

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

BY-LAW NO. 2018-46

**"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 Shore Line Rail Group Inc respecting development of a property described as:

3518 County Rd 2
Edwardsburgh CON 1 PT LOT 34,35
RP 15R9747 Parts 1, 7, and 8
Geographic Township of Edwardsburgh
Now Township of Edwardsburgh/Cardinal
County of Grenville
Property Roll #070170105011501
PIN 68155-0792

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 Shore Line Rail Group Inc 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 23rd day of July, 2018.

Read a third and final time, passed, signed and sealed in open Council this 23rd day of July, 2018.

Mayor

Deputy Clerk

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL
SITE PLAN CONTROL AGREEMENT AS AUTHORIZED BY BYLAW 2018-46**

THIS AGREEMENT made in triplicate this 27 day of Aug, 2018

BETWEEN: SHORELINE RAIL GROUP 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: 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;

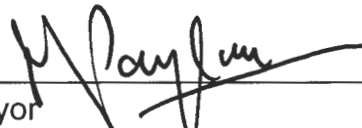
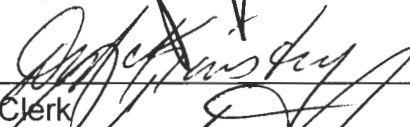
NOW THEREFORE THIS AGREEMENT WINESSETH THAT in consideration of other valuable considerations and the sum of two dollars (\$2.00) of lawful money of Canada now paid by the Owner to the Township (the receipt whereof is hereby acknowledged) and in consideration of the mutual covenants hereinafter expressed, the parties hereto covenant and agree one with the other as follows:

1. 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.
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 By-law 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

) 
) Mayor
) 
) Clerk

SHORELINE RAIL GROUP INC.

) 
)
)
)

SCHEDULE "A"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 27 DAY OF Aug, 2018

BETWEEN: SHORELINE RAIL GROUP INC.

AND: THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL

DESCRIPTION OF THE PROPERTY

3518 County Rd 2
Edwardsburgh CON 1 PT LOT 34, 35
RP 15R9747 Parts 1 7 AND 8
Geographic Township of Edwardsburgh
Now Township Edwardsburgh/Cardinal
County of Grenville
Property Roll # 070170105011501
PIN 68155-0792

SCHEDULE "B"
Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 27 DAY OF Aug., 2018

MASSING AND CONCEPTUAL PLAN SITE PLAN

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

Exhibit 1 - Site Plan

Exhibit 2 – Storm Water Management Brief

SCHEDULE "C"

Site Plan Control Agreement

TO AGREEMENT EXECUTED THE 27 DAY OF Aug 2018

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.

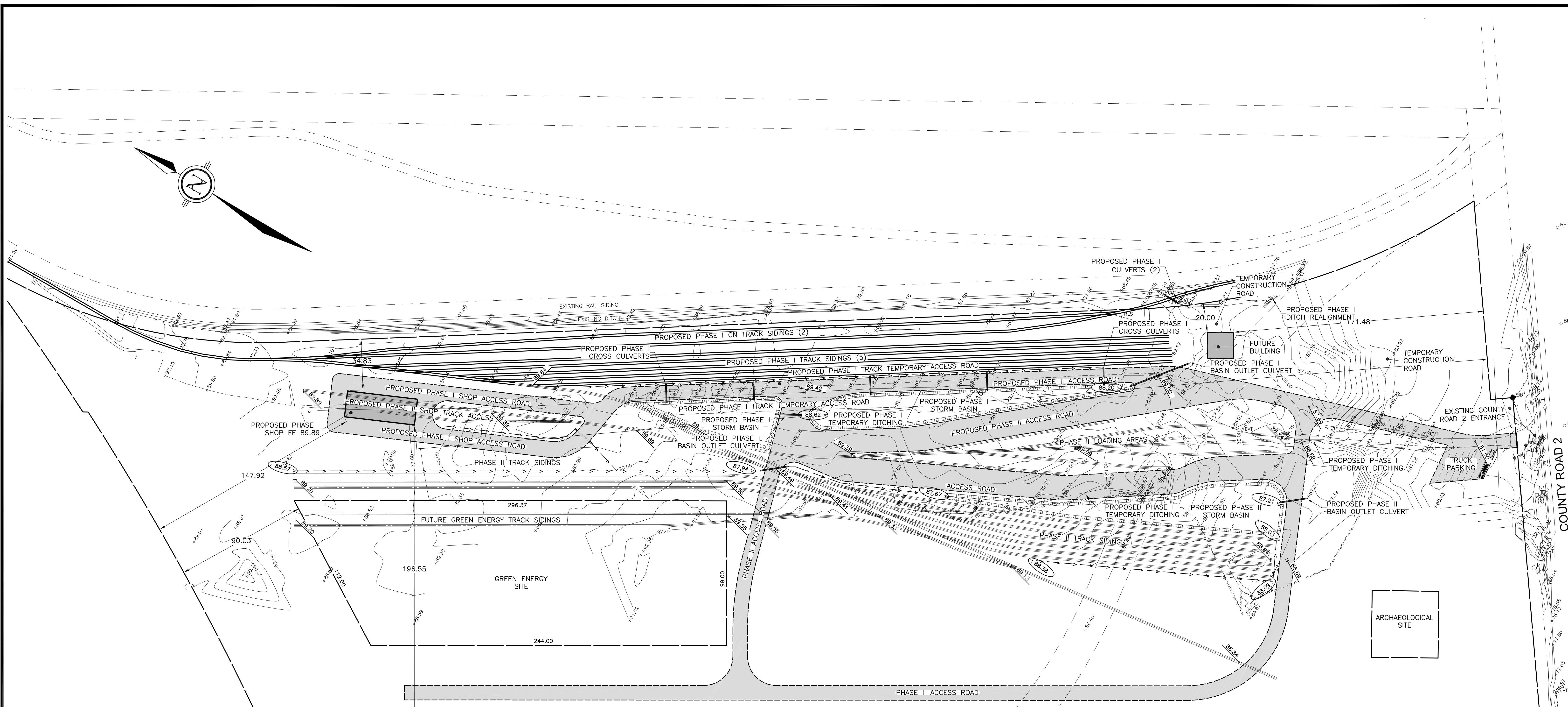
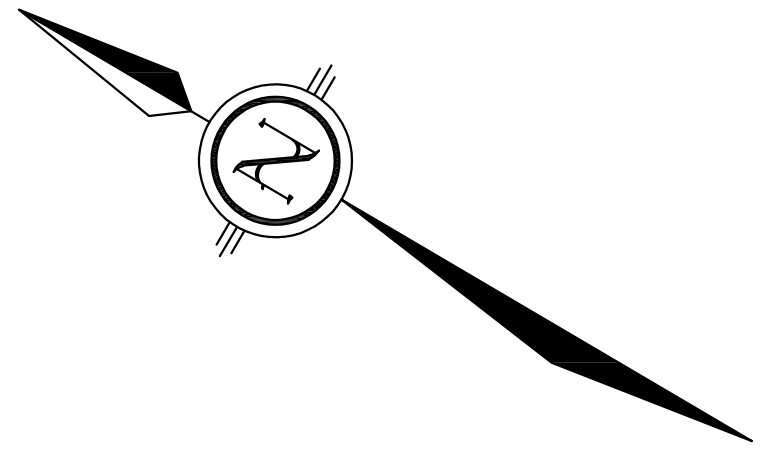
5. ELEVATIONS

