

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 2727 (2005)

Being a by-law to authorize the Mayor and Clerk to enter into a
Site Plan Agreement with The Westerra Equities Corp.
(Fonthill Shopping Plaza, 20 Highway 20 East)

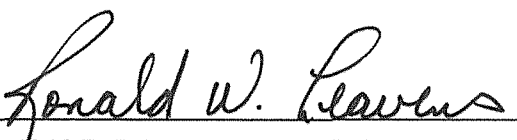
WHEREAS the Council of the Corporation of the Town of Pelham deems it desirable to enter into a Site Plan Agreement with The Westerra Equities Corp. with regard to the demolition and construction of a portion of the existing shopping plaza.


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT the Site Plan Agreement attached hereto and made part of this by-law between the Corporation of the Town of Pelham and The Westerra Equities Corp. be and the same is hereby approved.

(2) THAT the Mayor & Clerk be and each of them is hereby authorized and instructed on behalf of the Corporation of the Town of Pelham to execute the said Site Plan Agreement and the Clerk is hereby authorized to affix the Corporate Seal thereto.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
19TH DAY OF DECEMBER, 2005 A.D.


MAYOR RONALD W. LEAVENS


CLERK CHERYL MICLETTE

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

Properties

PIN 64064 - 0582 LT
Description PT BLK C PL 717 FONTHILL AS IN RO742786; EXCEPT PTS 1, 2, 3, 5 & 6 ON 59R12799; S/T RO530009, RO652413 ; PELHAM
Address PELHAM

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 PELHAM
Address for Service P. O. Box 400
20 Pelham Town Square
Fonthill, Ontario
L0S 1E0

I, Ronald Leavens-Mayor and Cheryl Miclette-Clerk, have the authority to bind the corporation.

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

Party To(s)	Capacity	Share
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Name	THE WESTERRA EQUITIES CORP.	Registered Owner
Address for Service	4211 Yonge Street, Suite 230 Toronto, Ontario M2P 2A9	

I, Neil Soberman, Secretary, have the authority to bind the corporation

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

Statements

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Applicant(s)	Signed	2006 03 27
Tel	9057355684			
Fax	9057353340			

Submitted By

LANCASTER BROOKS & WELCH	201-247 East Main St. PO Box 67 Welland L3B 5N9			2006 03 27
Tel	9057355684			
Fax	9057353340			

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

THIS AGREEMENT made in triplicate this *7th* day of *March*, 2006 A.D.

BETWEEN:

THE WESTERRA EQUITIES CORP.

Hereinafter called the "Owner"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Owner purports to be the owner of the lands in the Town of Pelham described in Schedule "A" (the "Lands") attached hereto;

AND WHEREAS the Owner is desirous of constructing an addition to an existing shopping centre in accordance with Schedules "B", "C", "D" and "E" attached hereto and filed in the Town's offices;

AND WHEREAS the Town has agreed to permit the said construction subject to certain terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. DEFINITIONS

In this Agreement:

- (a) **CHIEF BUILDING OFFICIAL** shall mean the Chief Building Official of the Corporation of the Town of Pelham.
- (b) **CLERK** shall mean the Clerk of the Corporation of the Town of Pelham.
- (c) **COUNCIL** shall mean the Council of the Corporation of the Town of Pelham.
- (d) **DIRECTOR OF FINANCIAL SERVICES** shall mean the Director of Financial Services of the Corporation of the Town of Pelham.
- (e) **DIRECTOR OF OPERATIONS** shall mean the Director of Operations of the Corporation of the Town of Pelham.
- (f) **DIRECTOR OF PLANNING SERVICES** shall mean the Director of Planning Services of the Corporation of the Town of Pelham.
- (g) **FACILITIES AND WORKS** shall mean and includes those facilities and works which are shown on or referred to in any one or more of the plans, drawings and schedules to this Agreement.
- (h) **LANDS** shall mean the lands described in Schedule "A" attached hereto.
- (i) **PROFESSIONAL ENGINEER** shall mean a Professional Engineer registered with the Association of Professional Engineers.
- (j) **PROFESSIONAL ARCHITECT** shall mean a Professional Architect registered with the Ontario Association of Architects.

2. GENERAL PROVISIONS

- (a) The Owner shall develop and maintain the Lands only in accordance with the terms and conditions contained herein and any other applicable by-law of the Town.

