

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

**BY-LAW NO. 2018-68**

**“BEING A BY-LAW TO AUTHORIZE AMENDMENT TO THE SITE PLAN  
CONTROL AGREEMENT REGISTERED AS INSTRUMENT PR95926  
AS AUTHORIZED BY BY-LAW 1988-34”**

**WHEREAS** the Council of the Corporation of the Township of Edwardsburgh/Cardinal entered into a Site Plan Control Agreement with Peter Antonakos by By-law 1988-34 at the regular meeting of Council on June 20<sup>th</sup>, 1988, which Agreement was registered on July 20, 1988 as Instrument No. PR95926; and

**WHEREAS** the property described in the Site Plan Control Agreement was conveyed to the Owner by Transfer/Deed GC50419 on January 15, 2018; 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 and amend such agreements; and

**WHEREAS** the Council of the Corporation of the Township of Edwardsburgh/Cardinal wishes to amend Schedules “A” through “C” to reflect the change in description, ownership and new use of the property.

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. That Schedules “A”, “B”, and “C” of Site Plan Control Agreement, authorized by By-law 1988-34 and registered on title as Instrument No. PR95926 on July 20, 1988 shall be deleted and replaced with the attached Schedule “A”, “B”, and “C” which shall form part of this Agreement.
2. That all other provisions of Site Plan Control Agreement Instrument No. PR95926 shall remain in force and effect.
3. That this by-law shall come into force and effect upon passing.

Read a first and second time in open Council this 29<sup>th</sup> day of October, 2018.

Read a third and final time, passed, signed and sealed in open Council this 29<sup>th</sup> day of October, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Deputy Clerk

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

**AMENDMENT TO SITE PLAN CONTROL AGREEMENT REGISTERED AS  
INSTRUMENT PR95926 AS AUTHORIZED BY BY-LAW 1988-34**

**THIS AGREEMENT** made in triplicate this 29 day of October, 2018.

**BETWEEN:** H&D Petroleum Inc.

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 Council of the Corporation of the Township of Edwardsburgh/Cardinal entered into a Site Plan Control Agreement with Peter Antonakos by By-law 1988-34 at the regular meeting of Council on June 20<sup>th</sup>, 1988, which Agreement was registered on July 20, 1988 as Instrument No. PR95926; and

**WHEREAS** the property described in the Site Plan Control Agreement was conveyed to the Owner by Transfer/Deed GC50419 on January 15, 2018; 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 and amend such agreements; and

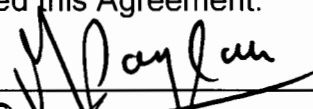
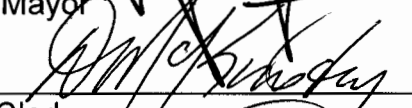
**WHEREAS** the Council of the Corporation of the Township of Edwardsburgh/Cardinal wishes to amend Schedules "A" through "C" to reflect the change in description, ownership and new use of the property.

**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 (receipt whereof is hereby acknowledged) the parties hereby covenant and agree one with the other as follows:

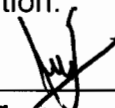
1. That Schedules "A", "B", and "C" of Site Plan Control Agreement, authorized by By-law 1988-34 and registered on title as Instrument No. PR95926 on July 20, 1988 shall be deleted and replaced with the attached Schedule "A", "B", and "C" which shall form part of this Agreement.
2. That all other provisions of Site Plan Control Agreement Instrument No. PR95926 shall remain in force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

THE CORPORATION OF THE TOWNSHIP  
OF EDWARDSBURGH CARDINAL

)   
) Mayor  
)   
) Clerk  
We have authority to bind the  
Corporation.

H&D Petroleum Inc.

)   
) Director  
)  
)  
) Director  
I/We have authority to bind the  
Corporation.

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

TO AGREEMENT EXECUTED THE 29 DAY OF Oct, 2018.

