

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2023-54**

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO
EXECUTE A SUBDIVISION AGREEMENT BETWEEN THE CORPORATION
OF THE TOWNSHIP OF SOUTH FRONTENAC AND 1278840 ONTARIO LIMITED**

WHEREAS a Subdivision Agreement has 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 a Subdivision Agreement between the Corporation of the Township of South Frontenac and 1278840 Ontario Limited, a copy of which is attached hereto forming part of this by-law.
2. **THAT** this Agreement shall be registered on title of the properties Lots 1 to 13 inclusive, Blocks 14, 15, 16, 17, 18, 19 20, and Street "A" as shown on Plan 13M-____, Part of Lot 7, Concession 7, Geographic Township of Portland, Township of South Frontenac, County of Frontenac included under Appendix A.
3. THIS BY-LAW shall come into force and effect in accordance with section 51 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said section 51.

Dated at the Township of South Frontenac this 20th day of June, 2023.


Read a first and second time this 20th day of June, 2023.

Read a third time and finally passed this 20th day of June, 2023.

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



Ron Vandewal, Mayor



James Thompson, Clerk

APPENDIX A

PLAN of SUBDIVISION of PART of LOT 7, CONCESSION 7 Geographic Township of Portland TOWNSHIP OF SOUTH FRONTENAC COUNTY of FRONTENAC

SCALE = 1:1000
 HOPKINS CHITTY LAND SURVEYORS INC.
 -2021-

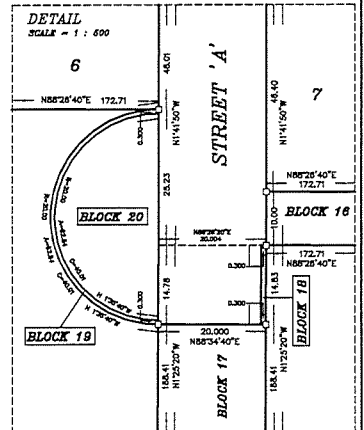
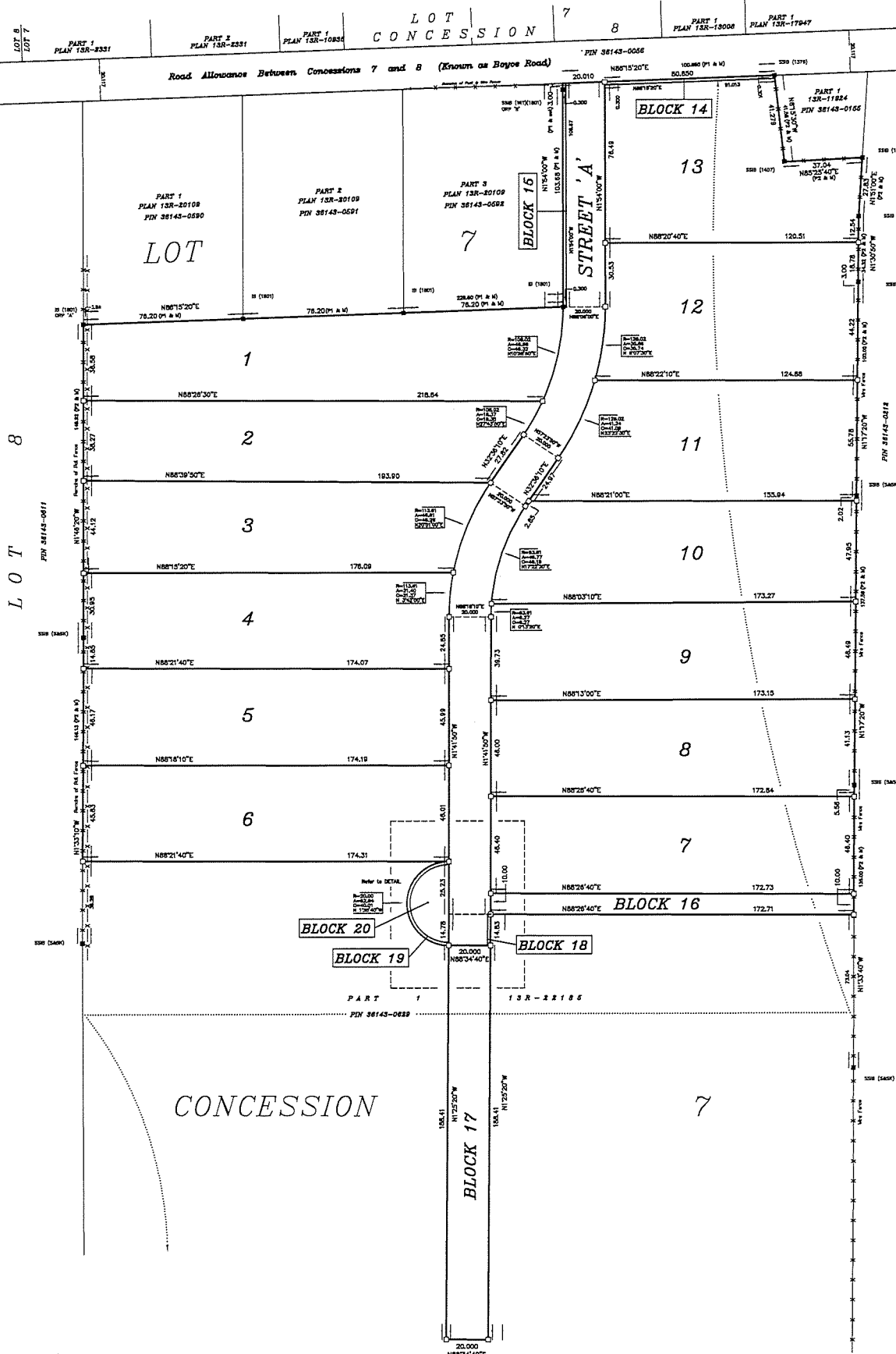


