

**Attachment 4**  
**Site Plan Control**  
**1230839 Ontario Limited/Brouillette Manor**  
**11900 Brouillette Court**  
**Site Plan Control Agreement**

**SITE PLAN CONTROL AGREEMENT**

Between:

**The Corporation of the Town of Tecumseh**

-and-

**1230839 Ontario Limited**

**PREPARED BY:**

**WOLF HOOKER PROFESSIONAL CORPORATION**

Barristers & Solicitors  
72 Talbot Street North, Suite 100  
Essex, Ontario  
N8M 1A2

## **INDEX TO ARTICLES**

### **RECITALS**

#### **ARTICLE 1 – MUNICIPALITY CONSULTANTS**

- 1.1 – Municipality to Retain

#### **ARTICLE 2 - THE OWNER AGREES**

- 2.1 - Owner Agrees
  - 2.1.1 - Owner to Provide
  - 2.1.2 - Construction and Maintenance
  - 2.1.3 - The Development
  - 2.1.4 - Plans
    - 2.1.4.1 Criteria
    - 2.1.4.2 Preparation of Plans
    - 2.1.4.3 Lot Grading Plan
    - 2.1.4.4 Drainage Plan
    - 2.1.4.5 Landscaping Plan
    - 2.1.4.6 Reference Plan
  - 2.1.5 – Engineer
  - 2.1.6 – Services
    - 2.1.6.1 - Stormwater Management
    - 2.1.6.2 – Sanitary Sewers
    - 2.1.6.3 - Water Services
    - 2.1.6.4 - Electrical Services
    - 2.1.6.5 - Underground Telephone and Gas
    - 2.1.6.6 – Notification and Permits
    - 2.1.6.7 - Co-ordination of Services
  - 2.1.7 - Traffic Signs
  - 2.1.8 – Entrances
  - 2.1.9 - Repair
  - 2.1.10 - Dirt and Debris
  - 2.1.11 – Address Sign
  - 2.1.12 – Environmental Laws
  - 2.1.13 – Noise By-Laws
  - 2.1.14 – Local Improvements / Drainage Act
  - 2.1.15 – Parking, Driveways and Loading Areas
  - 2.1.16 - Snow Removal
  - 2.1.17 - External Lighting
  - 2.1.18 – Signs
  - 2.1.19 - Refuse Collection

#### **ARTICLE 3 - TIMING**

- 3.1 – Conditions
  - 3.1.1 - Conditions Precedent
  - 3.1.2 - Conditions Subsequent
- 3.2 - Buffer Area
- 3.3 – Completion
- 3.4 - Phases
- 3.5 – Demolition of Existing Construction
- 3.6 – Surrender and Release of Existing Agreements

#### **ARTICLE 4 - PAYMENTS**

- 4.1 - Costs
- 4.2 - Development Charges

#### **ARTICLE 5 - CONVEYANCES**

- 5.1 - Easements
- 5.2 - Road Widening
- 5.3 – Road Re-Alignment

#### **ARTICLE 6 - SECURITY**

- 6.1 - Performance
- 6.2 – Release of Security
- 6.3 - Construction Liens
- 6.4 - Indemnity and Insurance

**ARTICLE 7 - DEFAULT**

- 7.1 - Stop Work
- 7.2 - Municipality May Complete

**ARTICLE 8 - REGISTRATION AND CONSENTS**

- 8.1 - Registration and Enforcement
- 8.2 - Consent
- 8.3 - Mortgagees

**ARTICLE 9 - MISCELLANEOUS**

- 9.1 - Communication
- 9.2 - Time of Essence
- 9.3 - Waiver
- 9.4 - Further Assurances
- 9.5 - Headings
- 9.6 - Successors and Assigns
- 9.7 - Gender
- 9.8 - Severability
- 9.9 - Entire Agreement
- 9.10 - Execution in Counterparts
- 9.11 - Jurisdiction
- 9.12 - Assignment
- 9.13 - True Copy
- 9.14 – Schedules
- 9.15 – Contra Proferentem Rule Not Applicable
- 9.16 – Independent Legal Advice

**SCHEDULES**

- Schedule “A” – Site Plans
- Schedule “B” – Site Service Plan
- Schedule “C” – Elevations
- Schedule “D” – Landscape Plan
- Schedule “E” – Photometric Plan
- Schedule “F” - Grading Plan
- Schedule “G” – The Lands

## **SITE PLAN CONTROL AGREEMENT**

***THIS AGREEMENT*** made in triplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**B E T W E E N:**

***THE CORPORATION OF THE TOWN OF TECUMSEH,***  
hereinafter called the "**Municipality**" or "**Town**"

**OF THE FIRST PART**

-and-

***1230839 ONTARIO LIMITED***  
hereinafter called the "**Owner**"

**OF THE SECOND PART**

**HEREINAFTER** collectively referred to as the "**Parties**"

### ***RECITALS***

**WHEREAS** the Owners, own certain lands situated within the corporate limits of the Municipality, said lands being more particularly described in Schedule "F" hereto (the "Lands");

**AND WHEREAS** the Municipality has enacted a by-law designating the Land as a site plan control area, pursuant to Section 41(2) of The Planning Act, R.S.O 1990, c.P.13 and amendments thereto;

**AND WHEREAS** where site plan control is in effect, Section 41 of The Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, states that the approval of plans by Municipal Council is required prior to development of the Lands, and that the Municipality may require the Owners to enter into an Agreement with the Municipality respecting certain prescribed matters;

**AND WHEREAS** as a condition of agreeing to development, the Municipality has requested the Owner enter into a Site Plan Agreement;

**AND WHEREAS** the Owner covenants and agrees to develop the Lands in accordance with this agreement;

**AND WHEREAS** the proposed development of the Lands is in accordance with the Official Zoning Plan and Zoning By-Law of the Municipality as of the date of this Agreement;

**WITNESSETH** that in consideration of these presents, and other good and valuable consideration, the Parties hereto mutually covenant, promise and agree as follows:

### ***ARTICLE I*** ***MUNICIPALITY CONSULTANTS***

#### **1.1 MUNICIPALITY TO RETAIN**

In addition to persons in the employ of the Municipality, the Municipality shall retain the following professionals:

- a) a consulting/professional civil engineer registered with the Professional Engineers of Ontario (the "Municipality's Engineer"), for the purpose of reviewing all plans,



- specifications, engineering documents, contracts, details, elevations and other relevant information as well as the occasional inspection of the construction, repair and maintenance of the Services;
- b) the Municipality's solicitor for the purpose of reviewing all necessary legal matters incidental to the development of the Lands, including, without limiting generality, the preparation of this agreement together with all other documentation required by the Municipality to give effect to this Agreement and/or the development of the Lands;

## ***ARTICLE 2***

### ***THE OWNER AGREES***

#### **2.1 OWNER AGREES**

The Owners jointly and severally make the following covenants, all of which shall be carried out at the Owner's expense:

##### **2.1.1 Owner to Provide**

The following facilities, works or matters shall be provided by the Owner to the satisfaction of and at no expense to the Municipality: all buildings, landscaping, fencing, parking, storage and access areas, lighting, walkways, garbage disposal facilities, grading and provision for storm, surface and waste water in accordance with the attached site plans for Phase I, Phase II and the final following full build-out listed in Schedule "A" (collectively "the Site Plan") and "Schedule "B" (the Site Services Plan) in accordance with all the applicable provisions of the Municipality's By-Laws;

##### **2.1.2 Construction and Maintenance**

The Owners agree that the development of the Lands shall be constructed and forever maintained in accordance with the Site Plan and site Services Plan;

##### **2.1.3 The Development**

The owners shall construct, install and provide the facilities and works required in and for the development at its own expense and in accordance with the Site Plan and other provisions of the Agreement.

##### **2.1.4 Plans**

###### **2.1.4.1 Criteria**

All plans, construction, installation, facilities and works shall be completed in accordance with:

- a) Sound engineering practice;
- b) The criteria laid down by governmental authorities having jurisdiction including, without limiting the generality of the foregoing, the Municipality, the Corporation of the County of Essex, the Essex Power Corporation or Ontario Hydro Corporation (whichever is the applicable hydro authority), the Ministry of the Environment and Energy, the Ministry of Transportation and the Essex Region Conservation Authority (ERCA);
- c) Such criteria as approved by Council of the Municipality.

###### **2.1.4.2 Preparation of Plans**

The Owner shall, at its own expense and prior to issuance of a building permit:

- a) prepare the Site Plan delineating the Owner's plans for the development of the Lands, which site plan shall be subject to the approval of the Municipality. It is hereby acknowledged that the Site Plan and Site Services Plan required to fulfil this condition have been prepared and approved, and are attached hereto as Schedule "B" and "C", respectively;
- b) prepare and submit to the Municipality all plans for off-site and on-site Services not detailed or fully described in the Site Plan, which plans shall also be subject to approval of the Municipality; and
- c) provide to the Municipality all requisite copies of the Site Plan and the said plans for

Services as may be required by the Municipality.

#### 2.1.4.3 Lot Grading Plan

The Owner further agrees, to build in accordance with lot grading plan attached as Schedule F covering the subject lands for their approval prior to the issuance of any building permits. The Owner also agrees to have the approved elevation as per the lot grading plan verified by an Ontario Land Surveyor at the following stages of construction:

- (a) Prior to the pouring of footings (top of forms elevation); and
- (b) Following completion of construction;

Where the finished grade of lot deviates from the original lot grading plan presented to and accepted by the Municipality's Chief Building Official and/or ERCA, the Owner shall either submit a new lot grading plan to the satisfaction of the Municipality's Chief Building Official and/or ERCA or regrade the lands to the elevations indicated on the original lot grading plan.

#### 2.1.4.4 Drainage Plan

The Owner shall provide for grading and drainage of the subject lands all in accordance with a Drainage Plan and the Engineering Data. Drainage facilities and requirements shall be constructed and installed contemporaneously with the construction of the development. The Owner shall supply, construct or install all facilities and works necessary to connect the Owner's drainage system to the Municipality's storm sewer system, and shall pay to the Municipality any connection charges associated therewith.

#### 2.1.4.5 Landscaping Plan

The Owner shall landscape the subject lands all in accordance with the Landscaping Plan annexed hereto and marked Schedule "D". The Owner further agrees to maintain such landscaping for so long as the buildings exist on the lands. Any topsoil removed from the subject lands during grading operations shall be stockpiled thereon in areas compatible for the reception of the same and the Owner covenants and agrees that it will not remove such topsoil from the boundaries of the lands without the approval of the Municipality. Any topsoil excavated but not immediately required for landscaping or for grading purposes shall be contoured and bermed to the satisfaction of the Municipality. Alternatively, the Owner, at its sole risk and expense, shall move such topsoil to such area within the Municipality as may be designated by the Municipality or, in the further alternative, the Owner shall, after receiving permission from the Municipality, at its sole risk and expense, remove such topsoil out from within the boundaries of the Municipality.

#### 2.1.4.6 Reference Plan

The Owner, at the Owner's expense, shall engage a registered Ontario Land Surveyor to prepare, submit and register a Reference Plan, which must delineate the all of the Lands. The Owner, at the Owner's expense, shall initially provide Two (2) copies and (1) diskette of the Plan. All files are to be projected to North American Datum (NAD 83) UTM Zone 17 Geographic Coordinate System. The Owner at the Owner's expense shall provide additional copies of the subdivision plan in the required format upon the request of the Town. Any additional Reference Plans required to describe any portion of the Lands for which an interest (in fee simple or otherwise) is to be conveyed by the Owner shall be prepared, registered and copies supplied to the Municipality in the manner indicated above and at the expense of the Owner.

#### 2.1.4.7 Elevation Plans

The owner shall construct the building in accordance with the elevation plans annexed hereto and marked Schedule "C1 and C2". The owner further agrees to maintain the building for so long as it exists in accordance with said plans.