- (b) The Owner shall perform any and all construction and installation on the Lands in accordance with the terms and conditions contained herein and as shown on Schedules attached hereto and forming part of this Agreement to the reasonable satisfaction of the Town.
- (c) The Owner shall not perform any construction or installation on the Lands except in accordance with the terms and conditions contained herein and shown on said Schedules attached hereto and forming part of this Agreement and to the reasonable satisfaction of the Town.
- (d) The Owner shall maintain and keep in repair, driveways and access servicing the buildings located in the development.
- (e) The Owner grants to the Town, its servants, agents and assigns permission to enter upon the Lands for the purpose of inspection of any Facilities and Works referred to in this Agreement and for the purpose of the completion of any Facilities and Works in accordance with this Clause and this Agreement.
- (f) The Owner will, at all times, indemnify and save harmless the Town from all loss, costs, damages and injuries which the Town may suffer or be put to for or by reason of the construction, maintenance or existence of any Facilities and Works done by the Owner, its contractors, servants or agents on the Lands or which the Town may suffer or be put to for or by reason of the completion by the Town of any of the required Facilities and Works in accordance with this clause and this Agreement.
- (g) The Owner shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.

3. STORM DRAINAGE FACILITY

- (a) The Owner shall, at its own expense, construct a storm drainage facility and outlet on the site to adequately serve the development proposed on the Lands, such construction to be in accordance with the approved Grading Plan attached hereto as Schedule "D" and filed in the Town of Pelham offices.
- (b) The Owner further undertakes, at its own expense, to repair and forever maintain the storm drainage facility located on the said Lands. Minor changes to the Grading Plan may be permitted subject to the approval of the Director of Operations.
- (c) The Owner shall provide siltation control fencing and maintenance during the site servicing and building construction stages.
- (d) The above noted stormwater drainage facility on the site shall be maintained in proper operating condition at all times and in particular during the site servicing and building construction stages.

4. GRADING

- (a) The Owner shall have prepared by an Ontario Land Surveyor or Professional Engineer, a detailed Plan for the site, said plan to clearly indicate the existing drainage pattern on all adjacent Lands originally flowing through, into or over the area of the site, to the street storm sewer system or other outlet approved by the Director of Operations. This Plan, attached hereto as Schedule "D" shall be approved by the Director of Operations prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Operations.
- (b) The Owner shall submit, upon completion of facilities and works, a certificate signed by an Ontario Land Surveyor or Professional Engineer which indicates that the grades as stipulated on Schedule "D" to this Agreement have been complied with.
- (c) Unless otherwise approved or required by the Town, the Owner shall not alter the grades of the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.

5. **SANITARY SYSTEM**

- (a) The Owner shall, at its own expense, construct a sanitary sewer system on the said Lands to adequately serve the building to be erected thereon, such construction to be in accordance with specifications and a design approved by the Director of Operations and filed in the Town's offices prior to the issuance of a Building Permit. This Plan, attached hereto as Schedule "C", shall be approved by the Director of Operations prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Operations.
- (b) The Owner undertakes to repair and forever maintain the private sanitary sewer system located on the said Lands and, without limiting the generality of the foregoing, no storm, surface or roof water or weeping tiles shall be discharged into the sanitary sewer system.
- (c) The Owner agrees to provide full-time resident inspection of the relocated municipal sanitary sewer installation.
- (d) The Owner agrees to provide to the Director 'As Constructed' drawings of the municipal sanitary sewer installed or constructed in both hard copy and DWG digitized format (AutoCad 2000 or equivalent), at the time of completion of the services.
- (e) The Owner shall have prepared by an Ontario Land Surveyor a reference plan for the purpose of establishing a 5 metre wide easement centered over the entirety of the municipal sanitary system located on the subject lands. The Owner acknowledges that the preparation of this reference plan may require the Owner to expose the system at various locations in order to ensure that the easement is properly centered over the system. This reference plan shall be approved by the Director of Operations prior to the registration of the document on-title. The Owner agrees to provide an undertaking prior to registration of this Agreement ensuring the completion the reference plan and agreeing to not occupy the proposed addition until such time as the reference plan is registered on-title.
- (f) The Owner shall obtain a Regional Construction Encroachment Permit concerning the required connection to the sanitary sewer system.

