

**SITE PLAN AGREEMENT
MCGILL TURPEL FAMILY HOLDINGS
1421 PELHAM STREET**

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THIS AGREEMENT made this 2nd day of May, 2016 A.D.

BETWEEN:

MCGILL TURPEL FAMILY HOLDINGS

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 represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

AND WHEREAS the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

AND WHEREAS the Owner is looking forward to develop the parcel to a commercial use in accordance with Schedule 'B' attached hereto, being a Site Plan 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 COMMUNITY PLANNING AND DEVELOPMENT SERVICES** shall mean the Director of Community Planning and Development Services of the Corporation of the Town of Pelham.
- (e) **DIRECTOR OF CORPORATE SERVICES** shall mean the Director of Financial Services of the Corporation of the Town of Pelham.
- (f) **DIRECTOR OF PUBLIC WORKS** shall mean the Director of Public Works 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 in good standing with the Association of Professional Engineers.

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 Schedule 'B' 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 Schedule 'B' attached hereto and forming part of this Agreement and to the reasonable satisfaction of the Town.
- (d) The Owner shall maintain and keep in good 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.
- (h) The Owner agrees to enter into an encroachment agreement with the Town of Pelham.

3. 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 Public Works. This Plan, attached hereto as Schedule 'B', shall be approved by the Director of Public Works prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Public Works.
- (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 'B' 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.
- (d) The Owner shall provide his Design Engineer's verification that all grading, drainage, and servicing provisions have been installed in conformance with the approved Site Plan, prepared by Forestgreen Creations Inc. and Shoalts Engineers, dated April 8, 2016, attached hereto as Schedule 'B'. The Owner shall provide a copy of the Design Engineer's verification to the Town.

4. SANITARY SYSTEM

- (a) The Owner shall at its own expense and forever maintain all necessary sanitary sewer connections necessary to serve the development; 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.

5. WATER SUPPLY

- (a) The Owner shall, at its own expense, forever maintain all necessary connections and all internal water supply services necessary to serve the development.
- (b) 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.
- (c) The Owner shall comply with the provisions of the *Ontario Water Resources Act and Safe Drinking Water 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.

6. ROADS AND ACCESS

- (a) The Owner shall, at its own expense, prior to construction taking place within a Town Road Allowance, obtain a Town Temporary Works Permit from the Public Works Department.
- (b) The Owner shall, at its own expense, restore any curb cuts and/or reinstate with topsoil and nursery sod the boulevards within the Town Road Allowance to Town standards.
- (c) The Owner shall locate all private signs within the Owner's Lands. A Town Sign permit must be obtained from the By-law Enforcement Division, Department of Fire and Protection Services.

7. LANDSCAPING AND TREES

- (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 Landscape Plan prepared by Forestgreen Creations, dated April 8, 2016, attached hereto as Schedule 'D'. Minor changes to the Plan may be permitted subject to the approval of the Director of Community Planning and Development 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. GARBAGE DISPOSAL

- (a) The Owner shall at all times provide adequate collection and disposal of garbage and sanitary refuse.

If it is the intention of the Owner to provide for Regional solid waste collection services within the proposed development, the Owner shall comply with the Niagara Region Waste Collections Policies.

9. 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.

10. PARKING, CURBING, DRIVEWAYS AND SIDEWALKS

- (a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, parking and driveway areas acceptable to the Town.

11. 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.

12. 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.

13. 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. 20 % of 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 Twelve Thousand Two Hundred and Fifty-Six Dollars and Seventy Cents (**\$12 256.70**) excluding taxes as set out in Schedule 'G' attached hereto and forming part of this Agreement. Therefore, security in the amount of Two Thousand Four Hundred and Fifty-One Dollars and Thirty-Four Cents (**\$2 451.34**) shall be provided to the Town.

- (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 Corporate 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 Qualified Designer 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 Owner 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.

14. 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.

15. 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.

16. REGISTRATION

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

17. 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.

18. BUILDING PERMIT

- (a) 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.
- (b) Prior to the issuance of a Building Permit, the Owner shall submit to the Director of Public Works for approval: the servicing requirements for the proposed development; shall verify the condition of the sanitary laterals by CCTV; and, shall verify the size, material and condition of the water service at the property line through visual inspection (hydrovac or excavation). The Owner shall bear all costs associated with this verification. Should the existing services be deficient in size or material, the Owner shall bear all costs (including design and construction) associated with the upgrading of these works within the road allowance.

