

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

BY-LAW NO. 2019-26

**“BEING A BY-LAW TO AUTHORIZE AMENDMENT TO THE SITE PLAN
CONTROL AGREEMENT REGISTERED AS INSTRUMENT PR177794,
AS AUTHORIZED BY BY-LAW 2003-46”**

WHEREAS the Council of the Corporation of the Township of Edwardsburgh/Cardinal entered into a Site Plan Control Agreement with Brenda Mulder by By-law 2003-46 at the regular meeting of Council on October 20, 2003, which Agreement was registered on November 3, 2003 as Instrument No. PR177794; 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” of Site Control Agreement Instrument No. PR177794 to reflect the change in description, addition to building and 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 2003-49 and registered on title as Instrument No. PR177794 on November 3, 2003 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. PR177794 shall remain in force and effect.
3. That By-law 2019-18 shall be hereby repealed in its entirety.
4. That this by-law shall come into force and effect upon passing.

Read a first and second time in open Council this 27th day of May, 2019.

Read a third and final time, passed, signed and sealed in open Council this 27th day of May, 2019.

Mayor

Deputy Clerk

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

**AMENDMENT TO SITE PLAN CONTROL AGREEMENT REGISTERED AS
INSTRUMENT PR177794 AS AUTHORIZED BY BY-LAW 2003-46**

THIS AGREEMENT made in duplicate this 20 day of June, 2019.

BETWEEN: Brenda Mulder

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 Brenda Mulder by By-law 2003-46 at the regular meeting of Council on October 20, 2003, which Agreement was registered on November 3, 2003 as Instrument No. PR177794; 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" of Site Control Agreement Instrument No. PR177794 to reflect the change in description, addition to building and 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:

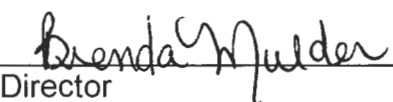
1. That Schedules "A", "B", and "C" of Site Plan Control Agreement, authorized by By-law 2003-49 and registered on title as Instrument No. PR177794 on November 3, 2003 shall be deleted and replaced with the attached Schedule "A", "B", and "C" which shall form part of this Agreement.
2. That all other provisions of Site Plan Control Agreement Instrument No. PR177794 shall remain in force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Site Plan Control Amendment Agreement.

THE CORPORATION OF THE TOWNSHIP
OF EDWARDSBURGH CARDINAL

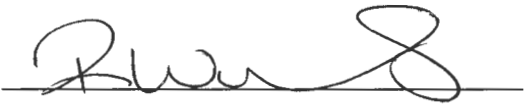
) 
) Mayor
) 
) Clerk
We have authority to bind the
Corporation.

Brenda Mulder

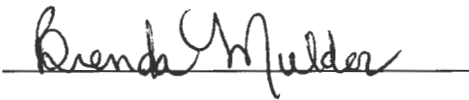
) 
) Director
)
)
) Director

I/We have authority to bind the Corporation.

DATED AT Spencerville, ON this 20 day of June, 2019



Witness:



Brenda Mulder

SCHEDULE "A"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 20 day of June, 2019

BETWEEN: BRENDA MULDER

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

DESCRIPTION OF THE PROPERTY

Mulder's Machine & Welding
51 Centre St, Spencerville, Ontario
Pt Unnumbered Blk S of Centre Street and W of Cedar Street
Plan 40, Part 1
RP 15R7368
PIN 68141-0387
Geographic Township of Edwardsburgh
Township of Edwardsburgh Cardinal
County of Grenville
Property Roll # 0701 701 040 11000 0000

SCHEDULE "B"

