

CORPORATION OF THE TOWN OF RENFREW  
BY-LAW NO. 28-2020

Being a By-law to authorize the Mayor and Clerk to execute a Site Plan Agreement with Renfrew Victoria Hospital in relation to the property located at 499 Raglan Street North.

WHEREAS Section 41 of the Planning Act, R.S.O. 1990, CHAPTER P.13, permits municipalities to pass by-laws to designate the whole or any part of the area covered by the Official Plan as a Site Plan Control Area; and

WHEREAS the Town of Renfrew has an approved Official Plan; and

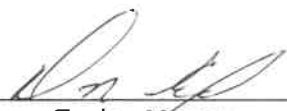
WHEREAS Council enacted By-law No. 45-85, being a Site Plan Control Area By-law to regulate development such as that proposed by Renfrew Victoria Hospital.


NOW THEREFORE the Council of the Corporation of the Town of Renfrew enacts as follows:

1. THAT the Mayor and Clerk be authorized to execute a Site Plan Agreement with Renfrew Victoria Hospital in relation to the property located at 499 Raglan Street North with respect to the development of a cafeteria expansion, deck, new generator and associated vehicular areas.
2. THAT this By-law shall take effect and come into force immediately upon the passage thereof.

Read a first and second time this 14<sup>th</sup> day of April, 2020.

Read a third and final time this 14<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Don Eady, Mayor

  
\_\_\_\_\_  
Kim R. Bulmer, Clerk

**Properties**

*PIN* 57273 - 0101 LT  
*Description* LTS 4, 5, 6, 8, 10, PL 205; PT LT 14, CON 2 AS IN R158441 & R182171; ; HORTON RENFREW CORRECTED 99/03/03 BY MOB  
*Address* 499 RAGLAN ST N  
 RENFREW

*PIN* 57273 - 0114 LT  
*Description* CONSOLIDATION OF VARIOUS PROPERTIES PT LT 14, CON 1, PT 1 PL 49R16016;PT LT 14, CON 1, PT 1 PL 49R3584, EXCEPT PT 1 PL 49R7544;PT LT 14, CON 1, PTS 1 AND 2 PL 49R16173. RENFREW.  
*Address* RENFREW

*PIN* 57273 - 0063 LT  
*Description* LT 12, PL 205 ; TOWN OF RENFREW  
*Address* 32 GRIGG AV  
 RENFREW

*PIN* 57273 - 0061 LT  
*Description* LT 16, PL 205 ; TOWN OF RENFREW  
*Address* 42 GRIGG AVENUE  
 RENFREW

*PIN* 57273 - 0060 LT  
*Description* PT LTS 18 & 20, PL 205 AS IN R194544 ; TOWN OF RENFREW  
*Address* 50 GRIGG AV  
 RENFREW

*PIN* 57273 - 0059 LT  
*Description* LTS 31 & 33, PL 205; PT LTS 18 & 20, PL 205 AS IN R330818 ; TOWN OF RENFREW  
*Address* 498 MOORE ST  
 RENFREW

*PIN* 57273 - 0062 LT  
*Description* LT 14, PL 205 ; TOWN OF RENFREW  
*Address* 40 GRIGG AV  
 RENFREW

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE TOWN OF RENFREW  
*Address for Service* 127 Raglan Street South, Renfrew,  
 Ontario K7V 4G7

This document is being authorized by a municipal corporation DON EADY, MAYOR AND KIM R. BULMER, CLERK for The Corporation of the Town of Renfrew.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

Schedule: By-Law No. 28-2020

**Signed By**

David Alexander Stewart 117 Raglan Street South acting for Signed 2020 08 25  
 Renfrew Applicant(s)  
 K7V 1P8

Tel 613-432-5844

Fax 613-432-0955

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

MCNAB STEWART AND PRINCE 117 Raglan Street South 2020 08 25  
 Renfrew  
 K7V 1P8

Tel 613-432-5844

The applicant(s) hereby applies to the Land Registrar.

