

**CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH/CARDINAL**

**BY-LAW NO. 2018-25**

**“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 the Upper Canada District School Board respecting development of a property described as:

8 Second St., Johnstown  
CON 1 PT LOT 1 PT LOT 2 2<sup>ND</sup> ST NS PT LOT 1 PT LOT 2 3<sup>RD</sup> ST SS PT LOT 1  
PT  
LOT 2 3<sup>RD</sup> ST NS PART 3<sup>RD</sup> ST CLOSED  
Geographic Township of Edwardsburgh  
Now Township of Edwardsburgh/Cardinal  
County of Grenville  
Property Roll # 0701-701-01523400

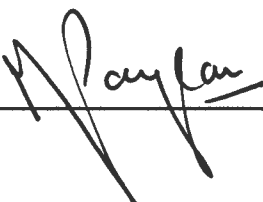

**AND WHEREAS:** Authority is granted under Section 41 of the Planning Act, RSO 1990, c.P. 13, as amended to the Council of the Corporation of the Township of Edwardsburgh/Cardinal to enter into such agreement;

**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 the Upper Canada District School Board 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 23<sup>rd</sup> day of April, 2018.

Read a third and final time, passed, signed and sealed in open Council this 23<sup>rd</sup> day of April, 2018.

|  |  |
|--|--|
| <br>_____<br><b>Mayor</b> | <br>_____<br><b>Deputy Clerk</b> |
|--|--|

**RECEIVED**  
**MAY 14 2018**  
**TOWNSHIP OF EDWARDSBURGH/CARDINAL**

**THE CORPORATION OF THE  
TOWNSHIP OF EDWARDSBURGH/CARDINAL  
SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2018-25**

**THIS AGREEMENT** made in duplicate this 8<sup>th</sup> day of May, 2018

**BETWEEN:** THE UPPER CANADA DISTRICT SCHOOL BOARD

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/Cardinal designated all of the lands in the Township of Edwardsburgh/Cardinal 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. 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 Government of Canada, the Province of Ontario or any agency thereof, the Municipality 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.

**2. Schedules**

The Owner hereby agrees that prior written approval by the Municipality 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:

2.1 Schedule "A" -Legal Description of the Land to which this Agreement applies.

2.2 Schedule "B" -Site Plan.

2.3 Schedule "C" -Special Conditions.

### **3. Land to Which this Agreement Applies**

This Agreement is deemed to apply to the lands described in Schedule "A".

### **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. Default**

In the event of a default or for reasons of public safety, the Municipality may, at the expense of the Owner, enter upon the lands and do all such matters and things as may be required. Such costs, including overhead, 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.

### **6. 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.

### **7. 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.

WITNESS

*L. Webster*

*8 May 2018*

(signature)

UPPER CANADA DISTRICT  
SCHOOL BOARD

Per: *S. G. [unclear]*

Per: *[Signature]*

CORPORATION OF THE  
TOWNSHIP OF  
EDWARDSBURGH/CARDINAL

*[Signature]*  
Mayor

*[Signature]*  
Clerk

Municipal Seal

SCHEDULE "A"  
Legal Description

TO AGREEMENT EXECUTED THE 8<sup>th</sup> day of May, 2018.

**BETWEEN:** THE UPPER CANADA DISTRICT SCHOOL BOARD

**AND:** THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH  
CARDINAL

**DESCRIPTION OF THE PROPERTY**

8 SECOND ST, JOHNSTOWN  
CON 1 PT LOT 1 PT LOT 2 2ND ST NS PT LOT 1 PT LOT 2 3RD ST SS PT LOT 1 PT  
LOT 2 3RD ST NS PART 3RD ST CLOSED  
GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH  
NOW TOWNSHIP OF EDWARDSBURGH/CARDINAL  
COUNTY OF GRENVILLE  
Property Roll # 0701 701 01523400

SCHEDULE "B"  
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 8<sup>th</sup> day of May, 2018.