19. PLANS

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

20. 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: McGill Turpel Family Holdings
Unit 15 & 16 100 Fourth Avenue
St. Catharines, ON L2S 3P2

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.

21. SCHEDULES

The originals of the plans set out in Schedule 'B', 'C', and 'D' are available at the offices of the Town at the address set out in Section 21.

22. 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.

WITNESS

MERCEDES BARBER
(printed name)

[Signature]
(signature)

May. 11, 2016
(date)

MCGILL TURPEL FAMILY HOLDINGS

Elizabeth McGill
(printed name)

[Signature]
(signature)

May. 11, 2016
(date)

☒ I have the authority to bind the Corporation

THE CORPORATION OF THE TOWN OF PELHAM

[Signature]

Mayor Dave Augustyn

[Signature]
Clerk Nancy J. Bozzato

SCHEDULE 'A'

LEGAL DESCRIPTION

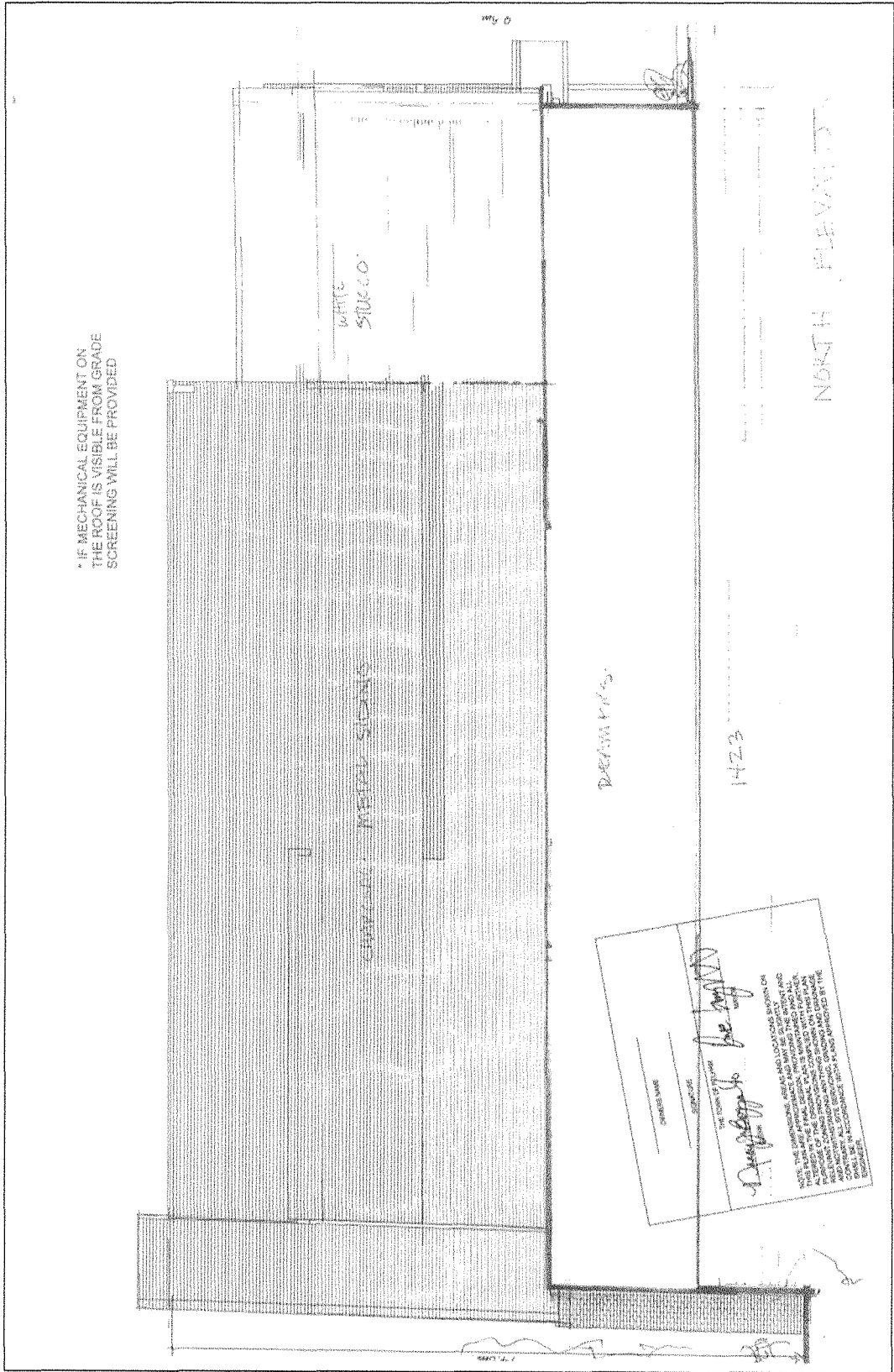
PIN 64064-0172 (LT)