Site Plan Control Agreement

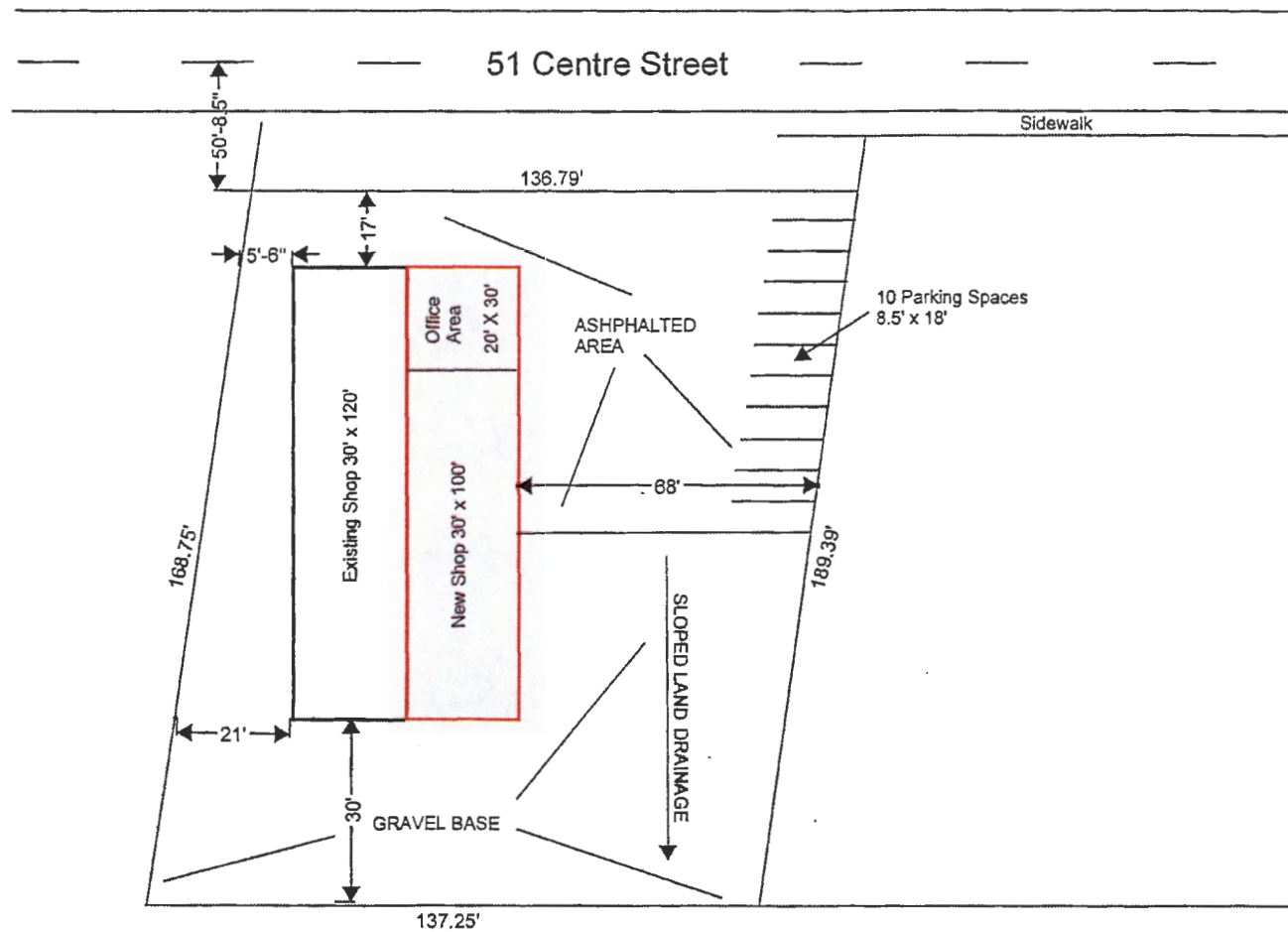
TO AGREEMENT EXECUTED THE 20 DAY OF June, 2019

MASSING AND CONCEPTUAL PLAN SITE PLAN

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

Exhibit 1 - Site Plan

Exhibit 2 - Elevations



GENERAL NOTES:		
SET BACKS:	FRONTAGE	17'
	REAR	30'
	SIDE	68'
	OTHER SIDE	13.25' AVG.
CURRENT COVERAGE		3600 ² FT
PROPOSED COVERAGE		7200 ² FT
MAXIMUM COVERAGE		8842.75 SQ FT
TOTAL LOT AREA		25265 SQ FT.
NO OPEN STORAGE		



CONCESSION NUMBER 6
 LOT NUMBER 27
 REGISTERED PLAN NO. 40
 REFERENCE PLAN NO. 15R 7368
 PART NUMBER 1
 PARCEL NUMBERS AS SHOWN

