

Township of Edwardsburgh/Cardinal

www.edwardsburghcardinal.ca

P.O. BOX 129,
18 CENTRE ST.
SPENCERVILLE, ONT.
K0E 1X0

PHONE: 613-658-3055
FAX: 613-658-3445
TOLL FREE: 866-848-9099
E-MAIL: mail@twpec.ca

February 22, 2012

Ms. Carolyn Hedge
Ault & Ault
522 St. Lawrence Street
Winchester, Ontario
K0C 2K0

Dear Carolyn:

RE: SITE PLAN CONTROL AGREEMENTS

Enclosed please find fully executed site plan control agreements between the municipality and owners of land at 2519 Buckwheat Road and 2610 McNeilly Road.

Please arrange for registration of these documents on the title of the lands at your earliest convenience.

I would appreciate receiving confirmation once registration is complete.

Yours truly,

Debra McKinstry
Clerk/Planning Administrator

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
BYLAW NO. 2012-10**

**"A BYLAW 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 Jurek Stobiecki and Wieslawa Stobiecki respecting the development of a property described as:

Concession 4, Part Lot 26
Geographic Township of Edwardsburgh
Now Township of Edwardsburgh/Cardinal
County of Grenville
Property Roll #07-01-701-030-21500
2610 McNeilly Road

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 an agreement;

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


1. That the Head of Council and Clerk be and are hereby authorized to execute an agreement with Jurek Stobiecki and Wieslawa Stobiecki; copy of the said agreement is attached to this Bylaw.

Read a first and second time in open Council this 23rd day of January, 2012.

Read a third and final time, passed, signed and sealed in open Council this 23rd day of January, 2012.



Mayor



Clerk

CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL

**SITE PLAN CONTROL AGREEMENT
AS AUTHORIZED BY BYLAW 2012-10**

THIS AGREEMENT made in triplicate this 27th day of January, 2012

BETWEEN: JUREK STOBIECKI AND WIESLAWA STOBIECKI

Hereinafter called the "Owners" 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;

AND WHEREAS: The described land is zoned as a Rural zone under the Township of
Edwardsburgh restricted area Zoning Bylaw 97-30, as amended;

AND WHEREAS: The owner wishes to develop the owner's lands according to the
requirements of Bylaw 97-30, as amended;

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. 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.

Site Plan Control Agreement
2610 McNeilly Road

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 Bylaw 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

) Bill Moran
) Mayor

) Jim Kinsley
) Clerk

) Don Jurek
) Jurek Stobiecki

) Wieslawa Stobiecki
) Wieslawa Stobiecki

SCHEDULE "A"
Site Plan Control Agreement
2610 McNeilly Road

TO AGREEMENT EXECUTED THE 27th day of January, 2012.

BETWEEN: JUREK STOBIECKI AND WIESLAWA STOBIECKI

AND: THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL

DESCRIPTION OF THE PROPERTY

Concession 4, Part Lot 26
Geographic Township of Edwardsburgh
Now Township of Edwardsburgh/Cardinal
County of Grenville
Property Roll #07-01-701-030-21500
2610 McNeilly Road

SCHEDULE "B"
Site Plan Control Agreement
2610 McNeilly Road

TO AGREEMENT EXECUTED THE 27th DAY OF January, 2012

MASSING AND CONCEPTUAL PLAN SITE PLAN

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

Exhibit 1 - (Appendix "A") Site Plan

SCHEDULE "C"
Site Plan Control Agreement
2610 McNeilly Road

TO AGREEMENT EXECUTED THE 27th DAY OF JANUARY, 2012

1. ACCESS FACILITIES

- a) 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.

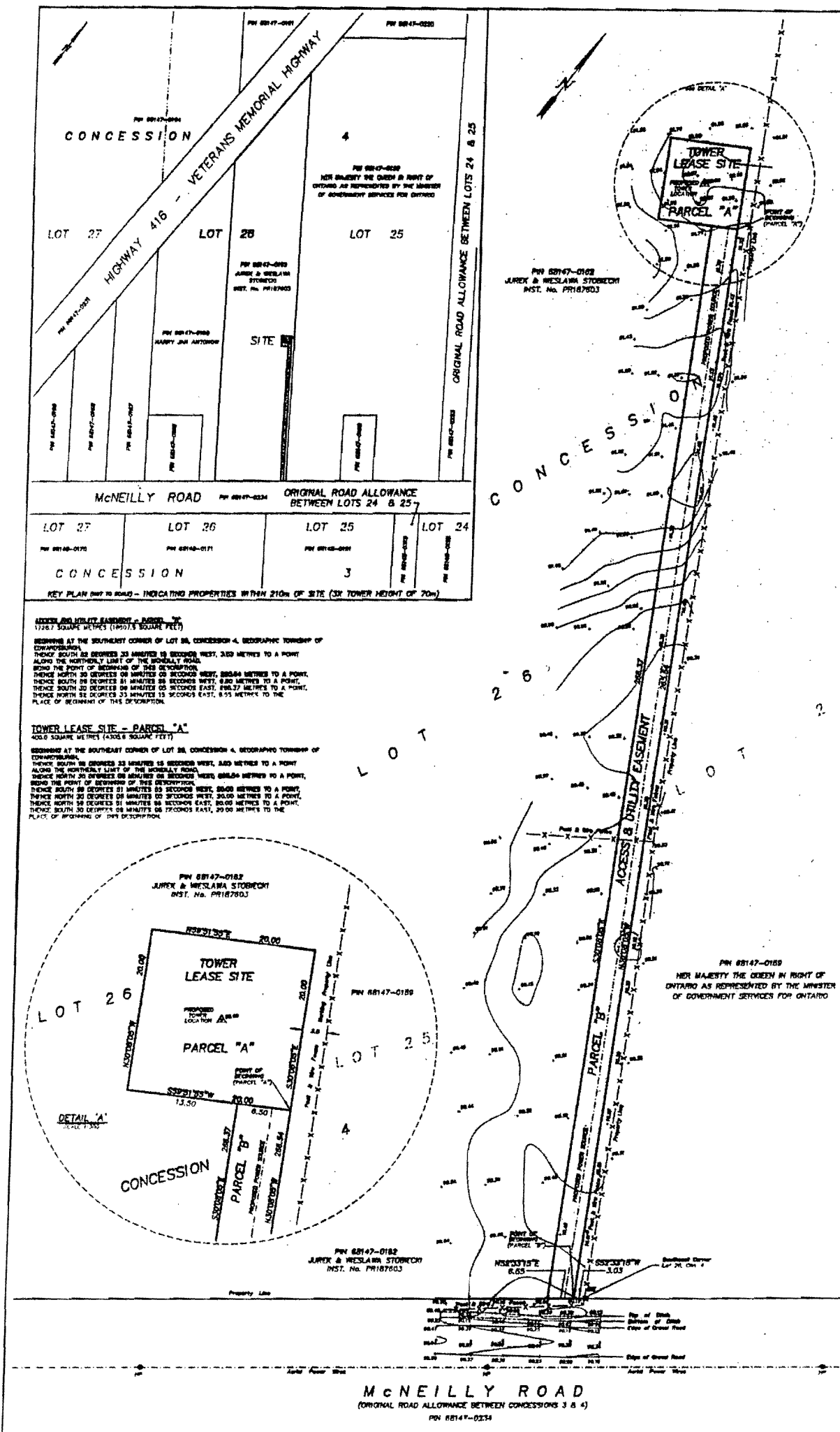
4. LOCATION OF BUILDING STRUCTURES AND FACILITIES