6. **WATER SUPPLY**

- (a) The Owner shall, at its own expense, construct, install and forever maintain all necessary connections and all internal water supply services necessary to serve the development, such construction to be in accordance with the requirements of and with specifications and a design approved by the Director of Operations and filed in the Town's offices prior to the issuance of a Building Permit.
- (b) The Owner shall ensure that Town Staff certified in accordance with Ontario Regulation 128/04 witness the required connection to the municipal water supply service.
- (c) The operation of valves which cause the internal water supply service to be charged from existing municipal water mains shall **ONLY** be carried out by Town Staff certified in accordance with Ontario Regulation 128/04.
- (d) The Owner shall comply with the provisions of the *Ontario Water Resources Act* and amendments thereto and all regulations thereunder, on all internal water supply services, which said act and regulations shall be enforced by the Town.
- (e) The Owner agrees to provide to the Director 'As Constructed' drawings of the municipal watermain installed or constructed in both hard copy and DWG digitized format (AutoCad 2000 or equivalent), at the time of completion of the services.

- (f) The Owner shall have prepared by an Ontario Land Surveyor a reference plan for the purpose of establishing a 5 metre easement centered over the entirety of the municipal water system located on the subject lands. The Owner acknowledges that the preparation of this reference plan may require the Owner to expose the system at various locations in order to ensure that the easement is properly centered on the system. This reference plan shall be approved by the Director of Operations prior to the registration of the document on-title. The Owner agrees to provide an undertaking prior to registration of this Agreement ensuring the completion the reference plan and agreeing to not occupy the proposed addition until such time as the reference plan is registered on-title.
- (g) The Owner shall obtain a Regional Construction Encroachment Permit concerning the required connection to the municipal water supply service.

7. LANDSCAPING

- (a) The Owner shall, at its own expense, adequately landscape, plant and maintain all of the Lands not required for buildings, parking or roads so as at all times to provide effective green areas enhancing the general appearance of the development contemplated herein, said planting and landscaping shall be in accordance with the approved Plan attached hereto as Schedule "E". Minor changes to the Plan may be permitted subject to the approval of the Director of Planning Services.
- (b) Unless otherwise approved or required by the Town, the Owner shall not remove trees or other vegetation from the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.

8. HYDRO

The Owner shall cause to be installed, at its own expense, a hydro system to serve the development, in accordance with the plans and specifications approved by Peninsula West Utilities Limited. The Owner shall be responsible for the cost of maintaining and repairing the hydro system located on said Lands in perpetuity.

9. GARBAGE DISPOSAL

- (a) The Owner shall at all times provide adequate collection and disposal of garbage and sanitary refuse.
- (b) If it is the intention of the Owner to provide for Regional solid waste collection services within the proposed development, the Owner shall follow the Regional Policy entitled "Waste Collection By Way Of Entry On Private Property" and attachments thereto.

10. FLOODLIGHTING

- (a) The Owner shall ensure that any lighting facility used to illuminate any building or parking area shall be designed and installed as to deflect from adjacent buildings and streets.
- (b) The Owner shall, at its own expense, provide exterior lighting in accordance with the Site Plan attached hereto as Schedule "C". Minor changes to the Site Plan may be permitted subject to the approval of the Director of Operations.

11. PARKING, CURBING, DRIVEWAYS AND SIDEWALKS

- (a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, paved asphalt parking areas and driveways or such other form of hard surfacing acceptable to the Town.
- (b) The Owner shall, at its own expense, curb all asphalt areas as detailed on the Plan attached hereto as Schedules "B" and "C".
- (c) The Owner shall obtain a Regional Entrance Permit in order to secure approval to construct within the Regional roadway.

12. BUILDING AND SERVICES

The Owner shall construct and the Town shall permit the construction of the buildings and other structures on the Lands in accordance with the Schedules attached hereto to permit the development provided that all such uses shall comply with all building and zoning requirements of the Town.

13. ADMINISTRATIVE AND CONSULTING COSTS

The Owner shall pay the Town's reasonable costs in connection with this Agreement for preparation, processing, administration and supervision including, but not limited to, all administrative, legal, inspection and consulting expenses.

14. DEPOSIT FOR FACILITIES AND WORKS

(a) At the time of execution of this Agreement, the Owner shall pay to the Town a deposit to guarantee its compliance with this Agreement in an amount equal to the lesser of:

- i. the estimated cost of completing the Facilities and Works; or
- ii. \$60,000.00.

The parties have calculated that the estimated cost for completion to be approximately one hundred and two thousand dollars (\$102,000.00) as set out in Schedule "F" attached hereto and forming part of this Agreement.

