

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

**BY-LAW NO. 2014-53**

**"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 Charles Edward Farrell respecting development of a property described as:

Concession 9 PT Lot 22  
RP 15 R10818 Pt1  
Geographic Township of Edwardsburgh  
Now Township of Edwardsburgh/Cardinal  
County of Grenville  
Property Roll #070170105006200  
PIN #

**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 Charles Edward Farrell.

By-law passed, signed and sealed in open Council this 25<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_

**Mayor**

  
\_\_\_\_\_

**Clerk**

Schedule 'A'

TOWNSHIP OF EDWARDSBURGH/CARDINAL

**SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2014-53**

**THIS AGREEMENT** made in duplicate this 25<sup>th</sup> day of August, 2014

**BETWEEN:** Charles Edward Farrell

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

consent in writing of the Chief Building Official for the Corporation of the Township of Edwardsburgh/Cardinal.

Site Plan Control Agreement 9012 County Rd 44.

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.
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

) Charles Edward Farrell  
) Charles Edward Farrell

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

TO AGREEMENT EXECUTED THE 25<sup>th</sup> DAY OF August, 2014.

**BETWEEN:** Charles Edward Farrell

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

**DESCRIPTION OF THE PROPERTY**

Concession 9 PT LOT 22  
RP 15 R10818 Pt1  
Geographic Township of Edwardsburgh  
Now Township Edwardsburgh/Cardinal  
County of Grenville  
Property Roll # 070170105006200

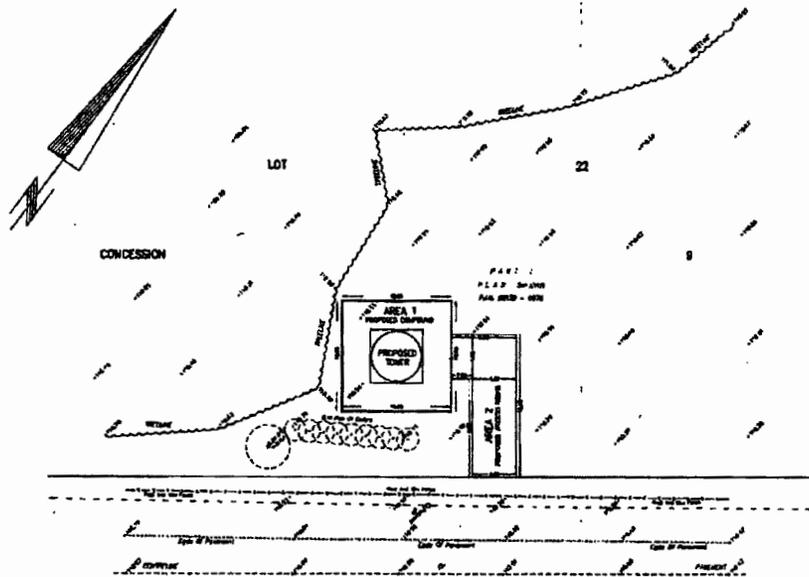
**SCHEDULE "B"**  
**Site Plan Control Agreement**

TO AGREEMENT EXECUTED THE 25<sup>th</sup> DAY OF AUGUST, 2014

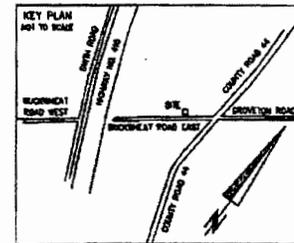
**MASSING AND CONCEPTUAL PLAN SITE PLAN**

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

Exhibit 1 - (Appendix "A") Site Plan



**BUCKWHEAT ROAD EAST**  
 (Road Allowance Between Concessions 8 & 9)  
 PLAN 88138 - 0047



PLAN OF THE TOWER AND THE SITE OF  
 PART OF LOT 22  
 CONCESSION 9  
 TOWNSHIP OF EDWARDSBURGH  
 AND CARDINAL  
 COUNTY OF GUELPH  
 ROAD 1: 88  
 S. L. S. S. S.  
 S.L.S. SURVEYING INC.  
 © 1998