#### 2.1.5 Engineer

The Owner shall employ at its expense a Consulting Engineer to:

- a) Design and submit drawings with respect to all services required (herein "the Engineering Data")..
- b) Visit the site as required by the Municipality and inspect all services, etc.
- c) Submit to the Municipality (and all other authority having jurisdiction) "as-built" details and elevations.

## 2.1.6 Services

### 2.1.6.1 Stormwater Management

The Owner agrees that stormwater management measures shall be applicable to the development of the Lands, in a manner which is in accordance with the provisions of The Drainage Act, R.S.O. 1990, c.D.17 and amendments thereto, and to the satisfaction of the Municipality's Engineer.

### 2.1.6.2 Sanitary Sewers

The Owner, at its own expense, shall supply, construct or install all sanitary sewer connections necessary to service the site all in accordance with the Engineering Data. No work shall be carried out until the Engineering Data has been approved by the Town.

### 2.1.6.3 Water Services

The Owner, at its own expense, shall supply, construct or install all water connections necessary to supply water to the site all in accordance with the Engineering Data. No such work shall be carried out until the Engineering Data has been approved by the Town. Remote registry water meters shall be installed as specified by the Town. All costs of connecting water services to existing services shall be borne by the Owner.

### 2.1.6.4 Electrical Services

All hydro services shall be underground. The Owner, at its expense, shall supply, construct or install all underground hydro services in the manner, location and design depicted in the Engineering Data but subject to the manner, design and specifications established from time to time by Ontario Hydro and the Essex Power Corporation for such services. All costs of connecting hydro services to existing services shall be borne by the Owner.

### 2.1.6.5 Underground Telephone and Gas

The Owner shall ensure that all Bell Canada and Union Gas Company installations shall be underground.

### 2.1.6.6 Notification and Permits

The owner hereby agrees to notify all local, Provincial or Federal authorities having jurisdiction as to its proposed development, and to obtain all necessary permits and/or approvals which may be required from any authority having jurisdiction with respect thereto.

### 2.1.6.7 Co-ordination of Services

The Owner shall be responsible for co-ordinating the installation of all facilities and works including without limitation the services to be installed by Bell Canada and Union Gas Company. The Municipality will send to the Owner's engineer all plans of installations received from time to time from Bell Canada and Union Gas Company.

## 2.1.7 Traffic Signs

The Owner shall provide, install and maintain suitable traffic direction and information signs, all in accordance with The Highway Traffic Act of Ontario, R.S.O. 1990, c.H.8 and amendments thereto, and The Public Transportation and Highway Improvement Act, R.S.O. 1990, c.P.50 and amendments thereto, to the satisfaction of the Municipality. The Owner shall provide, install and maintain suitable traffic direction and information signs painted or otherwise marked on the surface of the parking area and driveway approaches, all to the satisfaction of the Municipality.

## 2.1.8 Entrances

The Owner hereby agrees to construct and install all entrances, driveways, and curbing to the satisfaction of the Municipality and the County of Essex Road Department if applicable; and further agrees that the same shall be barrier free. The Owner shall maintain all entrances and driveways on the Lands to the satisfaction of the Municipality and the County of Essex Road Department if applicable. Any driveway approaches which become redundant following the development of shall be closed and the area restored to the satisfaction of the Municipality.

#### 2.1.9 Repair

The Owner agrees that any Municipal property, including without limiting the generality of the foregoing, curbs, gutters, pavements, sidewalks, or landscaped areas on the public highway, and any property belonging to a third party, which are damaged during construction or otherwise, shall be restored by the Owner at its expense, and to the satisfaction of the Municipality. The Owner shall keep the subject lands in a state of good repair (including the cutting of weeds) and upon written notice from the Municipality shall correct deficiencies in the state of repair within ten (10) days thereof.

#### 2.1.10 Dirt and Debris

The Owner further agrees to keep the public highways adjacent to the subject lands free from dirt and debris caused by the construction of the subject lands, and to provide reasonable dust control for the site and adjacent municipal streets during the course of construction.

#### 2.1.11 Address Sign

The municipal address of the building shall be provided in a prominent location on the site and shall be designed to be easily readable from the adjacent street(s).

#### 2.1.12 Environmental Laws

The Owner shall at all times in connection with the development and the implementation of this agreement comply fully with all environmental laws.

#### 2.1.13 Noise By-Laws

The owner shall at all times insure that the provisions of the noise by-law for the Municipality be strictly adhered to.

#### 2.1.14 Local Improvements / Drainage Act

The owner agrees to sign Local Improvement petitions for, and agrees not to oppose, any municipal services proposed by the Municipality to be constructed pursuant to

a) the provisions of the Municipal Act S.O., 2001, c.25, including but not limited to Ontario Regulation 119/03, or

b) the Drainage Act of Ontario R.S.O. 1990 c.D.17 and amendments thereto, which shall directly or indirectly benefit the lands.

#### 2.1.15 Parking, Driveways and Loading Areas

The Owner at its own expense shall provide parking driveways and loading areas in accordance with the Site Plan and/or the Site Services Plan. All such areas shall be paved with asphalt or concrete. All handicapped parking areas shall be identified with signage and logos to the satisfaction of the Municipality and identified as such using the then-current form available from the Office of the Clerk of the Municipality.

#### 2.1.16 Snow Removal

The Owner, and not the Municipality, shall be responsible for keeping the parking and access areas free and clear of all snow and ice regardless of who owns those improvements or the lands upon which they are situate. No snow or ice from the subject lands shall be deposited on any municipal streets.

#### 2.1.17 External Lighting

The Owner shall erect exterior lighting on the subject lands as depicted in the Site Plan, Site Services Plan and Photometric Plan attached as Schedule "E" to this agreement (herein the "Photometric Plan") all in accordance with the Engineering Data. The Owner shall not erect any exterior lighting on the subject lands, other than that provided for in the Engineering Data or depicted in the Site Plan, Site Services Plan and Photometric Plan unless the consent therefor is first had and obtained from the Municipality. The Owner further agrees that all

lighting of the said lands shall be oriented and its intensity so controlled as to prevent glare on adjacent roadways and residential properties.