**BETWEEN:** THE UPPER CANADA DISTRICT SCHOOL BOARD

**AND:** THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH  
CARDINAL

**CONCEPTUAL PLAN SITE PLAN**

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

- Exhibit 1 - Site Plan
- Exhibit 2 - Area where snow shall not be piled

SCHEDULE "C"  
Special Conditions

TO AGREEMENT EXECUTED THE 8<sup>th</sup> day of May, 2018.

**BETWEEN:** THE UPPER CANADA DISTRICT SCHOOL BOARD

**AND:** THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH  
CARDINAL

1. ACCESS FACILITIES

As per site plan forming Exhibit No. 1 of Schedule "B".

2. LANDSCAPING

As per site plan forming Exhibit No. 1 of Schedule "B".

4. SNOW CLEARING AND PILING

Snow cleared from the driveway located off of Second Street or Mary Street shall not be piled at the corner of Second and Mary Street and all sight lines shall remain unobstructed. This is indicated in Exhibit 2 of Schedule "B"

5. LOCATION OF BUILDING STRUCTURES AND FACILITIES

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



**LEGEND**

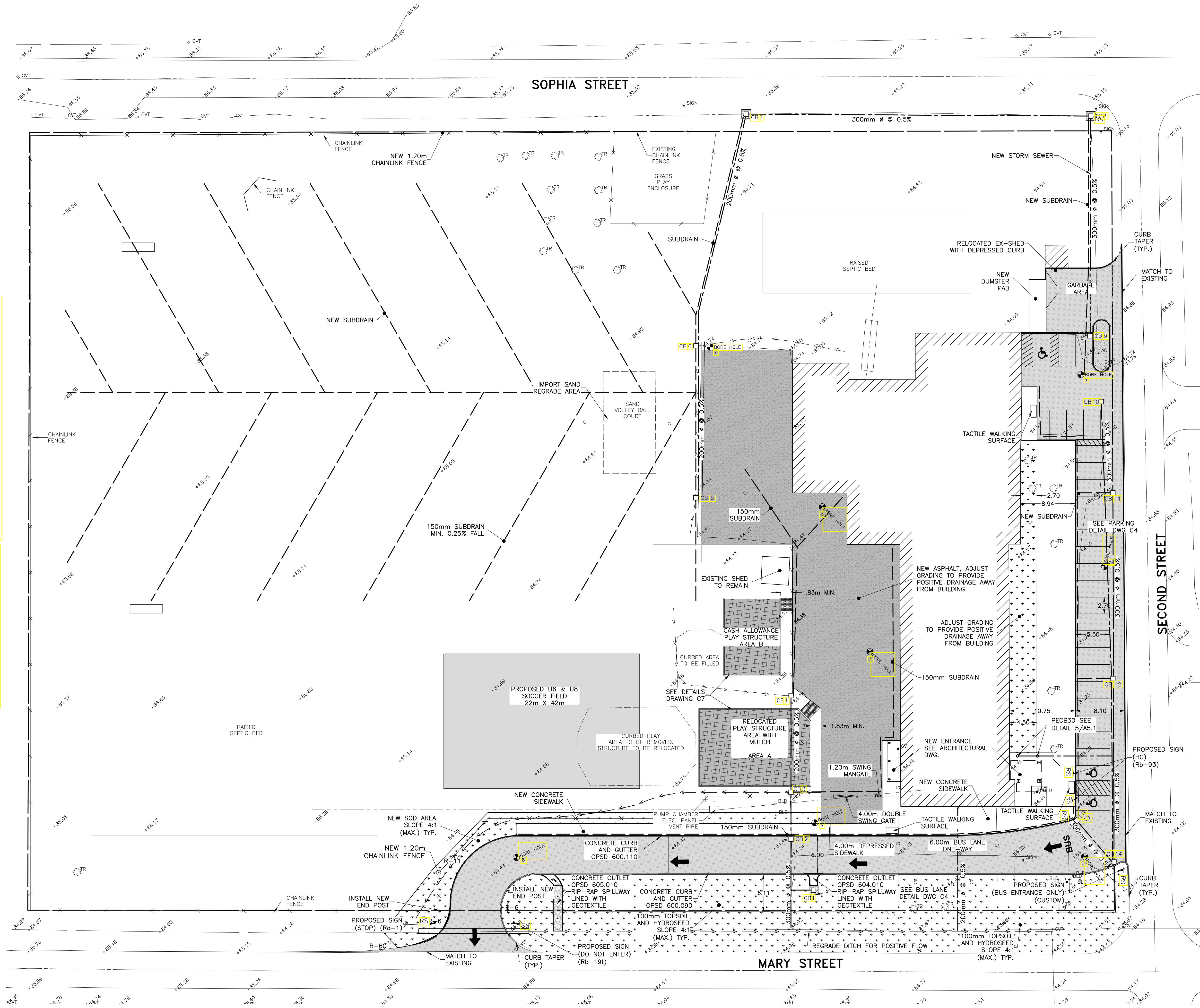
× 99.90  
99.90  
99.90  
108.30  
2.5%

DIRECTION OF DRAINAGE

LIGHT DUTY ASPHALT  
HEAVY DUTY ASPHALT  
CONCRETE SIDEWALK  
CONCRETE PAVER SIDEWALK  
NEW GRASS AREA  
MULCHED AREA  
PAINTED TRAFFIC ARROW

- PROJECT NOTES**
- ANY DISTURBED AREAS TO BE REPAIRED WITH 100mm TOPSOIL AND HYDRO SEEDING.
  - HYDRO SEED TO BE CANADA PEDIGREED GRADE:  
55% CREEPING RED FESCUE  