**BETWEEN:** H&D PETROLEUM INC.

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

**DESCRIPTION OF THE PROPERTY**

2025 – 2029 County Road 44

Pt Park Lt 3 E/S Kemptville Road, 4 E/S Kemptville Rd, 5 E/S Kemptville Rd, 6 E/S  
Kemptville Rd, 7 E/S Kemptville Rd, 8 E/S Kemptville Rd Pl 9 Johnstown, Pt 1 15R639  
& Pt 1 & 2 15R6618; s/t interest in PR195945; s/t EG16079; Edwardsburgh/Cardinal

PROPERTY ROLL # 070170102010600

PIN 68149-0151

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

TO AGREEMENT EXECUTED THE 29<sup>th</sup> DAY OF Oct, 2018

**MASSING AND CONCEPTUAL PLAN SITE PLAN**

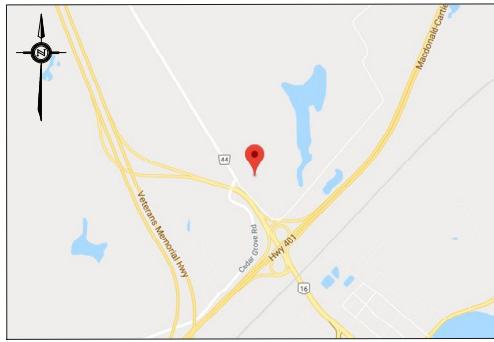
EXHIBITS: The following Exhibits attached hereto shall form part of this Schedule:

Exhibit 1 - (Appendix "A") Site Plan- Telecommunications Tower

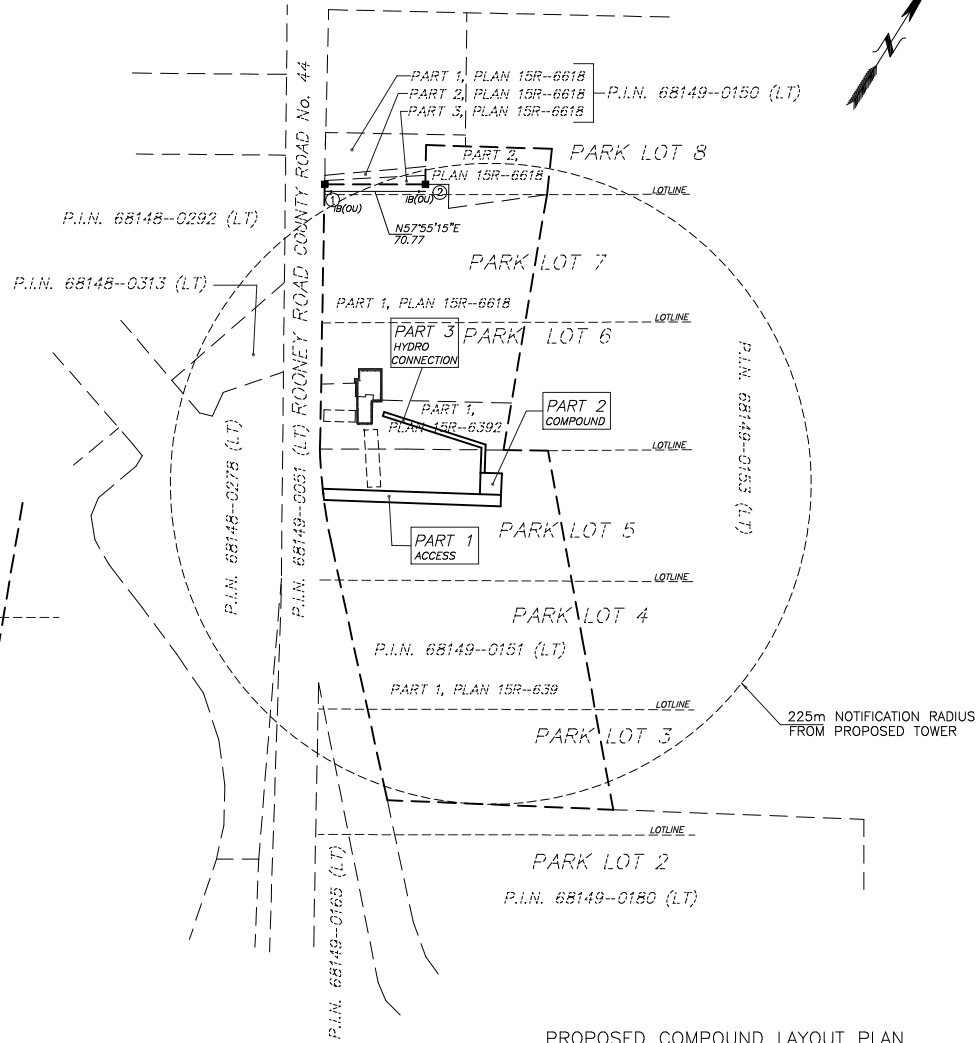
Exhibit 2 – (Appendix "B") Site Plan- Fenced Parking Area

SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	±6.84ha	
AREA LEASED		998 sq.m.
ACCESS (PART 1)		225 sq.m.
COMPOUND (PART 2)		278 sq.m.
HYDRO CONNECTION (PART 3)		1501 sq.m.
TOTAL		1501 sq.m.
UNITS		1 PROPOSED RADIO EQUIPMENT SHELTER 1 PROPOSED STEEL SELF SUPPORT TOWER
HEIGHT OF TOWER		75.00M
SETBACKS		
PROPOSED STEEL MONOPOLE		
FRONT (COUNTY ROAD No. 44)		±118 m
REAR (EAST)		±44 m
PROPOSED ROGERS RADIO EQUIPMENT SHELTER		
FRONT (COUNTY ROAD No. 44)		±112 m
REAR (EAST)		±47 m

KEY PLAN  
NOT TO SCALE



NOTIFICATION RADIUS PLAN  
SCALE 1:2500

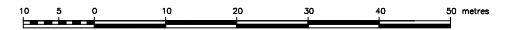


SITE PLAN

PROPOSED  
TELECOMMUNICATION INSTALLATION  
2033 ROONEY ROAD

PART OF PARK LOTS 3, 4, 5,  
6, 7, 8 & 9  
RANGE NORTH EAST OF  
KEMPTVILLE ROAD  
REGISTERED PLAN 9  
TOWNSHIP OF EDWARDSBURGH  
COUNTY OF GRENVILLE

SCALE 1 : 500



ALEX MARTON LTD.  
ONTARIO LAND SURVEYORS

#### METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

#### SCHEDULE

PART	PART OF PARK LOT	REGISTERED PLAN	P.I.N.	AREA sq.m
1				998
2	5	9	68149-0151 (LT)	225
3				278

#### INTEGRATION NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18, NAD 83 (CSRS) (1997.0 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99960847.

#### INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 18, NAD 83 (CSRS) (1997.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4956511.647	461694.102
ORP 2	4956549.193	461754.004

#### ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK OBSERVATIONS.

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THE SURVEY WAS COMPLETED ON THE 31ST DAY OF JULY, 2018.

