

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

**BY-LAW NO. 2014-67**

**"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 Lorry and Toni Emslie respecting development of a property described as:

Concession 6 PT Lot 24  
15R102085  
Geographic Township of Edwardsburgh  
Now Township of Edwardsburgh/Cardinal  
County of Grenville  
Property Roll # 070170104000404  
PIN #0350

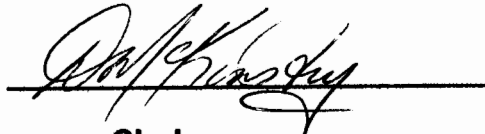
**NOW THEREFORE** the Council of the Corporation of the Township of Edwardsburgh/Cardinal hereby enacts as follows:

1. That the Head of Council and the Clerk be and are hereby authorized to execute the agreement attached hereto as Schedule "A" with Lorry and Toni Emslie.

By-law passed, signed and sealed in open Council this 24<sup>th</sup> day of November, 2014.



**Mayor**



**Clerk**

TOWNSHIP OF EDWARDSBURGH/CARDINAL

SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2014-67

THIS AGREEMENT made in triplicate this 17 day of Oct, 2014

**BETWEEN:** Lorry Keith Emslie and Toni Muriel Emslie

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;

AND WHEREAS: The described land is zoned partially Rural and partially Hamlet Residential under the Township of Edwardsburgh restricted area Zoning Bylaw 12-35, as amended;

AND WHEREAS: The owner wishes to develop the owner's lands according to the requirements of Bylaw 12-35, as amended;

NOW THEREFORE: This agreement witnesses 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.
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.

Site Plan Control Agreement 2410 County Rd 21.

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 Sloan

) Mayor

) [Signature]

) Clerk

) L K Emslie C.E.T.

) Lorry or Toni Emslie

**SCHEDULE "A"**  
**Site Plan Control Agreement**

TO AGREEMENT EXECUTED THE 12<sup>th</sup> DAY OF Oct, 2014.

**BETWEEN:** Lorry Keith Emslie and Toni Muriel Emslie

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

**DESCRIPTION OF THE PROPERTY**

Concession 6 PT Lot 24  
15R102085  
Geographic Township of Edwardsburgh  
Now Township Edwardsburgh/Cardinal  
County of Grenville  
Property Roll # 070170104000704  
PIN # 0350

**SCHEDULE "B"**  
**Site Plan Control Agreement**

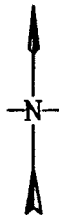
TO AGREEMENT EXECUTED THE 17<sup>th</sup> DAY OF Oct, 2014

**MASSING AND CONCEPTUAL PLAN SITE PLAN**

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

Exhibit 1 - (Appendix "A") Site Plan

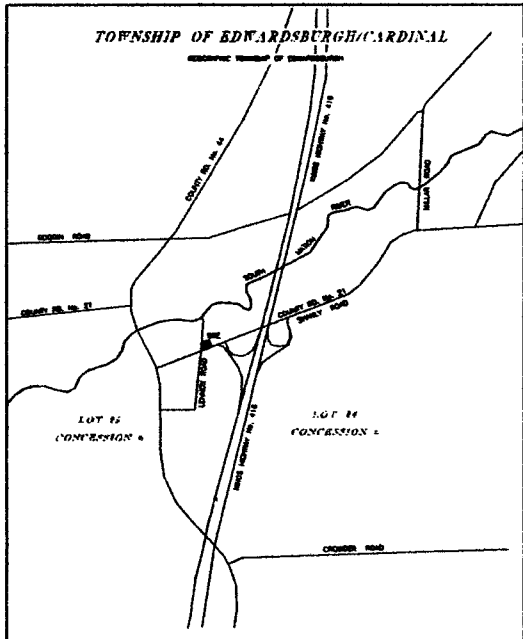
TOPOGRAPHIC PLAN OF PROPOSE SITE LAYOUT  
SHOWING  
PART OF LOTS 24 & 25, CONCESSION 6  
TOWNSHIP OF EDWARDSBURGH / CARDINAL  
(GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH)  
COUNTY OF GRENVILLE



