

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2020-33**

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO EXECUTE A SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC AND RKR LANDHOLDINGS CORPORATION, FOR LANDS DESCRIBED AS LOT 21, 13M-88, 118 MORGAN DRIVE, SYDENHAM, DISTRICT OF LOUGHBOROUGH

WHEREAS the Council of the Corporation of the Township of South Frontenac entered into a Site Plan Agreement with RKR Landholdings pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, and that conditions on site warrant amending said Agreement, an amended Site Plan Agreement have been prepared to the satisfaction of the Township of South Frontenac;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and the Clerk are hereby authorized to execute an Amended Site Plan Control Agreement between the Corporation of the Township of South Frontenac and RKR Landholdings Corp., a copy of which is attached hereto forming part of this By-law.
2. THAT this By-law and Agreement shall be registered on title of the property described as Lot 21, 13M-88, District of Loughborough, Township of South Frontenac, municipally known as 118 Morgan Drive, Valleyview Estates Subdivision, Sydenham.
3. THIS BY-LAW shall come into force and effect in accordance with Section 41 of the Planning Act 1990, either upon the date of passage or as otherwise provided by Section 41.

**Dated at the Township of South Frontenac
this 14th day of July, 2020.**

Read a first and second time this 14th day of July, 2020.

Read a third time and finally passed this 14th day of July, 2020.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



Ron Vandewal, Mayor



Angela Maddocks, Clerk

SITE PLAN CONTROL AMENDING AGREEMENT

THIS AGREEMENT made in triplicate this ____ day of _____, 2020.

BETWEEN:

RKR LANDHOLDINGS CORPORATION

hereinafter referred to as the "OWNER"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

hereinafter referred to as the "Municipality"

OF THE SECOND PART

WHEREAS the Owner and the Corporation of Township of South Frontenac entered into a Site Plan Agreement, which Agreement was registered on May 13, 2019 as Instrument No. FC280581 ("Site Plan Agreement") for the development of the Owner's lands more particularly described on Schedule "A" to the Site Plan Agreement;

AND WHEREAS the Owner and Municipality have agreed to amend the terms of the Site Plan Agreement in accordance with the terms of this Amending Agreement.

NOW THEREFORE IN CONSIDERATION of the mutual covenants and agreements contained herein and other good and valuable consideration the parties agree with each other as follows:

1. The Site Plan Agreement is amended by deleting the Drawing No. C1 Site Plan, Drawing No. C2 Grading and Servicing Plan and Dwg No. D1 Details listed in Schedule "C" and replacing them with the following drawings:

Dwg No. C1 Site Plan, RKR Land Holdings Corporation, Lot 21 Morgan Drive Development, Scale 1:150, Date 08/03/2018, Prepared by Forefront Engineering Inc., Rev. 3. As Constructed, 06/29/20

Dwg No. C2 Grading & Servicing Plan, RKR Land Holdings Corporation, Lot 21 Morgan Drive Development, Scale 1:150, Date 08/03/2018, Prepared by Forefront Engineering Inc., Rev. 3. As Constructed, 06/29/20

Dwg No. D1 Details, RKR Land Holdings Corporation, Lot 21 Morgan Drive Development, Scale 1:150, Date 08/03/2018, Prepared by Forefront Engineering Inc., Rev. 3. As Constructed, 06/29/20.

Photograph: Proposed Garbage Enclosure, dated 06/26/2020

2. The Site Plan Agreement is amended by deleting the following paragraphs from Schedule "E":

"2. The Owner agrees to construct all exterior garbage storage areas as indicated on the approved Site Plan. The Owner is required to screen the garbage enclosure with either a wood fence or other similar material approved by the Township to ensure that it is not visible from Morgan Drive."

"28. The Owner is required to locate the screened garbage enclosure at the rear of the residential building, subject to the approval of KFL&A Public Health and the Municipality."

3. The Site Plan Agreement is amended by adding a new paragraph 2 into Schedule "E":

"The Owner agrees to place a garbage enclosure on the north side of the residential building in the location shown on the approved site plan. The design and materials of the garbage enclosure shall be substantially similar to the photograph referred to in Schedule "C:". The garbage enclosure shall be maintained in good working order with a securable lid, walls and doors that prevent animals from gaining access to garbage stored within the enclosure."

4. In all other respects the Site Plan Agreement remains in full force and effect.

IN WITNESS WHEREOF the parties hereto have by the hands and seals executed this agreement as of the first date set out above.

SIGNED, SEALED AND DELIVERED:

THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC



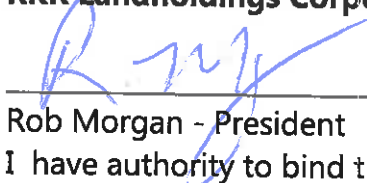
Ron Vandewal - Mayor



Angela Maddocks - Clerk

We have authority to bind the Corporation

RKR Landholdings Corporation



Rob Morgan - President
I have authority to bind the Corporation