AUGUST 7, 2018  
DATE

A. MARTON  
ONTARIO LAND SURVEYOR

AMENDMENTS		
No.	DESCRIPTION	DATE
1	PART FOR HYDRO CONNECTION ADDED	11.08.2018

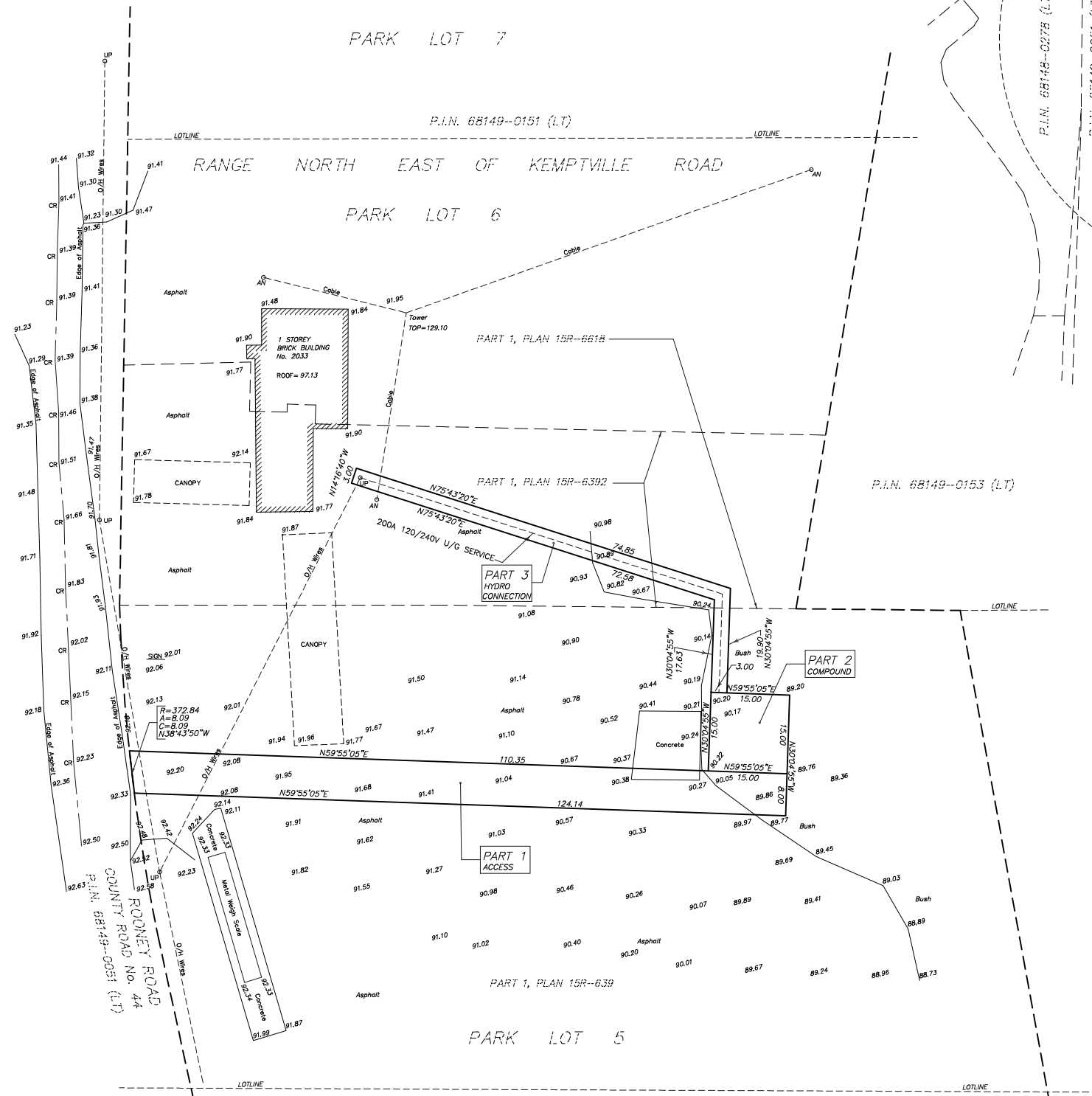
		LATITUDE N44°45'35.8" 44.759935 LONGITUDE W75°28'52.8" 75.481344 ELEVATION 90.2
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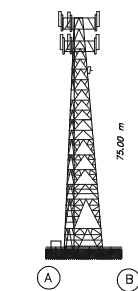
SITE: HIGHWAY 401 & HIGHWAY 16 (C6518)		ALEX MARTON LIMITED ONTARIO LAND SURVEYORS 160 APPLEWOOD CRESCENT, UNIT 8, CONCORD, ONTARIO, L4K 4H2 PHONE: 905-879-9869 FAX: 905-879-0770 E-MAIL: alex@amsurveying.ca WEBSITE: www.amsurveying.ca
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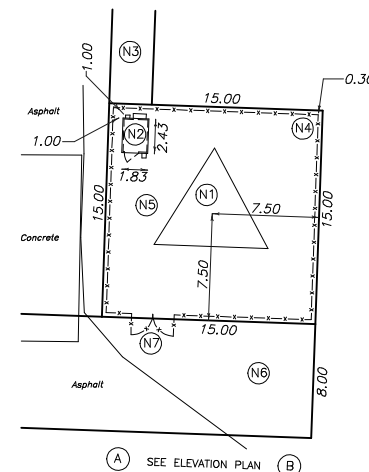
PARTY CHIEF : P.C.	FILE NAME: 2018-177(C6518).DWG
DRAWN : F.V.W.	PLOT SCALE: 1:500
CHECKED : A.M.	PROJECT No. 2018-177