SCALE: NTS

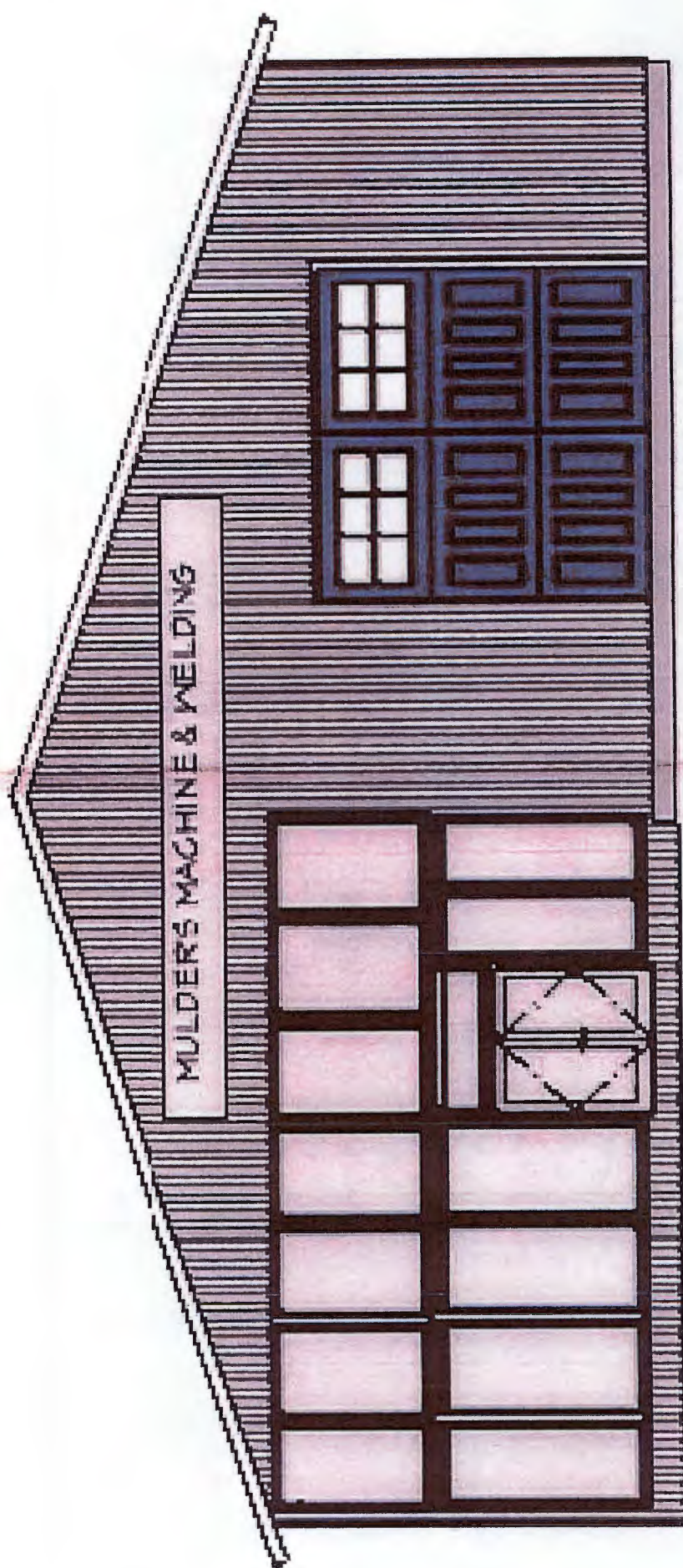
3/11/2019

SITE PLAN ISSUED FOR PERMIT

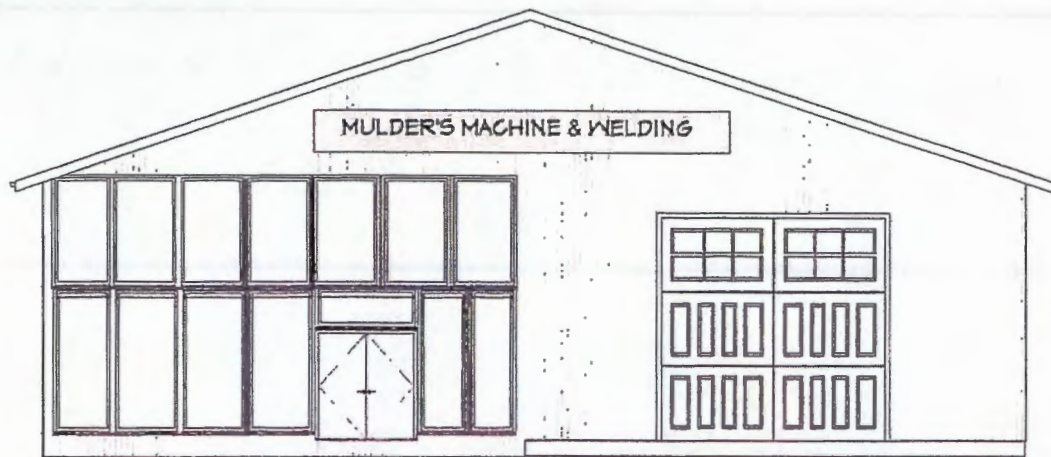
MULDER'S ADDITION PROPOSAL