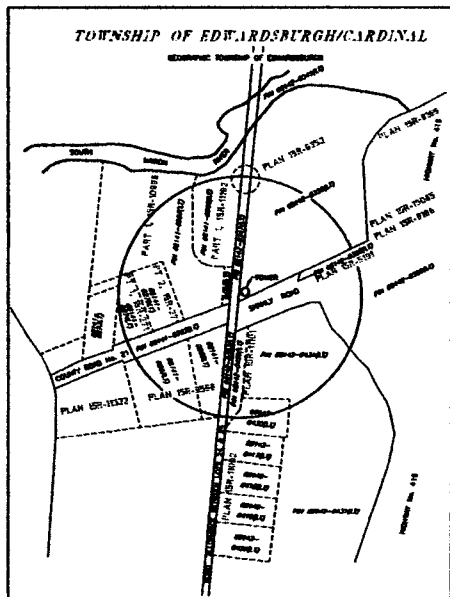
SCALE 1 : 300  
K. L. STIDWILL  
CHARTED LAND SURVEYOR

SEE DATA  
REMARKS: EDWARDSBURGH CHARTER ROAD NO. 21, EDWARDSBURGH / CARDINAL, CHARTER  
COUNTY (UNDER LAMB & NEW DRAIN, PLAN 014-02-00002) (S.T.)  
PROPOSED LAMB AHEAD  
PROPOSED COUNTRY ROAD  
PROPOSED ACCESS ROAD

• 250.0 mm  
• 15.30 mm



KEY PLAN  
NOT TO SCALE



NOTIFICATION RADIUS DIAGRAM  
NOT TO SCALE

NOTE: ELEVATIONS  
ELEVATIONS ARE GIVEN AND ARE OBTAINED  
FROM THE SURVEY AND ARE GIVEN  
IN METERS TO ONE DECIMAL PLACE  
BY THE CHARTED LAND SURVEYOR  
AND ARE GIVEN IN METERS

METRIC  
DIMENSIONS ON THIS PLAN ARE GIVEN IN METERS AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TOWNSHIP OF EDWARDSBURGH/CARDINAL  
GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH

LOT 24  
CONCESSION 6

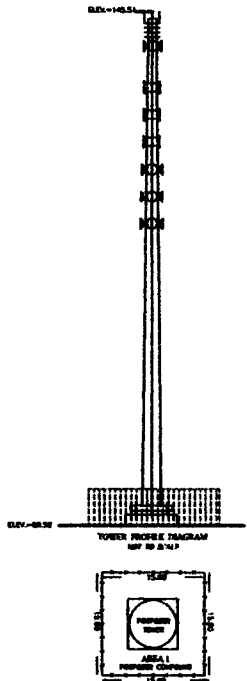
ROAD ALLOWANCE BETWEEN LOTS 24 & 25  
LENNOX ROAD

COUNTY ROAD No. 21 (SHANLY ROAD)

SEPTEMBER 5, 2014

K. L. STIDWILL  
CHARTED LAND SURVEYOR

FROM THE OFFICE OF  
K. L. STIDWILL  
PROFESSIONAL ENGINEER AND CHARTED LAND SURVEYOR  
107-108 DUNDAS STREET  
CORNWALL, ONTARIO



NOTES:  
THE LOCATION OF THE TOWER AND EQUIPMENT SHALL BE  
DETERMINED BY THE CHARTED LAND SURVEYOR. THE LOCATION  
SHALL BE GIVEN TO THE CHARTED LAND SURVEYOR.  
THE CHARTED LAND SURVEYOR SHALL BE RESPONSIBLE FOR  
THE LOCATION OF THE TOWER AND EQUIPMENT.  
THE CHARTED LAND SURVEYOR SHALL BE RESPONSIBLE FOR  
THE LOCATION OF THE TOWER AND EQUIPMENT.

## **SCHEDULE "C"**

### **Site Plan Control Agreement**

TO AGREEMENT EXECUTED THE 17<sup>th</sup> DAY OF Oct, 2014

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.