Should the Municipality, in its sole discretion determine that the lighting of the said lands has an adverse impact on the adjacent roadways or residential properties, then the Owner shall take all necessary measures to correct the adverse impact to the satisfaction of the Municipality. Measures to reduce the impact may include but shall not be limited to, the relocation of the lighting fixtures, the shielding of the lighting fixtures, the replacement of the lighting fixtures, replacing the lamps with lamps of lower intensity, reducing the time period when the lighting is activated or the removal of the lighting fixture.

#### 2.1.18 Signs

The Owner shall not erect any signs on the subject lands other than signs which are allowed by this Agreement, as shown on Schedule "A" and/or Schedule "B", and are consistent with the Town's Sign Bylaw or which are otherwise required by applicable law.

#### 2.1.19 Refuse Collection

The Owner agrees to provide on-site facilities for refuse collection. Such facilities shall be screened from view in accordance with the requirements of the Municipality. The Owner, and not the Municipality, shall be responsible for the removal of any garbage, refuse or other wastes from the waste storage facility.

### ***ARTICLE 3*** ***TIMING***

#### **3.1 CONDITIONS**

##### 3.1.1 Conditions Precedent

It is a condition precedent to the coming into force of this Agreement that the Owner complete the following simultaneously with the execution of this Agreement:

- a) Security for performance is posted pursuant to Paragraph 6.1;
- b) Construction lien deposit pursuant to Paragraph 6.3;

##### 3.1.2 Conditions Subsequent

It is a condition subsequent of this Agreement that the Owner complete the following as soon as is reasonably possible subsequent to the execution of this Agreement failing which, the Town may at its option elect to terminate this Agreement:

- a) Workers' Compensation Board Clearance Certificate issued if required;
- b) Proof of Insurance is provided pursuant to Paragraph 6.4 if required;
- c) Due registration against the title of the land of this Agreement;
- d) Postponement to this Agreement by all encumbrances;
- e) Receipt of the opinion of the Owner's lawyer confirming 3.1.2(c) and 3.1(d) if required by the Town;

#### **3.2 BUFFER AREA**

The Owner agrees to landscape all of the buffer and/or planting areas shown on the Site Plan, Site Services Plan, and Landscape Plan annexed hereto and marked Schedule "A", B and "D" within the time set out for fulfilment of the covenants as noted in section 3.3. below.

#### **3.3 COMPLETION**

The Owners agree to fulfil all of the covenants set out herein to the satisfaction of the Municipality within ONE (1) year of the date of execution of this Agreement in the case of Phase I and within ONE (1) year of obtaining the building permit for the wing of the building identified for Phase II. Prior to the granting of occupancy of any building constructed in Phase 1, the a demolition permit shall have been obtained respecting the existing building shown on the Site Plan shall be completed to the satisfaction of the Municipality.

### **3.4 PHASES**

The parties agree that the lands as depicted on Schedule “B”, (herein “the Site Plan”) shall be developed in phases and that this Agreement shall apply to the overall property. However, the parties further agree that the development of any other facilities, including buildings, structures and associated parking areas and services located outside of the Phase 1 lands shall require posting of additional security under paragraph 6.1 of this Agreement prior to the development of said future facilities.

### **3.5 DEMOLITION OF EXISTING CONSTRUCTION**

Upon completion of construction of that portion of the building shown on the Site Plan as Phase I NEW 1 STOREY 64 BED LTC, the Owner shall obtain all permits necessary and thereafter immediately complete demolition of the existing 60 BED LTC building depicted on the Site Plan attached hereto, in advance of proceeding to commence construction of the Phase 2 NEW 1 STOREY 32 BED LTC WING.

### **3.6 SURRENDER AND RELEASE OF EXISTING AGREEMENTS**

The Town and Owner agree that this agreement shall replace and supercede all prior site plan agreements respecting the Lands and that those agreements registered on title as R530533 and R1229925 shall be deleted from title at the time of registration of this agreement on title to the Lands and that the Town’s solicitor is authorized to electronically register such application or other document as may be required to accommodate these deletions.

## ***ARTICLE 4 PAYMENTS***

### **4.1 COSTS**

The Owner shall reimburse the Municipality for all the Municipality costs with respect to the development, including without limiting the generality of the foregoing, the fees and disbursements of its Engineer, and Solicitor. The Municipality shall deliver invoices to the owner in a timely fashion payment for which shall be due immediately.

### **4.2 DEVELOPMENT CHARGES**

The Owner agrees to pay development charges with respect to the development in accordance with the Municipality's Development Charges By-Law.

## ***ARTICLE 5 CONVEYANCES***

### **5.1 EASEMENTS**

The Owner shall convey or dedicate to the Municipality upon demand and without cost and free of encumbrance the easements provided for below in this agreement, in the Engineering Data and/or Site Plan, in, through, over and under the subject lands as required for drainage purposes, sewers, hydro, gas, watermains, telephones etc. If the Municipality determines that additional easements are required, the Owner shall also convey or dedicate such additional easements upon demand and without cost and free of encumbrance.

### **5.2 ROAD WIDENING**

The Owner shall convey or dedicate to the Municipality upon demand and without cost and free of encumbrance the lands shown on the Site Plan for road widening. If the Municipality determines that additional lands are required for road widening, the Owner shall also convey

or dedicate such additional lands for road widening upon demand and without cost and free of encumbrance.

### **5.3 ROAD REALIGNMENT, DEDICATIONS AND/OR ENCROACHMENTS**

The Owner agrees that a new bulb to accommodate vehicular turnaround and lying partly within the Brouillette Court road allowance and partly within the Lands will be constructed to the satisfaction of the Town. The Owner agrees to convey an easement in the nature of a right of way over that part of the new bulb (the "Easement Lands") in favour of the Town in advance of obtaining the building permit for Phase II in a form prepared by the Town's solicitor.

The Owner shall obtain a reference plan to accommodate the granting of this easement and to permit the Town conveying to the Owner that part of the Brouillette Court road allowance shown on the Site Plan as forming part of the parking lot ("the Encroachment").

Each of the transfer and the transfer of easement will be prepared and registered by the Town solicitor at the expense of the Owner.