**MEMO**  
 APPROVED BY THE TOWN OF EDWARDSBURGH AND THE COUNTY OF GUELPH ON THE 15TH DAY OF FEBRUARY 1998.

**BEARING NOTE**  
 ALL BEARINGS ARE TO THE RIGHT UNLESS OTHERWISE SPECIFIED.

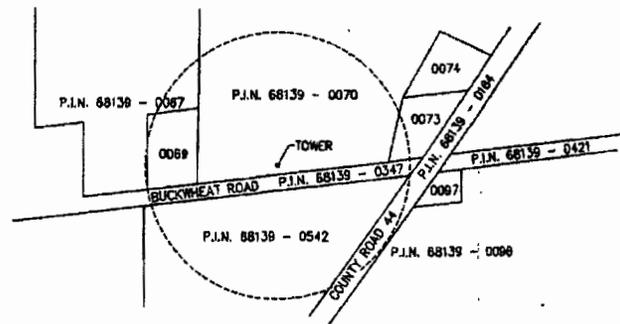
**ELEVATION NOTE**  
 ALL ELEVATIONS ARE TO THE M.S.L. UNLESS OTHERWISE SPECIFIED.

**LEGEND**

---	PROPERTY BOUNDARY
---	ROAD CENTERLINE
---	PROPOSED TOWER
---	PROPOSED COMPOUND
---	PROPOSED ACCESS ROUTE
---	EXISTING SIE GRADING
---	PROPOSED SIE GRADING
---	PROPOSED TOWER
---	PROPOSED COMPOUND
---	PROPOSED ACCESS ROUTE

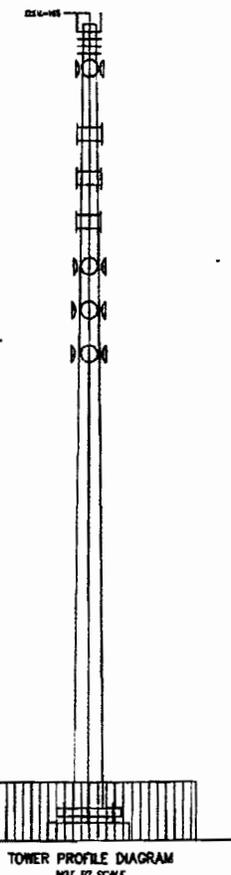
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN WAS OBTAINED BY ME OR BY MEASUREMENTS MADE BY ME OR BY OTHERS UNDER MY SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE PROVINCE OF ONTARIO.

**SURVEYOR'S SIGNATURE**  
 S.L.S. SURVEYING INC.  
 S.L.S. SURVEYING INC.



**NOTIFICATION RADIUS DIAGRAM**  
 NOT TO SCALE

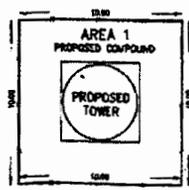
**NOTES:**  
 1. THE LOCATIONS OF THE TOWER AND EQUIPMENT WITHIN THE PROPOSED COMPOUND ARE APPROXIMATE. REFER TO CONSTRUCTION DRAWINGS FOR FINAL LOCATIONS.  
 2. EXISTING SIE GRADING TO BE MAINTAINED/RESTORED WHERE DISTURBED.  
 3. HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.



**TOWER PROFILE DIAGRAM**  
 NOT TO SCALE

**SITE DATA**  
 MUNICIPAL ADDRESS: 8012 COUNTY ROAD 14, SPENCERVILLE  
 CURRENT OWNER: CHARLES EDWARD FARRELL

**PROPOSED LEASE AREAS**  
 PROPOSED COMPOUND AREA = 100.0 sq. m.  
 PROPOSED ACCESS ROUTE = 59.98 sq. m.



**TOWER DIAGRAM**  
 NOT TO SCALE

**GTA**  
 Greater Toronto Area  
**SURVEYING INC.**  
 2880 Sheppard Ave. East, Suite 111, Toronto, ON M2N 6K2  
 Tel: (416) 491-1111 Fax: (416) 491-1112  
 E-mail: gta@gtasurveys.com  
 www.gta-surveys.com

## **SCHEDULE "C"**

### **Site Plan Control Agreement**

TO AGREEMENT EXECUTED THE 25<sup>th</sup> DAY OF AUGUST, 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.