- (b) The deposit shall be paid to the Town in cash or in the form of an irrevocable letter of credit from a chartered bank or from a recognized lending institution, subject to the approval of the Director of Financial Services and shall be held as security to ensure the completion of the Facilities and Works until such time as the Town permits its release as ordered herein. The deposit may be used to pay for the cost of any work performed by the Town in accordance with the following clause in the event of the failure of the Owners to comply with the terms of this Agreement.
- (c) Upon completion of the Facilities and Works, the Owner shall provide to the Town, at the Owner's expense, confirmation in writing by the Owner's Professional Architect or Professional Engineer or both, that the approved plans appended hereto have been complied with. When such confirmation has been received, the Chief Building Official shall confirm such compliance and the deposit, less any amounts expended to enforce compliance with the Agreement and any amounts refunded or reduced as the work required by this Agreement progresses, shall be returned to the Owner, without interest.
- (d) The Town may, from time to time, demand an increase in the sum of the deposit in accordance with increases in the cost of performing the Facilities and Works required herein to be completed and the Owner covenants and agrees to make such increase. At the sole discretion of the Chief Building Official the amount of the deposit may be reduced at any time after the Owner has reached the stage where the costs to complete the Facilities and Works is less than the amount of the deposit.
- (e) The release of the deposit by the Town does not release the Owners from their obligation to maintain all of the Facilities and Works pursuant to this Agreement.
- (f) The Owner agrees that all of the Facilities and Works required to be provided by the Owner shall be provided, installed or constructed by the Owner within one hundred and eighty (180) days after the date of substantial completion of the proposed development as determined by the Chief Building Official and shall be maintained at all times in good condition.

15. DEFAULT

Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making any assignment for the benefit of creditors, the Town, at its option, may declare the Owner to be in default. Notice of such default shall be given by the Town, and if the Owner shall not remedy such default within such time as provided in the notice, the Town may declare the Owner to be in final default under this Agreement. Upon notice of default having been given, the Town may require all work by the Owner, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid, to cease. Upon final default of the Owner, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

- (a) enter upon the subject Lands by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Owner, and collect the cost thereof from the Owner and/or enforce any security available to it;
- (b) make any payment which ought to have been made by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (c) retain any sum of money heretofore paid by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (d) bring action to compel specific performance of all or any part of this Agreement for damages; and
- (e) exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

16. COVENANTS

The Owner covenants for itself, its successors and assigns and the Owners from time to time of the said Lands and the burden of the covenants contained in this Agreement shall be deemed to be negative and shall run with and be binding upon the Lands to and for the Town, its successors and assigns.

17. REGISTRATION

The Owner agrees and consents to the registration of notice of this Agreement against the said Lands.

18. OBLIGATION

This Agreement and the provisions hereof do not give to the Owner or any person acquiring any interest in the said Lands (each hereinafter in this paragraph called "such person") or any other person any rights against the Town with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Town to force any such person to perform or fully perform any obligation under this Agreement or any negligence of any such person in the performance of the said obligation.

19. BUILDING PERMIT

Notwithstanding any of the provisions of this Agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws, as amended, of the Town at the time of the issuance of a Building Permit required pursuant to the terms of the Agreement or at the time of the execution of this Agreement, whichever is applicable.

20. PLANS

The Owner agrees that all plans shall be drawn by a Professional Architect or by a Professional Engineer and all surveys by an Ontario Land Surveyor, subject to the reasonable satisfaction of the Town.

21. NOTICES

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

To the Town at: Clerk
Town of Pelham
P. O. Box 400
20 Pelham Town Square
Fonthill ON L0S 1E0

To the Owner at: The Westerra Equities Corp.
4211 Yonge Street, Suite 230
Toronto ON M2P 2A9

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 21. Any notice delivered to the party to whom it is addressed in this Section 21 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

22. SCHEDULES

The originals of the plans set out in Schedules "B", "C", "D" and "E" attached are available at the offices of the Town at the address set out in Section 21.

23. BINDING EFFECT

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.



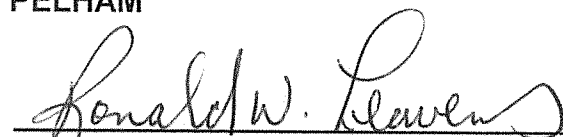
THE WESTERRA EQUITIES CORP.




Name NEIL SOBERMAN
Title SECRETARY

Name _____
Title _____

THE CORPORATION OF THE TOWN OF
PELHAM



Mayor Ronald W. Leavens


Clerk Cheryl Miclette