To the extent that Council has not passed the required by-law authorizing closure and conveyance to the Owner of the Encroachment, the occupation and use of the Encroachment shall be permitted subject to the Owner complying with the following requirements:

- 1) The Owner shall maintain the Encroachment in good order and a proper state of repair and safety at all times, to the satisfaction of the Town and at the expense of the Owner;
- 2) The Owner shall not make any additions or modifications to the Encroachment which have not been authorized by this Agreement without the prior express written authority of the Town to do so.
- 3) The Owner further covenants and agrees to pay to the Town any additional Municipal realty taxes, taxes on Encroachments or any other rates or charges, if any, levied or imposed on or in respect of the Encroachment;
- 4) This Agreement does not in any way whatsoever diminish the rights of the Town, or any gas, telephone, telecommunication, electricity distribution or other public or private utility company, their respective officers, servants, workers, employees, agents and contractors, to enter at all times upon the Encroachment for the purpose of repairing, maintaining, replacing or removing any sewers, mains, culverts, drains, water pipes, gas pipes, poles, wires or other underground services and installations and appurtenances thereto. The Owner shall not be entitled to any damages or compensation by reason of the exercise of the Town's or utility company's rights contained in this clause and the Owner at their own expense shall carry out such alteration or removal of the Encroachment as the Town may direct pursuant to the exercise of the Town's or utility company's rights.
- 5) Owner shall at all times fully indemnify and save harmless the Town against all actions, suites and claims and demands whatsoever which may be brought against or made upon the Town and from and against all loss, costs, damages, charges and expenses whatsoever which may be incurred, sustained or paid by the Town for or by reason of or on account of the permission hereby granted to the Owner or the exercise by the Owner of such permission or the erection and maintenance of the encroachment and appurtenances thereto or anything in any matter relating thereto, and the Owner hereby grant to the Town full power and authority to settle any such actions, suits, claims or demands on such terms as the Town may deem advisable and the Owner hereby covenants and agrees with the Town to forthwith pay to the Town on demand all monies paid by the Town in pursuance of any such settlement and also such sum as shall represent the reasonable costs of the Town or its solicitors in defending or settling any such actions, suits, claims or demands, based on a solicitor and own client basis.
- 6) Owner covenants and agrees to provide the Town with a certificate of public liability insurance, on or before the execution of this Agreement, covering the Owner and the Town in respect of the lands subject to the Encroachment during the term of this Agreement and any extensions authorized by the Town to the extent of not less than \$2,000,000.00 inclusive of all injuries or death to person and damage

to property of others arising from any one occurrence. The Town is to be an added insured under the insurance policy. Without limiting the generality of the foregoing, such public liability insurance shall contain provisions for cross-liability and severability of interests and further that the policy will not be changed or amended in any way or cancelled until 60 days after written notice of such change or cancellation shall be given to the Town.

## ***ARTICLE 6*** ***SECURITY***

### **6.1 PERFORMANCE**

The Owner agrees, so as to assure the performance by the Owner of each of the terms and conditions of this Agreement during the development of the Lands, that the Owners shall, upon execution of this Agreement, forthwith deposit with the Municipality security in an amount which is equal to \$ 20,000.00 plus an amount equal to the value of the road work, if any, to be completed within any municipal road allowance (as calculated by the Owner's Engineer and approved by the Municipality). For greater certainty, the amount of said security shall be subject to approval by the Municipality's Clerk and Solicitor.

Said security shall be either by way of

- a) cash, or
- b) a Standby Letter of Credit pursuant to UCP500 only, issued by a chartered bank of Canada in form satisfactory to the Municipality's Clerk and Solicitor. (not a Letter of Guarantee or Bond)

Provided that in no event shall the Municipality be required to pay interest on this security.

### **6.2 RELEASE OF SECURITY**

The Municipality agrees to return the said security to the Owner upon the completion and final approval of the works specified in this Agreement which approval is at the Municipality's sole discretion.

### **6.3 CONSTRUCTION LIENS**

In as much as the Owner is obligated at the Owner's entire expense and not at the expense of the Municipality, to make improvements to the municipal infrastructure, the Owner shall deposit with the Municipality, in order to satisfy the requirements of Section 17(4) of the Construction Lien Act, R.S.O. 1990, c.C.30 and amendments thereto, cash or a letter of credit in form satisfactory to the Municipality and its Solicitor and in an amount of the holdbacks (under Part IV of the Construction Lien Act, R.S.O. 1990, c.C.30 and amendments thereto) that would have been required were the improvements made at the expense of the Municipality. The Owner may, at its option, obtain a single letter of credit with respect to its responsibilities pursuant to Paragraph 6.1 of this Article, provided that the Municipality and its solicitor is satisfied that the Municipality's security under each paragraph, if read separately, would not be compromised by the Letter of Credit proposed by the Owner.

Provided that in no event shall the Municipality be required to pay interest on this security.

### **6.4 INDEMNITY AND INSURANCE**

The Owner shall indemnify and save harmless the Municipality, and the Essex Power Corporation, from and against all actions, claims, loss, damage and liability connected with the development as contemplated herein arising directly or indirectly out of the negligence or unlawful performance or the non-performance of any obligation of the Owner or any contractors to the Owner under this Agreement. While any of the facilities and works herein have not been approved by the Municipality, the Owner shall maintain in full force and effect a policy of personal liability and property damage insurance in form and amount satisfactory to the Municipality's solicitor wherein the Owner, the Municipality, and the Essex Power Corporation, shall be insured as principals against such liability to the limits approved. The Owner shall provide the Municipality with a certified copy of such policy prior to the commencement of construction of any of the facilities and works referred to herein.



## ***ARTICLE 7***

### ***DEFAULT***

#### **7.1 STOP WORK**

In the event of any default by the Owner in the performance of any of the terms and conditions of this Agreement, the Municipality at its discretion shall, in addition to other remedies available to the Municipality, be entitled to refuse building permits with respect to the development and/or shall be entitled to refuse building and/or occupancy permits with respect to any buildings, and/or shall be entitled to issue stop work orders with respect to any matters in respect of which a building permit has been issued and/or may refuse to grant to the Owner any permissions, permits, certificates, approvals or authorities of any kind or nature which the Owner would have been entitled to receive had the Owner otherwise complied with the Municipality's requirements in this agreement, and/or shall be entitled to refuse to issue releases, all of which may be done until such time as the default has been cured in a manner satisfactory to the Municipality.