**Submitted By**

Fax 613-432-0955

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.05
Total Paid	\$65.05

**Properties**

*PIN* 57273 - 0101 LT  
*Description* LTS 4, 5, 6, 8, 10, PL 205; PT LT 14, CON 2 AS IN R158441 & R182171; ; HORTON RENFREW CORRECTED 99/03/03 BY MOB  
*Address* 499 RAGLAN ST N  
 RENFREW

*PIN* 57273 - 0114 LT  
*Description* CONSOLIDATION OF VARIOUS PROPERTIES PT LT 14, CON 1, PT 1 PL 49R16016;PT LT 14, CON 1, PT 1 PL 49R3584, EXCEPT PT 1 PL 49R7544;PT LT 14, CON 1, PTS 1 AND 2 PL 49R16173. RENFREW.  
*Address* RENFREW

*PIN* 57273 - 0063 LT  
*Description* LT 12, PL 205 ; TOWN OF RENFREW  
*Address* 32 GRIGG AV  
 RENFREW

*PIN* 57273 - 0062 LT  
*Description* LT 14, PL 205 ; TOWN OF RENFREW  
*Address* 40 GRIGG AV  
 RENFREW

*PIN* 57273 - 0061 LT  
*Description* LT 16, PL 205 ; TOWN OF RENFREW  
*Address* 42 GRIGG AVENUE  
 RENFREW

*PIN* 57273 - 0060 LT  
*Description* PT LTS 18 & 20, PL 205 AS IN R194544 ; TOWN OF RENFREW  
*Address* 50 GRIGG AV  
 RENFREW

*PIN* 57273 - 0059 LT  
*Description* LTS 31 & 33, PL 205; PT LTS 18 & 20, PL 205 AS IN R330818 ; TOWN OF RENFREW  
*Address* 498 MOORE ST  
 RENFREW

**Consideration**

*Consideration* \$1.00

**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 TOWN OF RENFREW  
*Address for Service* 127 Raglan Street South, Renfrew,  
 Ontario K7V 4G7

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Don Eady, Mayor and Kim R. Bulmer, Clerk for The Corporation of the Town of Renfrew.

**Statements**

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

The land registrar is authorized to delete the notice on the consent of the following party(ies) THE CORPORATION OF THE TOWN OF RENFREW and RENFREW VICTORIA HOSPITAL

Schedule: See Schedules

**Signed By**

David Alexander Stewart 117 Raglan Street South acting for Signed 2020 08 25  
 Renfrew Applicant(s)  
 K7V 1P8

Tel 613-432-5844

Fax 613-432-0955

I have the authority to sign and register the document on behalf of the Applicant(s).

The applicant(s) hereby applies to the Land Registrar.

**Submitted By**

MCNAB STEWART AND PRINCE

117 Raglan Street South  
Renfrew  
K7V 1P8

2020 08 25

Tel 613-432-5844

Fax 613-432-0955

**Fees/Taxes/Payment**

Statutory Registration Fee	\$65.05
Total Paid	\$65.05

**File Number**

Applicant Client File Number : 220002



**AMENDING SITE PLAN AGREEMENT**

**BETWEEN**

**RENFREW VICTORIA HOSPITAL**

**AND**

**THE CORPORATION OF THE  
TOWN OF RENFREW**

**APRIL 2020**

**BETWEEN:** RENFREW VICTORIA HOSPITAL

HEREINAFTER CALLED THE "OWNER"  
OF THE FIRST PART

**AND:** THE CORPORATION OF THE TOWN OF RENFREW

HEREINAFTER CALLED THE "TOWN"  
OF THE SECOND PART

**WHEREAS** the Town of Renfrew has enacted Site Plan Control Provisions pursuant to the provisions of Section 41 of the *Planning Act* R.S.O. 1990, Chapter P.13, as amended;

**AND WHEREAS** the Owner is the Owner of the lands, more particularly described in the Schedule hereto annexed and marked "A", and which are hereinafter referred to as the "Site".