Part Lot 25, Plan 717 as in RO508226, S/T RO508226

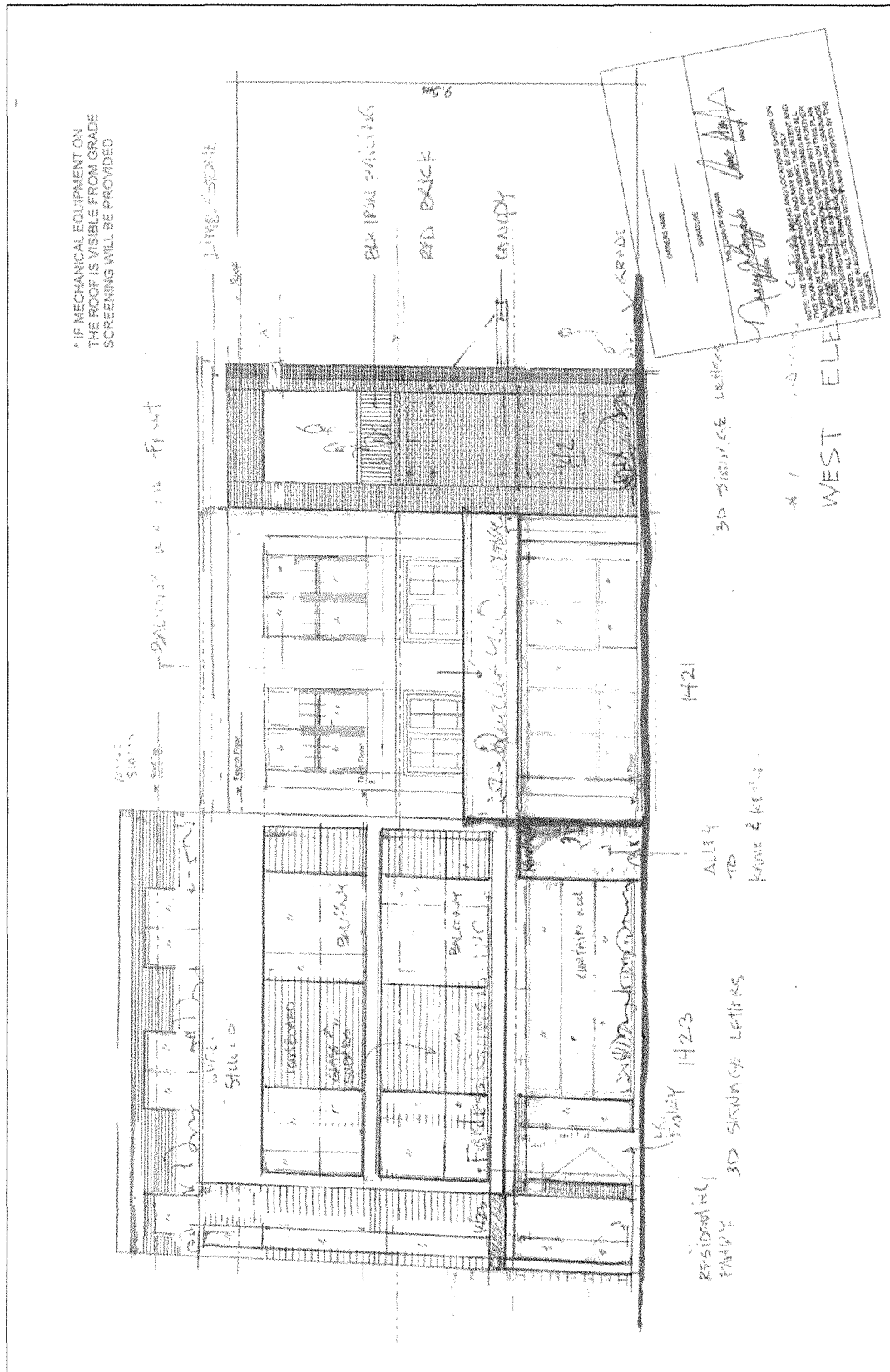
SCHEDULE 'C'