ELEVATION PLAN  
NOT TO SCALE



PROPOSED COMPOUND LAYOUT PLAN  
SCALE 1:250



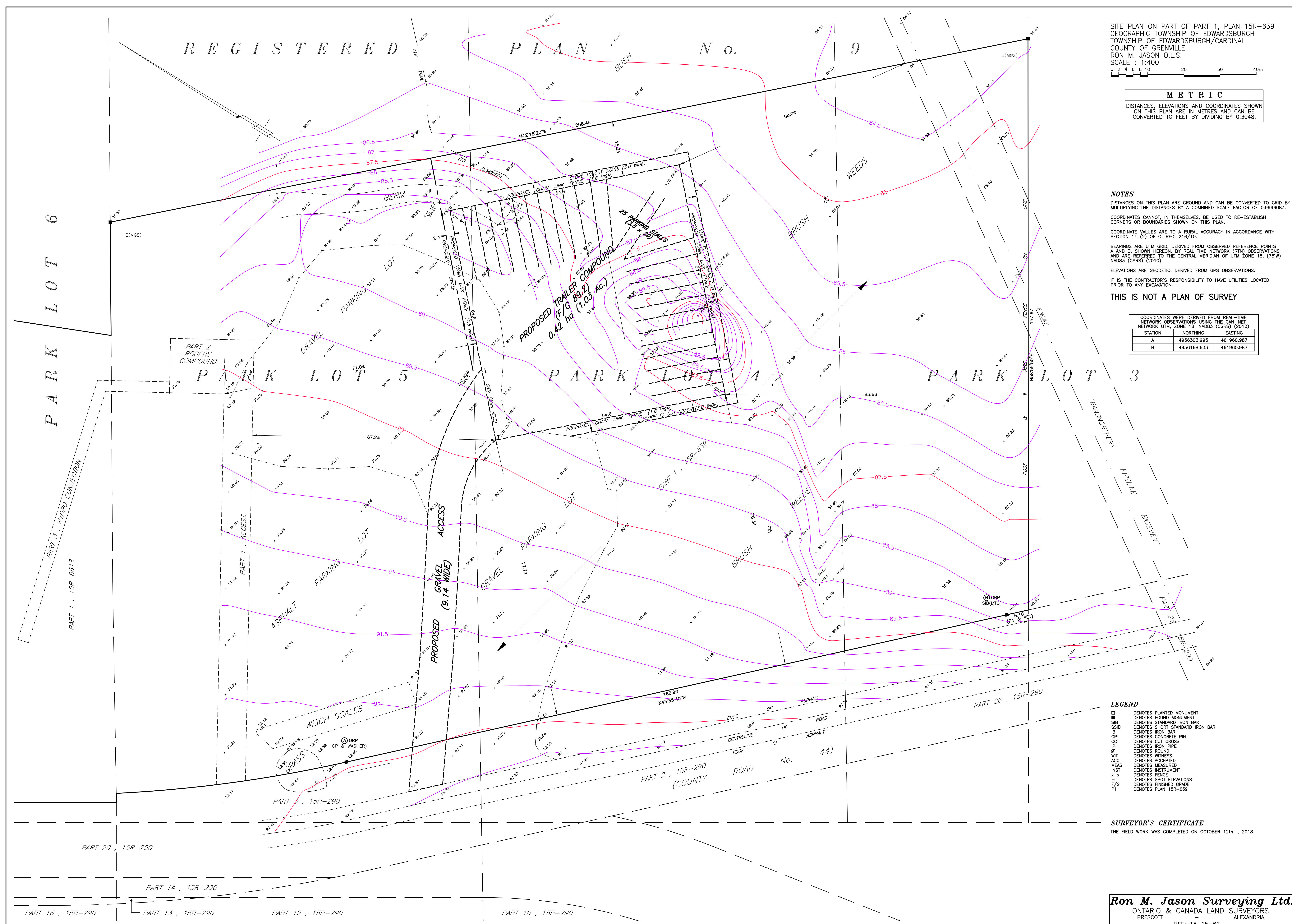
#### NOTES

- (N1) PROPOSED STEEL SELF SUPPORT TOWER. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT SHELTER ON REINFORCED CONCRETE SLAB.
- (N3) PROPOSED HYDRO CONNECTION.
- (N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.
- (N5) REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE, ADD 300 mm GRANULAR A ACROSS CABINET AREA. FINISHED GRAVEL SURFACE TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURE AT MIN. 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N6) PROPOSED GRAVEL ACCESS WAY.
- (N7) PROPOSED CHAIN LINK GATE.

#### LEGEND

- | DENOTES | SURVEY MONUMENT FOUND      |
|---------|----------------------------|
| IB      | IRON BAR                   |
| OU      | ORIGIN UNKNOWN             |
| N,S,E,W | NORTH, SOUTH, EAST, WEST   |
| PN      | PROPERTY IDENTIFIER NUMBER |
| UP      | UTILITY POLE               |
| CR      | CENTERLINE                 |
| O/H     | OVERHEAD                   |
| AN      | ANCHOR                     |
| 283.05  | ELEVATION ON THE GROUND    |
| U/G     | UNDERGROUND                |





SITE PLAN ON PART OF PART 1, PLAN 15R-639  
GEOGRAPHIC TOWNSHIP OF EDWARDSBURGH  
TOWNSHIP OF EDWARDSBURGH/CARDINAL  
COUNTY OF GRENVILLE  
RON M. JASON O.L.S.  
SCALE : 1:400

0 2 4 6 8 10 20 30 40m

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M E T R I C

DISTANCES, ELEVATIONS AND COORDINATES SHOWN  
ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.

## NOTES

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9996083.

