



EDWARDSBURGH CARDINAL

Phone: 613-658-3055
Fax: 613-658-3445
Toll Free: 866-848-9099
E-mail: mail@twpec.ca

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

August 22, 2024

Denis Simard
PO Box 640
163 Shanly Road
Cardinal ON K0E 1E0

By Email: novanunavut@gmail.com

RE: Notice of Decision for Site Plan Control Application
Part 1 of 15R-12378

Dear Mr. Simard;

Pursuant to subsection 41(4) of the Planning Act, I am pleased to inform you that your application for site plan control for the above-mentioned property, which was deemed a complete application on August 16, 2024, has received **conditional approval** by the Township of Edwardsburgh Cardinal on August 22, 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 an agreement with the Township, ensuring that development and maintenance of the property proceeds in accordance with the approved plans and drawings, and dealing with the works required by the Township in accordance with the Township's Site Plan Control Bylaw 2023-47.
2. The agreement shall be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof 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.

A draft copy of the agreement has been provided for your review and is attached to this notice. We welcome further communication if you have any concerns about any of the provisions in the agreement. Please contact our Community Development



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Coordinator with any questions or concerns at wvankeulen@twpec.ca. The site plan control agreement is subject to the approval of Council.

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.

The required fee of \$1,000.00 was received by the Township on July 17, 2024. Any additional fees related to the processing of this application and registration of the site plan control agreement will be billed to you at the above address in accordance with the Township's Planning Fees Bylaw 2022-40.

Thank you for choosing Edwardsburgh Cardinal to build or expand your business. We wish you great success in the development and future growth of Boulder Designs. Please do not hesitate to reach out to our office if you have any questions.

Sincerely,

Sean Nicholson
CAO, Township of Edwardsburgh Cardinal

CC: dave@annabledesigns.ca

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