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the approval of the plans for the development on the subject parcel of land by the Town and the sum of Two Dollars (\$2.00) of lawful money of Canada paid by the Owner to the Town, the receipt whereof is hereby acknowledged by the Owner, the Owner and the Town agree as follows:

**1. DEFINITIONS, LAND AND SCHEDULES**

In this Agreement:

- a) **"AGREEMENT"** shall mean this Agreement and the Schedules which shall be deemed to be covenants as though specifically set out therein;
- b) **"ORIGINAL AGREEMENT"** shall mean the Site Plan Agreement between Renfrew Victoria Hospital and The Town of Renfrew, authorized by By-law No. 32-2013 (adopted June 10, 2013), registered as RE171789;
- b) **"TOWN"** shall mean the Corporation of the Town of Renfrew and shall include any employee or agent authorized by the Council of the said Town to act on its behalf;
- c) **"TOWN ENGINEER"** means the Director of the Department of Development and Works for the time being or such other person or persons designated by him;
- d) **"OWNER OR OWNERS"** includes the parties of the First Part, their heirs, executors, administrators, successors and assigns and agents thereof, contractor, or subcontractor carrying out the Work for or on behalf of the Owner or Owners;
- e) **"WORK"** shall mean any work, material, matter or thing required by this Agreement to be supplied or performed, or any part thereof and includes any work referred to in the Schedules attached herein.

The lands to which this Agreement applies are those described in Schedule "A" and shown on the plans attached as Schedule "B".

**2. GENERAL**

- a) All Sections of the Original Agreement referring to "Schedules "B1" to "B12"" are hereby amended to read "Schedule "B""
- b) Section 1 "Definitions, Land and Schedules" of the Original Agreement is amended by deleting the following text:

"Schedule "A"	- Description of the land to which this Agreement applies
Schedule "B1"	- Site Plan
Schedule "B2"	- Removals Plan – Helipad
Schedule "B3"	- Site Servicing, Grading and Drainage Plan – Helipad
Schedule "B4"	- Removals Plan – Dialysis
Schedule "B5"	- Site Servicing, Grading and Drainage Plan – Dialysis
Schedule "B6"	- Details
Schedule "B7"	- Pre Development Storm Drainage Plan Sewer Installation
Schedule "B8"	- Post Development Storm Drainage Plan Sewer Installation
Schedule "B9"	- Electrical Specifications, Details and List of Drawings
Schedule "B10"	- Electrical Site Plan – Helipad
Schedule "B11"	- Electrical Site Plan – Dialysis
Schedule "B12"	- Proposed Site Plan
Schedule "C"	- Financial Requirements
Schedule "D"	- Form of Letter of Credit
Schedule "E"	- Planning and Engineering Requirements"

And inserting the following text:

"Schedule "A"	- Description of the land to which this Agreement applies
Schedule "B"	- Plans
Schedule "C"	- Financial Requirements
Schedule "D"	- Form of Letter of Credit
Schedule "E"	- Planning and Engineering Requirements"

- c) Section 5 "Servicing and Easement Requirements" of the Original Agreement is hereby amended by adding the following paragraph at the end of the Section:

"j) The following geotechnical reports form part of this agreement and are available for review at the Town of Renfrew, 127 Raglan Street South, Renfrew, Ontario, K7V 1P8:

- i. *Geotechnical Investigation: Generator Pad Construction, 499 Raglan Street North, Renfrew, Ontario: Renfrew Victoria Hospital (Report No. 11191566), dated March 10, 2020, Prepared by GHD; and*
- ii. *Geotechnical Investigation: 2-Storey Cafeteria Addition, Renfrew Victoria Hospital, Renfrew, Ontario: Prepared for: Renfrew Victoria Hospital, dated March 5, 2020, prepared by GHD."*

- d) Schedules "B1" to "B12" of the Original Agreement are hereby deleted in their entirety and replaced with Schedule "B" attached hereto.
- e) Schedule "C" of the Original Agreement is hereby deleted in its entirety and replaced with Schedule "C" attached hereto.
- f) Schedule "E" of the Original Agreement is hereby amended by adding the following paragraph to the end of the Schedule:



"14. The following geotechnical reports form part of this agreement and are available for review at the Town of Renfrew, 127 Raglan Street South, Renfrew, Ontario, K7V 1P8:

- i. *Geotechnical Investigation: Generator Pad Construction, 499 Raglan Street North, Renfrew, Ontario: Renfrew Victoria Hospital (Report No. 11191566), dated March 10, 2020, Prepared by GHD; and*
- ii. *Geotechnical Investigation: 2-Storey Cafeteria Addition, Renfrew Victoria Hospital, Renfrew, Ontario: Prepared for: Renfrew Victoria Hospital, dated March 5, 2020, prepared by GHD."*

- g) All other provisions of the Original Agreement shall remain in full force and effect.
- h) The Owner acknowledges and agrees that failure to comply with any term or condition herein may result in the Town taking such action to enforce compliance, as deemed appropriate by the Town.
- i) This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns, and all covenants and agreements herein contained, assumed by, or imposed upon the Owner are deemed to be covenants which run with and bind the lands and every part thereof.
- j) In every clause of this Agreement, unless the contrary intention appears, words importing the singular number or the masculine gender only, include more persons, parties or things of the same kind than one, and females as well as males and the converse, and a word interpreted in the singular number has a corresponding meaning when used in the plural.
- k) Any notice required or permitted by this Agreement to be given by the parties hereto shall be in writing and shall be conclusively deemed to have been delivered on the date of mailing of such notice.
- l) Any such notice required to be given herein shall be in writing and shall be delivered in person or by prepaid registered mail, to the attention of the Owner and/or the Town as follows:

TO THE OWNER:                 RENFREW VICTORIA HOSPITAL  
   499 RAGLAN STREET NORTH  
   RENFREW, ONTARIO K7V 1P6

or such other address as the Owner has notified the Town Clerk in writing.

TO THE TOWN:                 CORPORATION OF THE TOWN OF RENFREW  
   127 RAGLAN STREET SOUTH  
   RENFREW, ONTARIO K7V 1P8

- m) The Owner, on behalf of itself, its heirs, executors, administrators and permitted assigns, including his successors in title, covenants and agrees to indemnify and save harmless the Town from all actions, causes of actions, suits, claims or demands whatsoever which arise directly or by reason of the development of the Site and the construction and maintenance or the improper or inadequate construction and/or maintenance of the Work.
- n) All clause headings are for ease of reference only and shall not affect the construction or interpretation of this Agreement.

**11. MINOR MODIFICATIONS TO THE SITE PLAN**

- a) The Owner shall notify the Town of any proposed change of use or uses on the Site before, during or after the completion of the Work required under this Agreement.
- b) Minor modifications made to this Site Plan Agreement may be approved without an amendment to this Agreement with the authorization of the Director of the Department of Development and Works.

**IN WITNESS WHEREOF** the Owner and the Town hereunto set their Hand and Seal or affix their Seal duly attested to by their proper officers in that behalf.

DATED AT THE Town of Renfrew THIS 28 DAY OF May, 2020.

**SIGNED, SEALED AND DELIVERED** in the presence of:

**RENFREW VICTORIA HOSPITAL**



Per: Keanan Stone  
Title: BOARD CHAIR



Per: Randy Penney  
Title: President/CEO

**"We have the authority to bind the Corporation"**

DATED AT THE TOWN OF RENFREW THIS 15<sup>th</sup> DAY OF April, 2020.