27% CANADA BLUE GRASS  
15% PERENNIAL RYE GRASS  
3% WHITE CLOVER  
MULCH: SPECIALLY MANUFACTURED FOR USE IN HYDRAULIC SEEDING EQUIPMENT, NON-TOXIC, WATER ACTIVATED, GREEN COLOURING, FREE OF GERMINATION AND GROWTH INHIBITING FACTORS AND AS PER OPSS.MUNI 804
  - CONTRACTOR TO KEEP SEED WATERED UNTIL GERMINATED AND ESTABLISHED FOR FIRST CUTTING.
  - SOD AREAS - SEE DRAWING C5 FOR SPECIFICATIONS.
  - COMPACTION TESTING TO BE ARRANGED AND PAID FOR BY UCDSB. ALLOW 48 HOURS NOTICE TO PROJECT MANAGER TO ARRANGE FOR TESTING.
  - SAWCUT ASPHALT WHERE FITTING TO EXISTING ASPHALT PRIOR TO PAVING.
  - SIGNS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL.

- STORM SEWER TRACER WIRE NOTES**
- TRACER WIRE SHALL BE INSTALLED ON STORM SEWER. TRACER WIRE SHALL BE 10 GAUGE, 7 STRAND, JACKETED.
  - THE WIRE IS TO BE LAID ALONG WITH PIPE IN THE TRENCH AND STRAPPED TO THE TOP OF THE PIPE WITH TAPE. THE WIRE SHALL BE BROUGHT TO THE SURFACE INSIDE STRUCTURE AND SCREWED TO SIDEWALL. ANY WIRE JOINTS WILL BE ENCLOSED IN "KLIK-IT" WIRE SPLICE CLOSURES.
  - ALL TRACE WIRE TERMINATION POINTS ARE INSIDE STRUCTURES.
  - UPON COMPLETION OF THE STORM SEWER, THE TRACER WIRE SHALL BE TESTED FOR CONTINUITY AND ANY BREAKS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



**NOTES:**

- ALL PARKING SPACES SHALL BE PAINTED WITH WHITE OR YELLOW TRAFFIC PAINT.
- HANDICAPPED PARKING SPACES TO BE PAINTED STANDARD BLUE OVERLAIN WITH THE INTERNATIONAL SYMBOL FOR DISABLED PERSON.

