	2017-05-17	Revised 4 sheets for Final Approval
16	2017-05-17	Revised 4 sheets for Final Approval
17	2017-05-17	Revised 4 sheets for Final Approval
18	2017-05-17	Revised 4 sheets for Final Approval
19	2017-05-17	Revised 4 sheets for Final Approval
20	2017-05-17	Revised 4 sheets for Final Approval

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PROJECT ID NUMBER
664

SHEET NUMBER
SP2

AUTHORIZATION SIGNATURE - CONSULTANT
ANNABLE DESIGNS
Date: 1 month - 05/05/2017

COMPLETION DATE: FEBRUARY 2017
COMPUTER NO: 664-SP2.DWG
BY: D. T. ANNABLE
SCALE: 1:300M
Rv.4