**SIGNED, SEALED AND DELIVERED** in the presence of:

**THE CORPORATION OF THE TOWN OF RENFREW**



**Don Eady, Mayor**

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

**Kim R. Bulmer, Clerk**

**SCHEDULE "A"****DESCRIPTION OF THE LANDS TO WHICH THIS AGREEMENT APPLIES**

498 Moore Street; Lots 31 and 33, Plan 205; Part of Lots 18 and 20, Plan 205, Roll No. 4748-000-095-02400

32 Grigg Avenue; Lot 12, Plan 205, Roll No. 4748-000-095-19800

40 Grigg Avenue; Lot 14, Plan 205, Roll No. 4748-000-095-19700

42 Grigg Avenue; Lot 16, Plan 205, Roll No. 4748-000-095-19600

50 Grigg Avenue; Part of Lots 18 and 20, Plan 205, Roll No. 4748-000-095-19500

499 Raglan Street North; Lots 4, 5, 6, 8, 10, Plan 205; Part of Lot 14, Concession 2, Roll Nos. 4748-000-095-05000 and 4748-000-095-05001

490 Raglan Street North; Part of Lot 14, Concession 1; Part 1, Plan 49R-3584, Except Part 1, 49R-7544, Roll No. 4748-000-095-05020

**SCHEDULE "B"****PLANS**

The following plans/drawings apply to this Site Plan Agreement and, except as otherwise approved by the Director of the Department of Development and Works, the development of the lands and the construction of all Works shall be in accordance with these plans/drawings:

The following approved plans shall be deemed to form part of Schedule "B" of this agreement:

**Plans:**

Drawing No.	Drawing Description	Prepared By	Current Revision Date (DD/MM/YYYY)
<b>DIALYSIS LAB (2013)</b>			
SP	SITE PLAN	Jp2g Consultants Inc.	August 16, 2013
C1	REMOVALS PLAN – HELIPAD	Jp2g Consultants Inc.	August 16, 2013
C2	SITE SERVICING, GRADING AND DRAINAGE PLAN – HELIPAD	Jp2g Consultants Inc.	August 16, 2013
C3	REMOVALS PLAN – DIALYSIS	Jp2g Consultants Inc.	August 16, 2013
C4	SITE SERVICING, GRADING AND DRAINAGE PLAN – DIALYSIS	Jp2g Consultants Inc.	August 16, 2013
C5	DETAILS	Jp2g Consultants Inc.	August 16, 2013
C6	PRE DEVELOPMENT STORM DRAINAGE PLAN SEWER INSTALLATION	Jp2g Consultants Inc.	August 1, 2013
C7	POST DEVELOPMENT STORM DRAINAGE PLAN SEWER INSTALLATION	Jp2g Consultants Inc.	August 1, 2013
E0	ELECTRICAL SPECIFICATIONS, DETAILS AND LIST OF DRAWINGS	Jp2g Consultants Inc.	August 1, 2013
E1	ELECTRICAL SITE PLAN – HELIPAD	Jp2g Consultants Inc.	July 30, 2013
E2	ELECTRICAL SITE PLAN – DIALYSIS	Jp2g Consultants Inc.	July 30, 2013
A-SP	PROPOSED SITE PLAN	Brian Dickey Architect Inc.	July 22, 2013
<b>CAFETERIA ADDITION (2020)</b>			
A-002	SITE PLAN – CAFETERIA ADDITION AND NEW DECK	Brian Dickey Architect Inc.	January 30, 2020
A-1	BASEMENT PLAN – EXISTING BASEMENT AND NEW FLOOR PLAN	Brian Dickey Architect Inc.	January 30, 2020
A-2	GROUND FLOOR PLAN – EXISTING	Brian Dickey Architect Inc.	January 30, 2020

	AND NEW GROUND FLOOR		
A-3	ROOF PLAN	Brian Dickey Architect Inc.	January 30, 2020
A-4	NEW ELEVATIONS	Brian Dickey Architect Inc.	January 30, 2020
A-5	NEW SECTIONS	Brian Dickey Architect Inc.	January 30, 2020
A-6	NEW SECTIONS	Brian Dickey Architect Inc.	January 30, 2020
1-A-2	PROPOSED NEW SITE GRADING		

The original plans can be viewed at the Corporation of the Town of Renfrew at the following address: 127 Raglan Street South, Renfrew, Ontario, K7V 1P8

**SCHEDULE "C"**  
**FINANCIAL REQUIREMENTS**

NII