**NOTE:**  
CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TYPE, LOCATION, AND CONFIGURATION OF EXISTING PLANT.

**EASTERN ENGINEERING GROUP INC.**  
BUILDING CODE IDENTIFICATION No. 19467  
CLASSES OF REGISTRATION:

|                     |                 |
|---------------------|-----------------|
| BUILDING SERVICES   | LARGE BUILDINGS |
| BUILDING STRUCTURAL | ON SITE SEWAGE  |
| HOUSE               | SMALL BUILDINGS |

|     |    |            |                        |
|-----|----|------------|------------------------|
| 0   | CJ | 2018-03-02 | FOR SITE PLAN APPROVAL |
| No. | By | Date       | Revisions              |

All drawings, specifications and related documents are the copyright property of the Engineer and must be returned upon request. Reproduction of drawings, specifications, and related documents in part or whole is forbidden without the Engineer's written permission.

The contractor must check and verify all dimensions on the job prior to start of construction.

Drawings are not to be scaled.



**EASTERN ENGINEERING GROUP INC.**  
CONSULTING ENGINEERS

Brockville Centre  
125 Stewart Blvd. Suite 212  
Brockville, Ont. K6V 4W4

Telephone: (613) 345-0400  
Facsimile: (613) 345-0008  
Web Site: www.easteng.com

**UPPER CANADA DISTRICT SCHOOL BOARD  
SOUTH EDWARDSBURG PUBLIC SCHOOL**

**SITE PLAN**

|         |          |           |              |
|---------|----------|-----------|--------------|
| Design: | Checked: | Approved: | Project No.: |
| R.J.M.  | A.J.P.   | C.A.J.    | 7812         |

|        |          |             |               |
|--------|----------|-------------|---------------|
| Drawn: | Checked: | Date:       | Contract No.: |
| R.J.M. | A.J.P.   | FEB 28 2018 |               |

Scale: Horizontal: 1:300  
Vertical:

**C2**

File No.: 7812 C-REV-3.dwg



NEW ASPHALT, ADJUST GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

ADJUST GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

150mm SUBDRAIN

NEW ENTRANCE SEE ARCHITECTURAL DWG.

NEW CONCRETE SIDEWALK

TACTILE WALKING SURFACE

4.00m DOUBLE SWING GATE

4.00m DEPRESSED SIDEWALK

6.00m BUS LANE ONE-WAY

CONCRETE OUTLET OPSD 604.010 RIP-RAP SPILLWAY LINED WITH GEOTEXTILE

100mm TOPSOIL AND HYDROSEED SLOPE 4:1 (MAX.) TYP.

REGRADE DITCH FOR POSITIVE FLOW

PECB30 SEE DETAIL 5/A5.1

PROPOSED SIGN (HC) (Rb-93)

PROPOSED SIGN (BUS ENTRANCE ONLY) (CUSTOM)

SNOW NOT TO BE PILED IN THIS AREA.

MARY STREET

SECOND STREET

## ACKNOWLEDGEMENT AND DIRECTION

TO: Stephen Ault  
(Insert lawyer's name)

AND TO: AULT & AULT  
(Insert firm name)

RE: By-Law 2018-25 ("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 18 day of May, 2018.

**WITNESS**

(As to all signatures, if required)



THE CORPORATION OF THE TOWNSHIP OF  
EDWARDSBURG/CARDINAL

  
PATRICK SAYER, MAYOR

  
DEBRA MCKINSTRY, CAO

WE HAVE AUTHORITY TO BIND THE CORPORATION

**Properties**

**PIN** 68154 - 0097 LT ☒ Redescription  
**Description** LT 1 S/S THIRD ST, 2 S/S THIRD ST, 1 N/S SECOND ST, 2 N/S SECOND ST PL 6  
JOHNSTOWN; S 1/2 LT 1 N/S THIRD ST, 2 N/S THIRD ST PL 6 JOHNSTOWN; PT  
THIRD ST PL 6 JOHNSTOWN CLOSED BY PR20352 BEING PART 1 ON 15R11860;  
EDWARDSBURGH/CARDINAL  
**Address** 8 SECOND ST  
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  
Spencerville, ON  
K0E 1X0

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

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

**Statements**

This application is based on the Municipality By-law .