PLAN 13M-

I CERTIFY that this PLAN 13M- is REGISTERED in the LAND TITLES OFFICE for the LAND TITLES DIVISION of FRONTENAC (No. 13) at O'CLOCK on the day of , 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER ?????? AND REQUIRED CONSENTS ARE REGISTERED as PLAN DOCUMENT No. _____

LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 36143-0628, LOTS 1 TO 13, ALL INCLUSIVE, AND THE STREET NAMED STREET 'A'.



LEGEND:

- SSB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
- C- ... Planted Survey Monument
- B- ... Found Survey Monument
- SIB ... Standard Iron Bar
- SSIB ... Short Standard Iron Bar
- IS ... Iron Bar
- ISB ... Iron Bar (found)
- RB ... Rock Bar
- RP ... Rock Post
- (M) ... Measured
- (R.P.) ... Registered Plan
- (S.P.) ... Survey Point
- 1972 ... Peter S. Hopkins, O.L.S.
- 1407 ... M. Peter Allen, O.L.S.
- 3453X ... Smith & Smith (Kingston) Ltd., O.L.S.
- 1907 ... Don J. Cowder, O.L.S.
- PI ... Plan 13R-2185

OBSERVED REFERENCE POINTS (ORP'S):
 UTM ZONE 18, NAD83 (CSRS) (2010.0)
 COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O.B.C. 216/10

POINT ID	NORTHING	EASTING
ORP A	4822098.8	366596.3
ORP B	4822113.3	366812.9

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME KETTER (RTK) OBSERVATIONS UTM ZONE 18, (76° WEST LONGITUDE) NAD83 (CSRS) (2010.0)

FOR BEARING COMPARISONS, A ROTATION OF 1°14'50" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 13-13008.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99998.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1. LOTS 1 TO 13, ALL INCLUSIVE AND BLOCKS 14 TO 20, ALL INCLUSIVE, AND THE STREET NAMED STREET 'A' HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC.

DATED THE _____ DAY OF _____, 2021.

1278804 ONTARIO INC.

TERRY GRANT - President
 T. GRANT CUSTOM HOMES
 (I HAVE THE AUTHORITY TO BIND THE CORPORATION)

MUNICIPAL CERTIFICATE

APPROVED UNDER SECTION 61, OF THE PLANNING ACT, 1990 BY THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

THIS THE _____ DAY OF _____, 2021.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1. This Survey and Plan are correct and in accordance with the SURVEY ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.
 2. The SURVEY was completed on the 7th day of _____, 2021.

HOPKINS CHITTY LAND SURVEYORS INC.

DATE: _____

THOMAS MACDONALD - O.L.S.

*** - MAYOR

*** - CLERK
 (I HAVE THE AUTHORITY TO BIND THE CORPORATION)



Party Check: []	Instrument: []	Checked By: []	Plan By: []
HOPKINS CHITTY LAND SURVEYORS INC.			
Ontario Land Surveyors www.hopkinschitty.com			
654-636 MORRIS COURT KINGSTON, ONTARIO K7P-2R2 Tel: (613) 554-8888 Fax: (613) 364-3512	PROJECT No. 2021-108 PART LOT 7, CON. 7 Township of Portland		