#### **7.2 MUNICIPALITY MAY COMPLETE**

The owner acknowledges that this agreement is entered into pursuant to section 41(11) of the Planning Act, R.S.O. 1990 c.P.13 and amendments thereto, and that a bylaw has been passed by the Municipality approving the entering into of this Agreement by the Municipality and incorporating the terms of this Agreement into that bylaw, and further that section 446 of The Municipal Act, S.O. 2001, c.25 and amendments thereto, applies to all requirements of this Agreement. If the Owner neglects to undertake any matter or thing required to be done by this Agreement and such default continues after SEVEN (7) days of the Owner being given written notice by the Municipality of such default, in addition to other remedies available to the Municipality, the Municipality may direct that such matter or thing shall be done at the expense of the Owner, and the Municipality may recover the costs incurred in doing it, by action or by adding such costs to the tax role and collecting them in the same manner as taxes; the Owner hereby authorises the Municipality (including, without limiting the generality of the foregoing, its employees, agents and servants) to enter upon the Lands to do any such matter or thing.

## ***ARTICLE 8***

### ***REGISTRATION AND CONSENTS***

#### **8.1 REGISTRATION AND ENFORCEMENT**

Pursuant to Section 41(10) of the said Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, this Agreement may be registered against the Lands to which it applies, as a first charge, at the Owner's expense, and the Municipality is entitled to enforce the provisions hereof against the Owners, who shall be jointly and severally liable for the Owners' covenants and obligations outlined herein, and, subject to the provisions of The Registry Act, R.S.O. 1990, c.R.20 and amendments thereto, and the Land Titles Act, R.S.O. 1990, c.L.5 and amendments thereto, against any and all subsequent owners of the Lands.

#### **8.2 CONSENT**

The Owners hereby consent to the registration of this Agreement on the title of the Lands, said registration (as well as the preparation of this Agreement) to be at the Owners' expense.

#### **8.3 MORTGAGEES**

The owners agree to obtain a postponement of any mortgages or other encumbrances which may affect the Lands.

## **ARTICLE 9**

### **MISCELLANEOUS**

#### **9.1 COMMUNICATION**

Subject to the express provisions of this Agreement, all communications provided for or permitted hereunder shall be in writing, personally delivered to an officer of the addressee or sent by registered and receipted mail, charges prepaid, or by facsimile transmission or other means of recorded telecommunication, charges prepaid, to the applicable address set forth below or to such other address as either party hereto may from time to time designate to the other in such manner.

Communications sent to the Municipality shall be addressed to:

917 Lesperance Road, Tecumseh, Ontario N8N 1W9

Communications sent to the Owner shall be addressed to:

1943 Dufferin Ave., Wallaceburg, Ontario N8A 4M2

Any communication so personally delivered shall be deemed to have been validly and effectively given on the date of such delivery. Communications so sent by registered and receipted mail shall be deemed to have been validly and effectively given on the Business Day next following the day on which it is received, as evidenced by the postal receipt. Communications so sent by facsimile transmission or other means of recorded telecommunication shall be deemed to have been validly and effectively given on the Business Day next following the day on which it is sent. Any party may from time to time change his or its address for service on written notice to the others.

“**Business Day**” means any day, other than a Saturday, Sunday or any other day on which the principal chartered banks located in the Town are not open for business during normal banking hours

#### **9.2 TIME OF ESSENCE**

Time shall be of the essence of this Agreement and of every part thereof.

#### **9.3 WAIVER**

No waiver by any part of a breach of any of the covenants, conditions and provisions herein contained shall be effective or binding upon such party unless the same shall be expressed in writing and any waiver so expressed shall not limit or affect such party's rights with respect to any other future breach.

#### **9.4 FURTHER ASSURANCES**

Each of the Parties covenants and agrees that he, his heirs, executors, administrators and assigns will sign such further agreements, assurances, waivers and documents, attend such meetings, enact such by-laws or pass such resolutions and exercise such votes and influence, do and perform or cause to be done and performed such further and other acts and things as may be necessary or desirable from time to time in order to give full effect to this Agreement and every part thereof.

#### **9.5 HEADINGS**

The headings of the Articles of this Agreement are inserted for convenience only and do not constitute part of this Agreement.

#### **9.6 SUCCESSORS AND ASSIGNS**

The covenants hereunder shall run with the land and this Agreement shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

## **9.7 GENDER**

All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties referred to in each case require and the verb shall be construed as agreeing with the required word and pronoun.

## **9.8 SEVERABILITY**

If any covenant or provision contained herein is determined to be in whole or in part, invalid or unenforceable by reason of any rule of law or public policy, such invalidity or unenforceability shall not affect the validity or enforceability of any other covenant or provision contained herein and, in the case of partial invalidity or unenforceability of a covenant or provision, such partial invalidity or unenforceability shall not affect the validity or enforceability of the remainder of such covenant or provision, and such invalid or unenforceable covenant or provision or portion thereof, as the case may be, shall be severable from the remainder of this Agreement.

## **9.9 ENTIRE AGREEMENT**

This Agreement expresses the final agreement among the parties hereto with respect to all matters herein and no representations, inducements, promises or agreements or otherwise among the parties not embodied herein shall be of any force and effect. This Agreement shall not be altered, amended or qualified except by a memorandum in writing, signed by all the parties hereto, and any alteration, amendment or qualification thereof shall be null and void and shall not be binding upon any such party unless made and recorded as aforesaid.

## **9.10 EXECUTION IN COUNTERPARTS**

This Agreement may be executed in one or more counterparts, each of which when so executed shall be deemed to be an original and all of which together shall constitute one and the same instrument.

## **9.11 JURISDICTION**

This Agreement and all other agreements, security and documents to be delivered in connection with this agreement shall be governed by and construed in accordance with the applicable laws of the Province of Ontario and of Canada.