a) As per Building Elevation Plans forming Exhibit No.1 of Schedule "B" to this Agreement.

6. SERVICING

a) Water and sanitary services to buildings be provided by private well and septic system under the approval of the District Health Unit.

b) Storm water management is as described in Exhibit 2 – Storm Water Management Brief, as designed by Eastern Engineering, and subject to review by the South Nation Conservation.



ZONING REQUIREMENTS FOR MP/HC ZONE

	REQUIRED	PROPOSED
MIN. LOT AREA	1.0 ha	25.78 ha
MIN. LOT FRONTAGE	45 m	370.5 m
MAX. LOT COVERAGE	30%	0.35 %
MIN. FRONT YARD	10.0 m	736.2 m
MIN. INTERIOR SIDE YARD	10.0 m	34.8 m
MAX. BUILDING HEIGHT	15.0 m	-

SITE STATISTICS

BUILDING AREA	892 m ²
GRAVEL AREA	-
LANDSCAPE AREA	-

No.	By	Date	Revisions

Scale:	0 25 50
Horizontal:	1:1250
Vertical:	
Design:	Checked:
Drawn:	Checked:
Approved:	Project No.:
Date:	Contract No.:

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 Engineers' 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

Apex Building
207 - 100 Stronger Blvd.
Brockville, Ont. K6V 5J9

Telephone: (613) 345-0400
Facsimile: (613) 345-0008
www.EastEng.com

Project Title:

CANADIAN RAIL EQUIPMENT WORKS AND SERVICES INC.

Drawing Title:

JOHNSTOWN RAIL YARD PHASE 1

Drawing No.:

C1

Drawing No.: 7916.1 Phase 1 Site.dwg

ACKNOWLEDGEMENT AND DIRECTION

TO: Samantha Berry
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: Notice of Site Control Agreement ("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

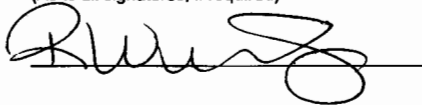
The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- 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 7 day of February, 2019.

WITNESS

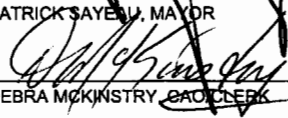
(As to all signatures, if required)



THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL



PATRICK SAYEN, MAYOR



DEBRA MCKINSTRY, CAO/CLERK

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN 68155 - 0792 LT
Description PT LT 35 CON 1 EDWARDSBURGH PTS 1, 7 & 8, 15R9747, S/T PR151029;
EDWARDSBURGH/CARDINAL
Address PRESCOTT

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
Acting as a company
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/Clerk.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Properties

PIN 68155 - 0792 LT
Description PT LT 35 CON 1 EDWARDSBURGH PTS 1, 7 & 8, 15R9747, S/T PR151029;
 EDWARDSBURGH/CARDINAL
Address PRESCOTT

Consideration

Consideration \$0.00

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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. acting for Signed 2019 02 07
 Winchester Applicant(s)
 K0C 2K0

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. 2019 02 07
 Winchester
 K0C 2K0

Tel 613-774-2670

Fax 613-774-2266

Fees/Taxes/Payment

Statutory Registration Fee \$64.40

Total Paid \$64.40