ELEVATIONS

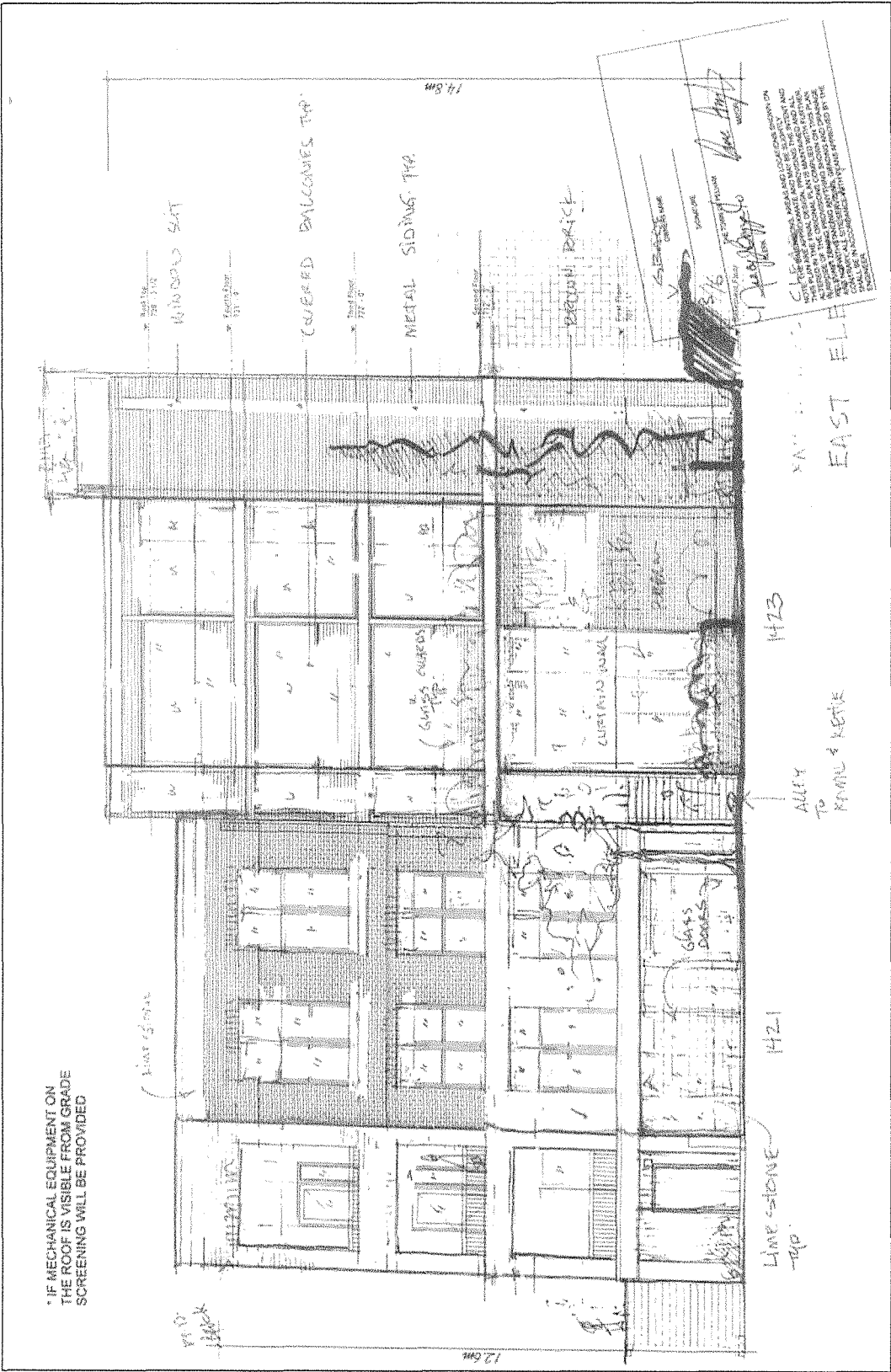
North Elevation, prepared by Forestgreen Creations Inc.