## **9.12 ASSIGNMENT**

Subject to the terms of this agreement, this agreement is not assignable by the owner prior to completion of the works without the consent of the Municipality.

## **9.13 TRUE COPY**

All of the parties hereto acknowledge having received a true copy of this document.

## **9.14 SCHEDULES**

Those Schedules marked as Schedules "A", "B", "C1", "C2", "D", "E", and "F" have been signed by the parties and are on file with the Municipality. A reduced copy of those schedules are annexed hereto. A reduced copy of those schedules are annexed hereto which copy may be removed prior to registration on title should the Land Registry Office so determine or require.

## **9.15 CONTRA PROFERENTEM RULE NOT APPLICABLE**

It is agreed and acknowledged that both parties, directly or through their agents, principals, representatives and/or solicitors, have participated in the preparation and/or negotiation of the provisions of this agreement.

Should any provision of this agreement require judicial interpretation, mediation or arbitration, it is agreed that the court, mediator or arbitrator interpreting or construing the same shall not apply a presumption that the terms thereof shall be more strictly construed against

one party or so as to disadvantage any party on the basis that such party and/or its solicitor or agent:

- a. *Prepared this agreement or any part of it; or*
- b. *Seeks to rely on this agreement or any part of it."*

#### **9.16 INDEPENDENT LEGAL ADVICE**

To the extent that the solicitors of Wolf Hooker Professional Corporation has been involved in the preparation of this agreement, such solicitors act solely as solicitors for the Town and with regard to the interests of the Town and not for any other party to this agreement. It is strongly recommended that all other parties to this agreement obtain independent legal advice prior to signing this agreement. Each such party acknowledges:

- 1) having obtained independent legal advice from his, her, or its' own solicitor with respect to the terms of this Agreement prior to its execution or having otherwise been given a reasonable opportunity to obtain such advice and declined to so;
- 2) that he *or* she *or* it understands the terms, and his *or* her rights and obligations, under this Agreement.

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

Per: \_\_\_\_\_  
**Shona Outridge, Director of Operations**  
 “Authorized Signing Officer”

## SITE PLAN PHASE 1



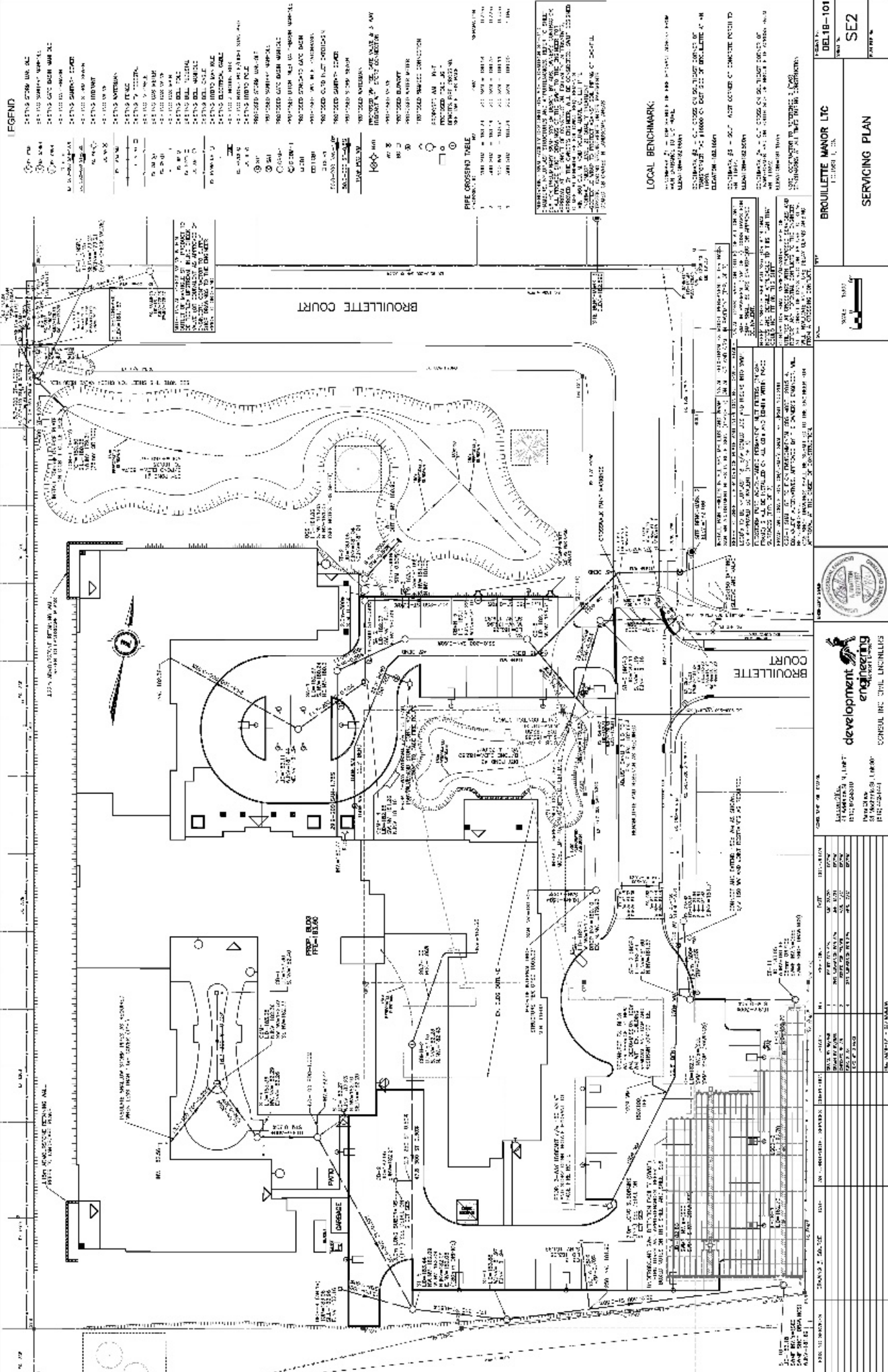








## SITE SERVICE PLAN









# PHOTOMETRIC PLAN

SPA2

NEW BROUILLETTE MANOR  
LONG TERM CARE HOME  
SITE PLAN - ELECTRICAL - PHASE 2

[illegible]

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This architectural site plan depicts the University of Illinois at Chicago campus. The main building complex is shown with various courtyards and surrounding streets. Key features include the 'MAIN BUILDING', 'LIBRARY', and several 'COURTYARD' areas. The plan also shows the 'UNIVERSITY OF ILLINOIS AT CHICAGO' and the 'CAMPUS' area. The drawing is a detailed architectural site plan, likely for a master plan or a specific building project.