51 CENTER ST. WEST, SPENCERVILLE ON.

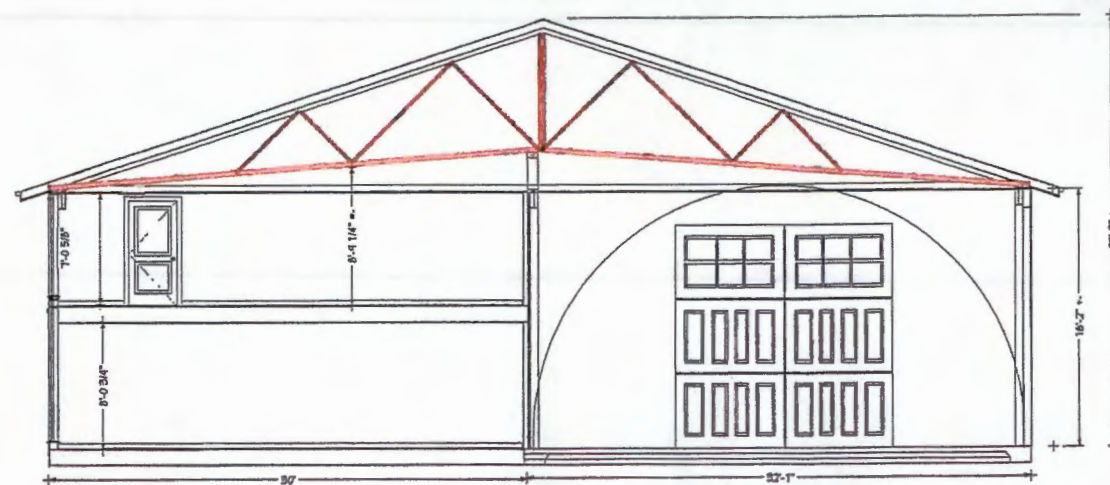




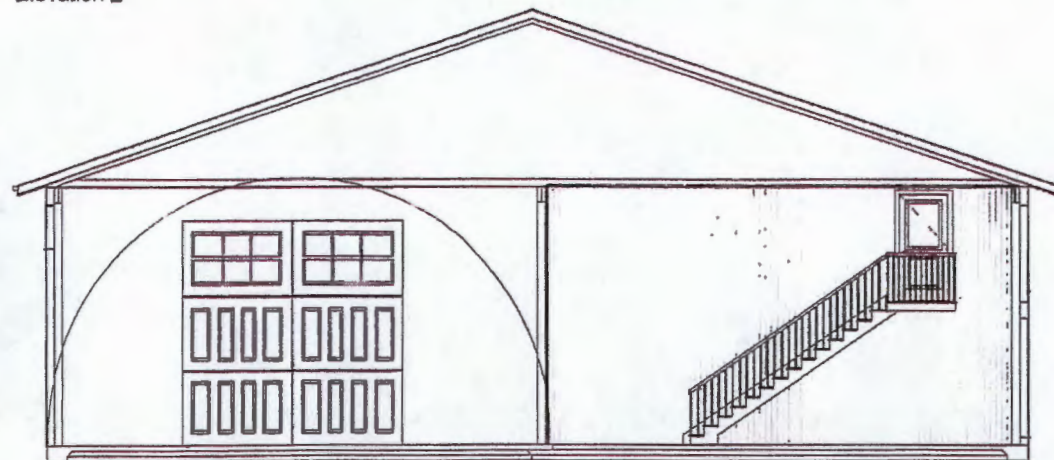
TITLE	DATE	NAME	NO.
CUSTOMER	11/7/74	MARSHALL	A0