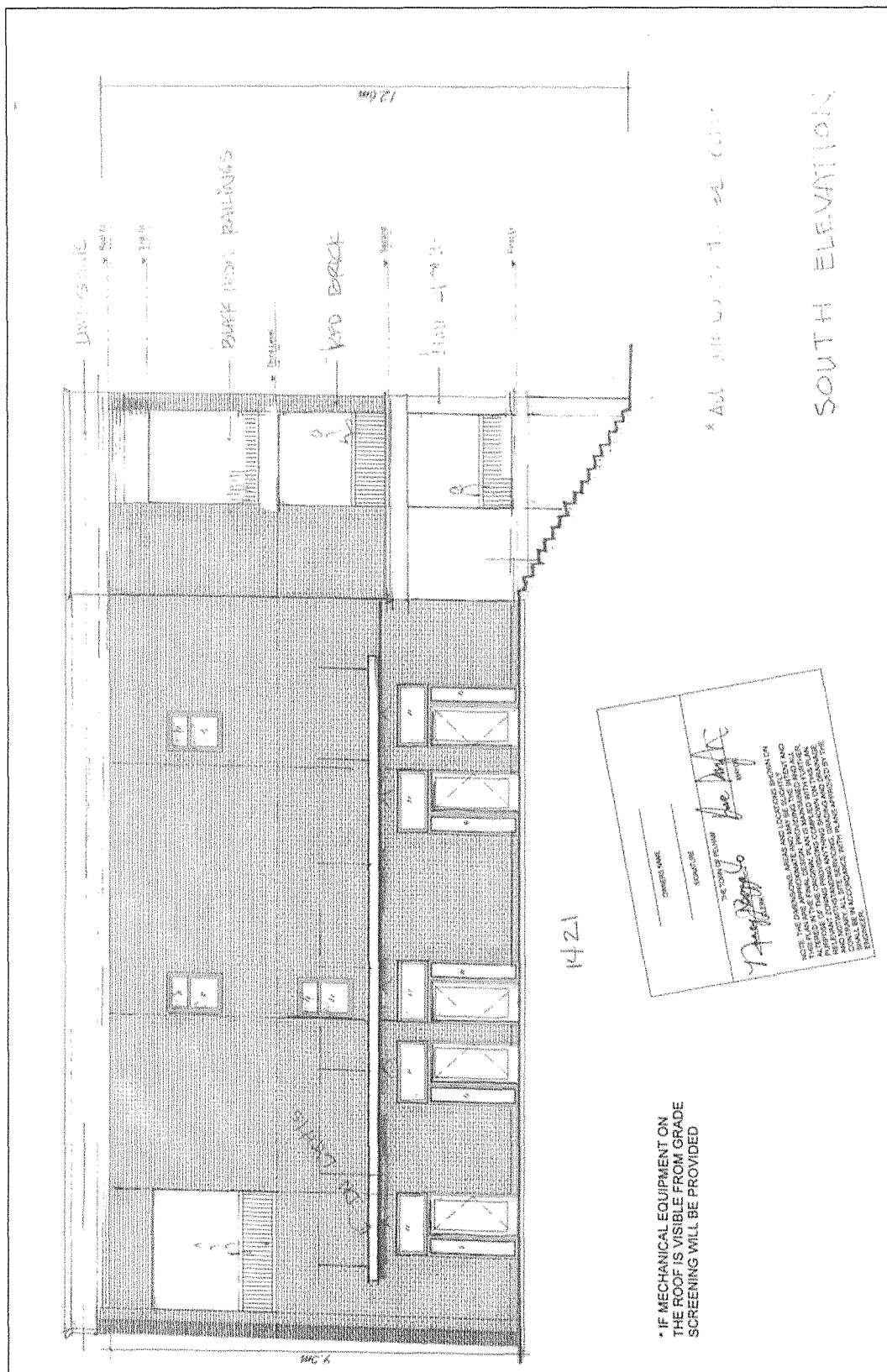
West Elevation, prepared by Forestgreen Creations Inc.