 SITE PLAN - ELECTRICAL  
SECTION 200

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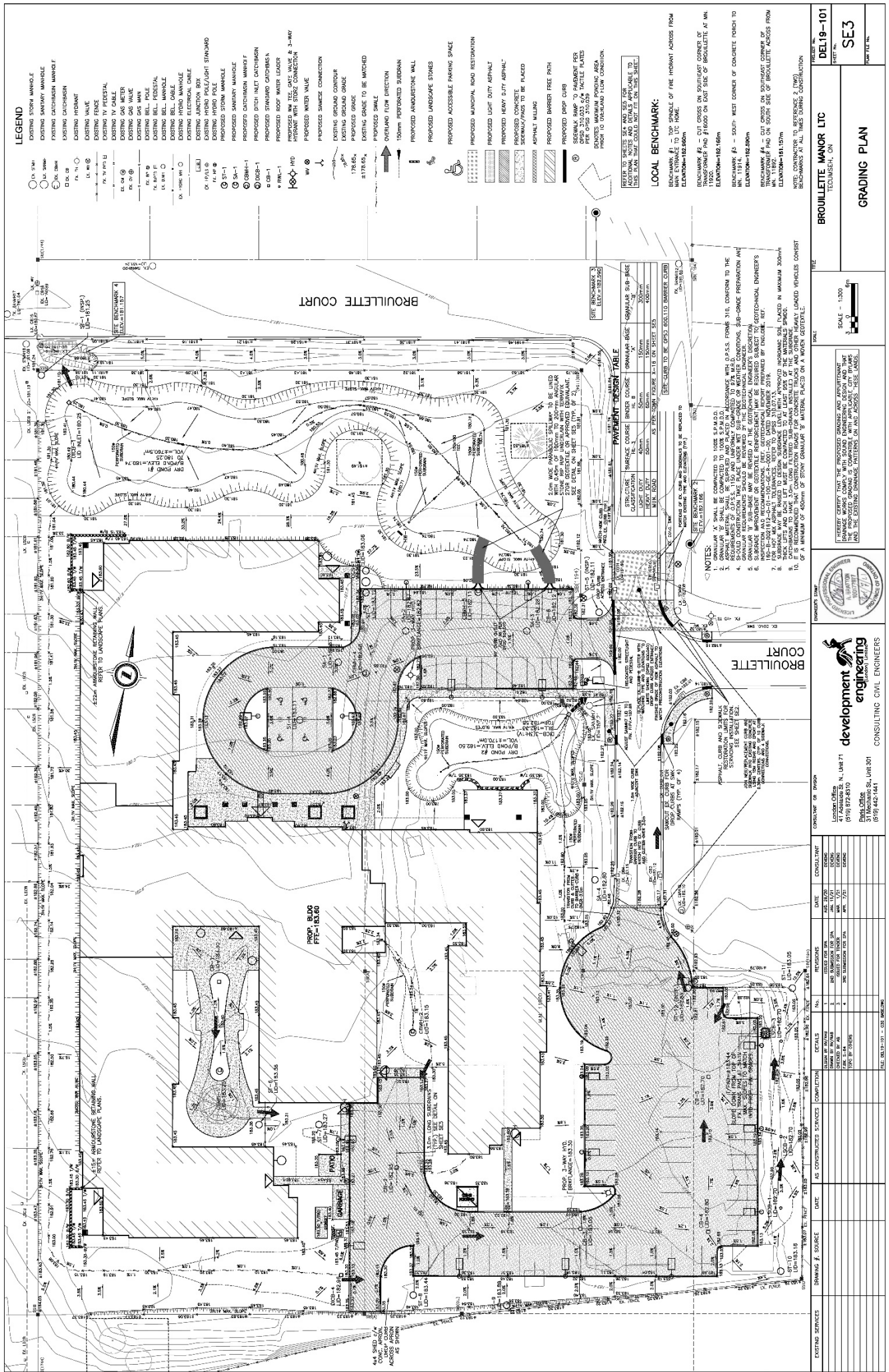
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ZONE ID	PHOTOMETRIC VALUE CHART				HSP (M.V.)
	M.V. (M.V.)	W.V. (M.V.)	A.V. (M.V.)	S.V. (M.V.)	
COURTYARD	1.8	27.9	8.49	5.27	9.41
DRIVEWAY	4.8	24			9.41
MAIN FLOOR	16.7	29.1	12.1	2.91	9.41
PORCH	15	30.5	26.1	1.34	
PORCH	21.4	26.5	11.5	0.28	
PORCH	9.18	38.2	17.6	1.30	
PORCH	15.8	31.7	15.2	1.15	
PORCH	0.201	0.282	0.292		NA
PORCH	0.12	11.4	1.4		NA
PORCH	0.28	11.5	1.25		NA
PORCH	0.28	1.02	0.85		NA
PORCH	0.67	1.3	1.13		NA
PORCH	0.74	2.61	1.6		NA
PORCH	0.66	2.66	2.05		NA
PORCH	0.201	0.014	0.003		NA



## GRADING PLAN



**Schedule “G”**

PT LT 148 CON 2 SANDWICH EAST (TECUMSEH);  
PT LT 149 CON 2 SANDWICH EAST (TECUMSEH) PT 1 12R12525, PT 1 12R15677;  
Town of TECUMSEH, County of Essex

Being all of PIN 01567-0507

And known municipally as 11900 BROUILLETTE COURT TECUMSEH