- 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.

Appendix A- Site Plan



COPYRIGHT © IVAN B. WALLACE O.L.S. LTD. 2011
PRELIMINARY SITE SURVEY ON
PART OF LOT 28,
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH)
TOWNSHIP OF EDWARDSBURGH/CARDIN
COUNTY OF GRENVILLE

SCALE RATIO : 1 TO 600

IVAN B. WALLACE O.L.S. LTD.

SBA SITE INFORMATION

PROPERTY OWNER
Jurek & Wieslawa Stabacki

PROPERTY ADDRESS
2610 McMillen Road, Spencerville, Ontario, Canada
PIN G8H 4T-0182

LAT/LONG OF PROPOSED TOWER A
latitude = 44°47'58.7"N / longitude = 75°30'22.8"W

AREAS
TOWER LEASE SITE - PARCEL "A"
= 400.0m² (4305.61ft²)
ACCESS AND UTILITY EASEMENT - PARCEL "T"
= 1726.7m² (18607.51ft²)

EASEMENTS
Land Registry office title search revealed no easements on the TOWER LEASE SITE - PARCEL "A", or the ACCESS AND UTILITY EASEMENT - PARCEL "B"

LEGEND

- denotes property line
 denotes Tower Lanes Site and Tower R.O.W.
 SSB denotes short standard iron bar
 SB denotes standard iron bar
 IB denotes iron bar
 —○— denotes survey monument planted
 — denotes survey monument found
 PH denotes Ontario Property Identification #
 ▲ denotes proposed centre of tower
 H₂O denotes hydrate
 TO denotes spot elevation
 D denotes top of ditch
 BD denotes bottom of ditch
 CD denotes corrugated steel pipe

NOTES

BEARINGS:
Bearings are UTM Grid, derived from observed reference points by Real Time Network observations, UTM Zone 11 NAD83(CSRS(1997)).

ELEVATIONS

Elevations are geodetic and referred to the Canadian Geodetic Vertical Datum (CGVD28) by direct measurements to the CAN-NET one network.

METRIC

Distances shown hereon are in metres and can be converted to feet by dividing by 0.3048.

Distances are ground and can be converted to grid by multiplying by the combined scale factor of 0.999811.

CONTOURS



Shown here are drawn at 0.20 metre intervals.

TITLE REVIEW

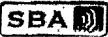
No conflicts have been found with the title commitment prepared by the Chicago Title Insurance Company.
(Commitment # 0900-~~xxxx~~)

SURVEYOR'S CERTIFICATE

1. The survey was completed on November 2, 2011.

November 3, 2011 
Date 
Dwayne Cummings
Ontario Land Surveyor

Ln.	Date	By	Remarks
1	2015.11.03	J	Draft SRA Site Survey
2	yyyy-mm-dd	a	a
3	yyyy-mm-dd	a	a



SBA Communications Corporation

488 DeLoe-Jones Street, Suite 400,
Montreal, Quebec, H3T 2T1

4881 Route Jean Jacques, Suite 401,
Montreal, Quebec, H2T 2T1

SITE Name: CRYSTAL ROCK	SITE Number: CRI-70697-B
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IVAN E. WALLACE
ONTARIO LAND SURVEYOR LTD.

71 Mowat Court, Unit 1, Bowmanville, Ontario, L7C 4N4
p 905.623.2215 | f 905.623.0912 | 1.800.477.6946
bowmanville@hvacprosystems.com
Toronto | Bowmanville | Cobourg | Thimbleton | Peterborough

DWG Name: 3-9637-TOPO	PLT DATE: NOV. 3, 2011
DRAWN BY: JP	CHECKED BY: DC