## ACKNOWLEDGEMENT AND DIRECTION

TO: Samantha Berry  
(insert lawyer's name)

AND TO: AULT & AULT  
(insert firm name)

RE: Application to Delete PR60829 ("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.

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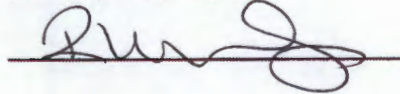
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- ☐ Other documents set out in Schedule "B" attached hereto.

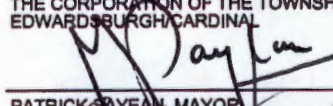
Dated at Spencerville, this 18 day of May, 2018.

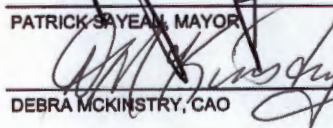
**WITNESS**

(As to all signatures, if required)



\_\_\_\_\_  
THE CORPORATION OF THE TOWNSHIP OF  
EDWARDSBURGH/CARDINAL

  
\_\_\_\_\_  
PATRICK SAYE, MAYOR

  
\_\_\_\_\_  
DEBRA MCKINSTRY, CAO

\_\_\_\_\_  
WE HAVE AUTHORITY TO BIND THE CORPORATION



**Properties**

**PIN** 68143 - 0099 LT  
**Description** PT LT 9 CON 6 EDWARDSBURGH; PT E1/2 LT 10 CON 6 EDWARDSBURGH AS IN PR59697; EDWARDSBURGH/CARDINAL  
**Address** 1013 COUNTY RD 21  
EDWARDSBURGH/CARDINAL

**Applicant(s)**

**Name** THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL  
Acting as a company  
**Address for Service** 16 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.

**Statements**

I The Corporation of the Township of Edwardsburgh/Cardinal having a legal interest in the lands hereby apply under section 75 of the Land Titles Act to have the register for the said PIN amended by: Delete Instrument No. PR60829, registered on January 3, 1980 from the PIN document pool.

**Schedule:** Pursuant to the Minister of Municipal Affairs and Housing Restructuring Filing Notice under Subsection 25.2 (6)(b) of the Municipal Act, the former Village of Cardinal and Township of Edwardsburgh amalgamated into one new Township of named The Corporation of the Township of Edwardsburgh/Cardinal.

I Samantha Barry solicitor make the following law statement Instrument No. PR60829 is By-Law 1703 registered pursuant to a Housing Development Lien registered against the lands. The Lien to which this By-Law refers has since been deleted from title. The obligations under the Lien and By-Law 1703 have long since been paid in full..

This document relates to registration number(s)PR60829

Properties

PIN

68154 - 0097    LT

☒ Redescription

Description

LT 1 S/S THIRD ST, 2 S/S THIRD ST, 1 N/S SECOND ST, 2 N/S SECOND ST PL 6  
JOHNSTOWN; S 1/2 LT 1 N/S THIRD ST, 2 N/S THIRD ST PL 6 JOHNSTOWN; PT  
THIRD ST PL 6 JOHNSTOWN CLOSED BY PR20352 BEING PART 1 ON 15R11860;  
EDWARDSBURGH/CARDINAL

Address

8 SECOND ST  
CARDINAL

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Address for Service

18 Centre Street  
Spencerville, ON  
K0E  
1X0

This document is being authorized by a municipal corporation Patrick Sayeau, Mayor and Debra McKinstry, CAO.  
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.  
I Samantha Berry solicitor make the following law statement Part 1 on Plan 15R11880 is all of the lands described in Instrument No. PR20432.

Signed By

Samantha Louise Berry

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

acting for  
Applicant(s)

Signed    2018 05 18

Tel        613-774-2670

Fax        613-774-2266

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 05 18

Tel        613-774-2670

Fax        613-774-2266

Fees/Taxes/Payment

Statutory Registration Fee

\$63.65

Total Paid

\$63.65