



EDWARDSBURGH CARDINAL

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P.O. Box 129,  
18 Centre St.  
Spencerville, Ontario  
K0E 1X0

April 11, 2024

Tim Markus  
15 Riverview Cres  
Johnstown ON K0E 1T1

By Email: pads29@cogeco.ca

**RE: Notice of Decision for Site Plan Control Application  
2062 County Road 22; 070170101018600**

Dear Mr. Markus;

Pursuant to subsection 41(4) of the Planning Act, I am pleased to inform you that your application for site plan control for the property mentioned above, which was deemed a complete application on March 13, 2024, has received **conditional approval** by the Township of Edwardsburgh Cardinal on April 11, 2024.

**Conditions**

The following conditions of approval must be carried out prior to any *development*, as defined by bylaw 2023-47, on this property:

1. That the property owner enter into a Site Plan Control Agreement to the satisfaction of the Township, ensuring that the development and maintenance of the property proceeds in accordance with the approved plans and drawings, and dealing with the works that are required by the Township in accordance with the Township's Site Plan Control Bylaw 2023-47.
2. That the Site Plan Control Agreement is registered against the land to which it applies. The municipality is entitled to enforce the provisions of the agreement against the owner and, subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent owners of the land.
3. That the owner acknowledge in writing, that the new building at the entrance to the site will comply with the required front yard setback in the Township's Zoning Bylaw 2022-37, as amended.



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Approval of the application shall not be deemed to exempt any person from the requirement to obtain permits or approvals under any other legislation nor exempt any person from complying with any requirement set out in the Township's Zoning Bylaw.

### **Next Steps**

A draft copy of the Site Plan Control Agreement is attached to this letter for your review. We welcome further communication if you have any concerns about any of the provisions in this draft agreement. The agreement is subject to the approval of Council and must be entered into by bylaw.

Any documents related to the clearance of the above conditions can be sent to the Community Development Coordinator at [wvankeulen@twpec.ca](mailto:wvankeulen@twpec.ca).

The required deposit fee of \$1,000.00 was received by the Township on December 1, 2023. Any additional fees related to the processing of this application and registration of the site plan control agreement will be billed to you in accordance with the Township's Planning Fees Bylaw 2022-40.

We wish you great success in the development and future growth of the Bedrock Depot.

Sincerely,

Dave Grant  
CAO, Township of Edwardsburgh Cardinal

**Attached:** Draft Site Plan Control Agreement for Review  
Site Plan Control Approval Process  
Site Plan Control Bylaw 2023-47