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 216/10.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75°W) NAD83 (CSRS) (2010).

ELEVATIONS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE UTILITIES LOCATED PRIOR TO ANY EXCAVATION.

THIS IS NOT A PLAN OF SURVEY

COORDINATES WERE DERIVED FROM REAL-TIME NETWORK OBSERVATIONS USING THE CAN-NET NETWORK UTM, ZONE 18, NAD83 (CSRS) (2010)		
STATION	NORTHING	EASTING
A	4956303.995	461960.987
B	4956168.633	461960.987

## **SCHEDULE "C"**

### **Site Plan Control Agreement**

TO AGREEMENT EXECUTED THE 29<sup>th</sup> DAY OF Oct, 2018

1. ACCESS FACILITIES

a) As per site plan forming Exhibit No.1 & 2 of Schedule "B". No additional entrance ways shall be established without the consent of the Roads Super Intendent and United Counties of Leeds and Grenville, if on a County Rd.

2. DRAINAGE

a) Drainage of the lands shall be directed overland toward existing ditches.

b) The drainage ditches shall be properly maintained to ensure the free flow of water. Where required, detritus or other materials which might block drainage flows or cause ponding shall be immediately removed.

c) Drainage ditches along roadway corridors shall be maintained in accordance with the requirements of the appropriate road authority.

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 & 2 of Schedule "B" to this Agreement.

5. ADDITIONAL RENOVATIONS

a) Prior to the commencement of any work on additions or alterations to existing structures on the property, as per site plan forming Exhibit No.1 of Schedule "B" to this Agreement, a building permit must be issued by the Chief Building Official.