East Elevation, prepared by Forestgreen Creations Inc.



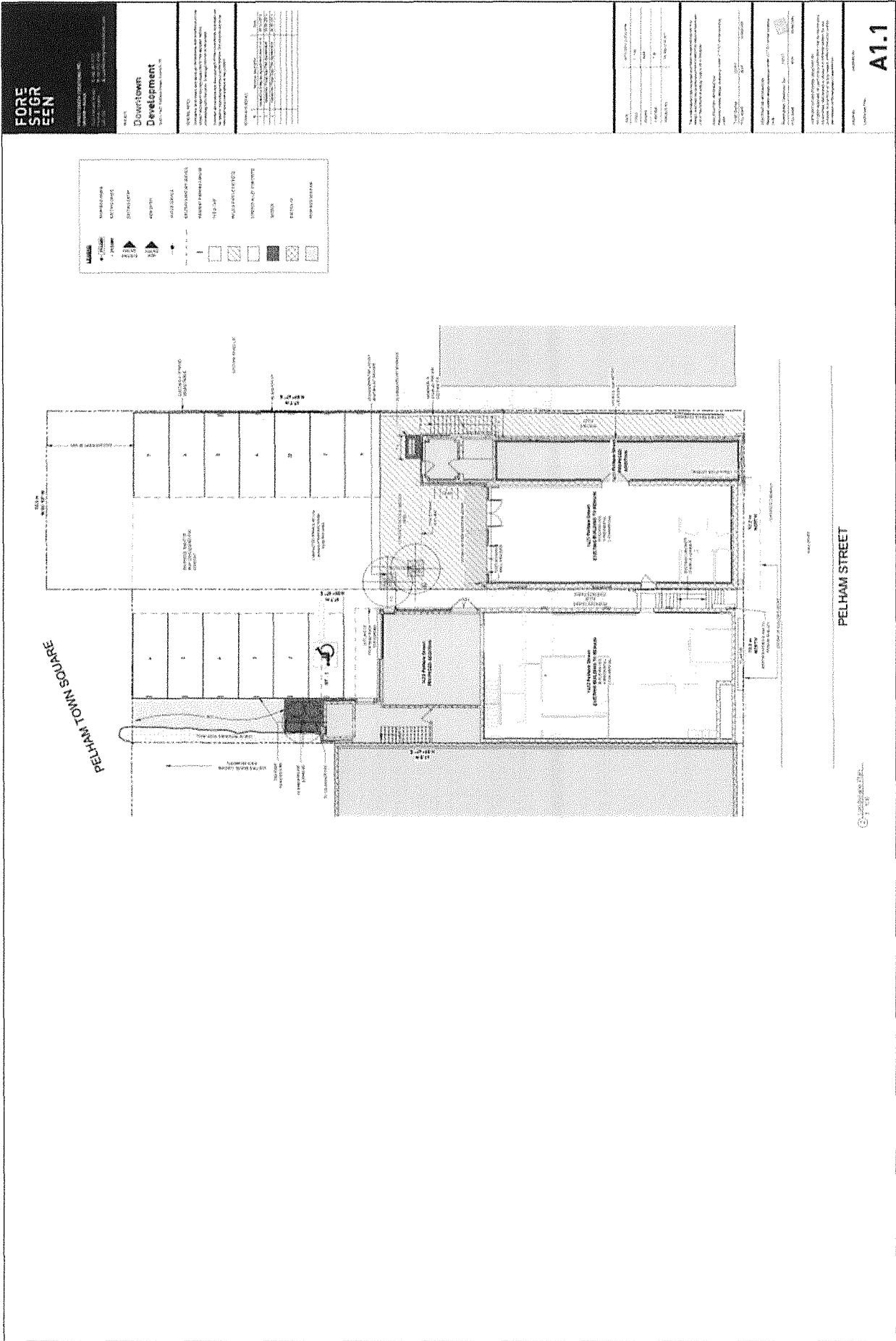
South Elevation, prepared by Forestgreen Creations Inc.