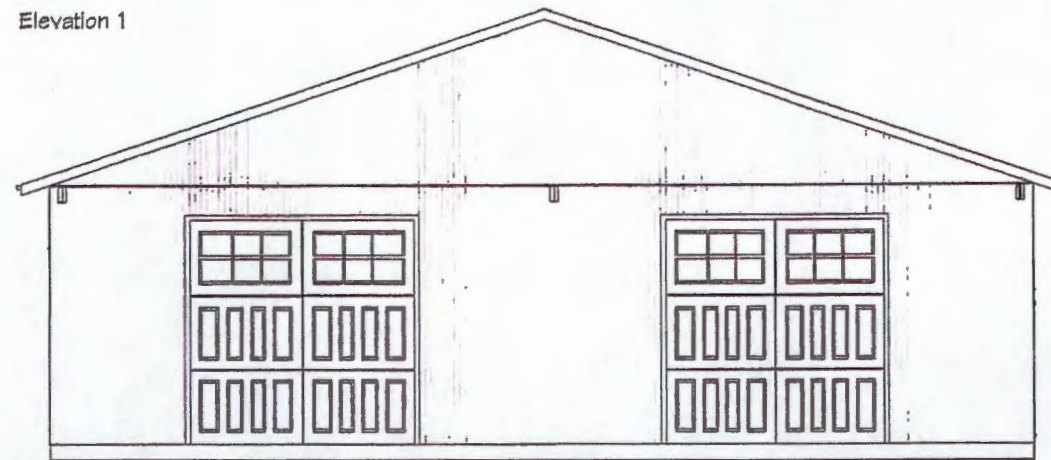
Elevation 2



Elevation 1

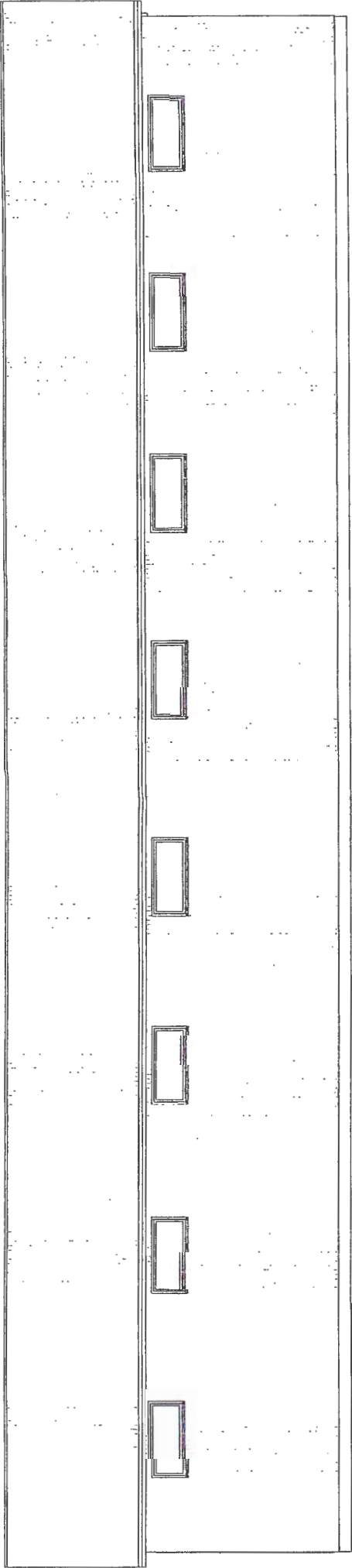


Elevation 7

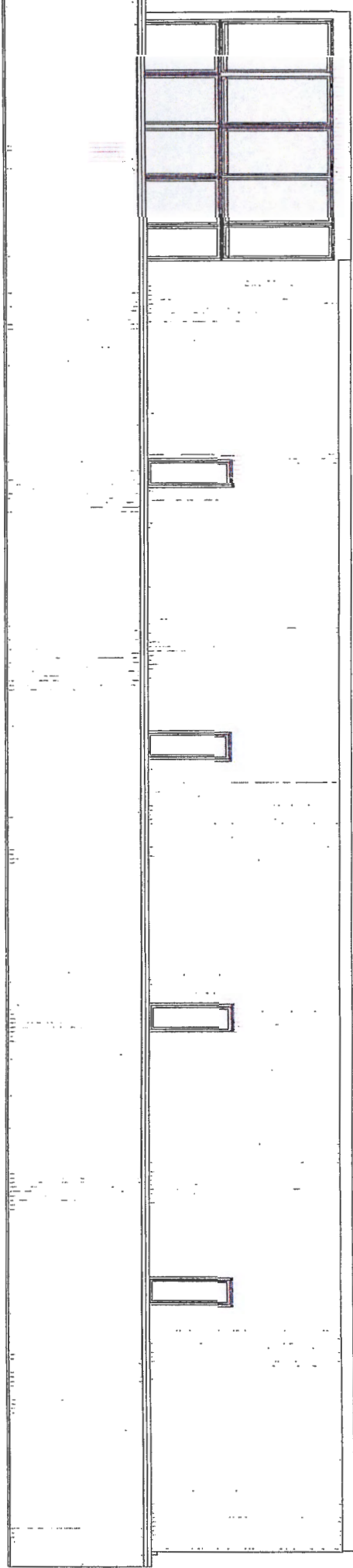


Elevation 6

TITLE	DATE	BY	NO.
CUSTOMER	1/17/78	MARCELA	AO



Elevation 4



Elevation 5

TITLE	DATE	BY	CHECKED	DATE	BY
CUSTOMER			FORCES	AL	
			11/1/11		
			ARCHITECT		
			PROJECT		
			FILE		
					A0

SCHEDULE "C"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 20 day of June, 2019

BETWEEN: BRENDA MULDER

AND: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

1. ACCESS FACILITIES

- a) As per site plan forming Exhibit 1 of Schedule "B"

2. OFF-STREET PARKING AND LOADING

- a) As per site plan forming Exhibit No. 1 of Schedule "B" to this Agreement.
- b) All off-street parking lots and access driveways on the owner's lands are to be paved within one year.

3. SNOW REMOVAL

- a) Responsibility of the owner

4. GRADING AND DISPOSAL OF STORM AND SANITARY WASTE

- a) Sanitary waste as per requirements of the District Health Unit.
- b) Storm waste disposal as per site plan forming Exhibit No. 1 of Schedule "B" to this Agreement.

5. FLOODLIGHTING

- a) Parking lots and access driveways on the owner's land are to be illuminated to the requirements of the Chief Building Official.

6. LANDSCAPING

- a) As per site plan forming Exhibit No. 1 of Schedule "B" to this Agreement.
- b) A visual screen of an unpierced hedge and/or opaque fence with a minimum height of 2 meters shall be installed along the entire south property line. Such visual screen will be required only upon any application for development of the vacant property lying to the south of the subject property.
- c) All existing visual screening along the east and west property lines shall be maintained.

7. REFUSE STORAGE AND DISPOSAL

- a) The owner shall be responsible for the disposal of refuse from his/her property.

8. LOCATION OF BUILDING STRUCTURES AND FACILITIES

- a) As per building elevation plans forming Exhibit No. 2 of Schedule "B" to this Agreement

9. ELEVATIONS

- a) As per building elevation plans forming Exhibit No. 2 of Schedule "B" to this Agreement.

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 68141 - 0387 LT
Description PT UNNUMBERED BLK S OF CENTRE ST AND W OF CEDAR ST PL 40 PT 1, 15R7368;
 EDWARDSBURGH/CARDINAL
Address 51 CENTRE STREET
 SPENCERVILLE

Consideration

Consideration \$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
Address for Service 18 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, CAO.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.
This notice is for an indeterminate period
Schedule: See Schedules

Signed By

Carolyn Marie Hedge	Box 428, 522 St. Lawrence St. Winchester K0C 2K0	acting for Applicant(s)	Signed	2019 08 07
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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	2019 08 07
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Tel 613-774-2670
Fax 613-774-2266

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$64.40
<i>Total Paid</i>	\$64.40