SCHEDULE 'D'

LANDSCAPE PLAN

Landscape Plan, A1.1, prepared by Forestgreen Creations Inc., dated April 8, 2016,



SCHEDULE 'E'

COST ESTIMATES FOR FACILITIES AND WORKS

The on-site work cost estimates are as follows:

<u>Item</u>	<u>Cost Estimate</u>
Site Works	
Grading	\$1 044.48
Granular Material	\$3 563.52
Curbing / Sidewalks	\$5 400.00
Parking / Loading / Driveway Surface (i.e. asphalt/other)	n/a
Stormwater Management Facilities (including storm sewers)	n/a
Water and Sewer Facilities	n/a
Lighting	n/a
Garbage Facilities	n/a
Any Other Site Specific Works (i.e. guardrails, retaining wall, etc.)	n/a
Landscaping	
Excavation for Landscaping Purposes	\$100.00
Topsoil	\$250.00
Seeding/Sodding	n/a
Shrub and Groundcover Planting (including annuals and perennials)	\$150.00
Hard Landscaping Elements (i.e. interlocking, stone, concrete, etc.)	included in sidewalks
Bed Edger / Mulch	\$50.00
Fencing (including noise attenuation)	n/a
Outdoor Furnishings (i.e. play equipment, benches, gazebo, etc.)	\$100.00
Other	n/a
Sub-Total	\$10 658.00
Contingency and Engineering (15%)	\$1 598.70
Sub-Total	\$12 256.70
HST (13%)	\$1 593.37
TOTAL	\$13 850.07

In accordance with Section 14 (a) of this Agreement, that the estimated cost for completion shall be in the amount of Twelve Thousand Two Hundred and Fifty-Six Dollars and Seventy Cents (**\$12 256.70**) excluding taxes.

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

Properties

PIN 64064 - 0172 LT
Description PT LT 25 PL 717 FONTHILL AS IN RO508226, S/T RO508226; PELHAM; TOGETHER
 WITH AN EASEMENT OVER PT LT 27 PL 717 FONTHILL DESIGNATED AS PART 2 ON
 59R15522 AS IN SN468217
Address 1421 PELHAM ST
 FONTHILL

Consideration

Consideration \$ 0.00

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, ON L0S 1E0

I, Mayor Dave Augustyn, and I, Clerk Nancy J. Bozzato, have the authority to bind the corporation.

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

Statements

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

This notice is for an indeterminate period

The land registrar is authorized to delete the notice on the consent of the following party(ies) The Corporation of the Town of Pelham

Schedule: See Schedules

Signed By

Monica Evelyn Wolfe	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2016 06 01
Tel 905-688-1125				
Fax 905-688-5725				

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

Submitted By

DANIEL & PARTNERS LLP	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	2016 06 01
Tel 905-688-1125		
Fax 905-688-5725		

Fees/Taxes/Payment

Statutory Registration Fee	\$62.85
Total Paid	\$62.85

File Number

Applicant Client File Number : 43029

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

Properties

PIN

64064 - 0172 LT

☒ Redescription

Description

PT LT 25 PL 717 FONTHILL AS IN RO508226, S/T RO508226; PELHAM; TOGETHER WITH AN EASEMENT OVER PT LT 27 PL 717 FONTHILL DESIGNATED AS PART 2 ON 59R15522 AS IN SN468217; SUBJECT TO AN EASEMENT OVER PT LT 25 PL 717 FONTHILL DESIGNATED AS PARTS 3 & 4 ON 59R15522 IN FAVOUR OF LOT 27, PLAN 717 FONTHILL DESIGNATED AS PARTS 1 & 2 ON 59R15522 AS IN SN468216

Address

1421 PELHAM ST
FONTHILL

Consideration

Consideration \$ 0.00

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, ON L0S 1E0

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Schedule: See Schedules

Signed By

Monica Evelyn Wolfe

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

acting for
Applicant(s)

First Signed 2016 06 01

Tel 905-688-1125

Fax 905-688-5725

Monica Evelyn Wolfe

39 Queen St. P.O. Box 24022
St. Catharines L2R 7P7

acting for
Applicant(s)

Last Signed 2016 06 14

Tel 905-688-1125

Fax 905-688-5725

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

Submitted By

DANIEL & PARTNERS LLP

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

2016 06 14

Tel 905-688-1125

Fax 905-688-5725

Fees/Taxes/Payment

Statutory Registration Fee

\$62.85

Total Paid

\$62.85

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

File Number

Applicant Client File Number : 43029