

# Site Plan Control Agreement

**THIS AGREEMENT** made this 5th day of October 2020.

**BETWEEN:**

***THE CORPORATION OF THE TOWNSHIP OF NORTH HURON***

(Hereinafter called the "Township")

- and -

***J & S EELMAN HOLDING LTD.***

(Hereinafter called the "Owner")

**WHEREAS** subs. 41(10) of the *Planning Act* permits the registration of this Agreement against the lands to which it applies;

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT** in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the Parties hereto agree one with the other as follows:

**1. Construction in Accordance with Plans and Drawings**

The Owner covenants and agrees that the proposed development of 346, 348, 352, 354 Mill Street, Morris Concession 10 PT LOT 1 RP; 22R6799 PART 4, former village of Blyth, Township of North Huron, in the County of Huron; will be completed in accordance with the plans and drawings as set out in Schedule "A". Copies of the plans and drawings are available at the Township of North Huron Municipal Offices at 274 Josephine Street, Wingham Ontario, N0G2W0.

**2. Conditions**

The Owner covenants and agrees to satisfy each of the conditions set out in Schedule "B" to this agreement.

**3. Fees and Charges**

The Owner covenants and agrees to pay the Township the fees and charges set out in Schedule "C" to this Agreement. The Owner will be responsible for any other reasonable and foreseeable charges that may occur as a direct result of this development, provided that it shall not be responsible for any indirect claims for business disruption or loss of profits of third parties arising out of the work.

**4. Security – Site Plan**

In order to guarantee compliance with all conditions of site plan approval contained herein, the Owner covenants and agrees to file with the Township prior or upon execution of this Agreement, a letter of credit, or other security in the amount of \$2,500.00. The aforesaid letter of credit shall be in a form approved by the Township, and the Owner covenants and agrees that the said letter of credit shall be kept in full force and effect and that it will pay all premiums as the said letter of credit becomes due or until such time as the Township returns the letter of credit.

The letter of credit or other security will be released by Township in accordance with Schedule "D". The Owner hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit or other security to the extent necessary and enter onto the subject lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn. In place of a letter of credit, the Owner may deposit with the Township cash or certified cheque in an amount equal to the letter of credit and such deposit shall be held by the Township as security in accordance with this Agreement, provided that no interest shall be payable on any such deposit.

**5. Minor Adjustments**

Minor adjustments to the requirements and provisions of this agreement may be made subject to the approval of the Township provided that the spirit and intent of the agreement are maintained. Such minor adjustments shall not require an amendment to this agreement; however, the written approval of the Township is required before such minor adjustment can be made.

**6. Notices**

Any notice required to be given by either party to the other shall be mailed, delivered or sent by facsimile transmission to:

(a) the Owner at:

*ATTN: J & S EELMAN HOLDING LTD.  
40069 Howich-Turnberry Road  
Wingham, Ontario  
N0G2W0  
Phone: (519)-357-6986*

(b) the Township at:

*ATTN: CLERK  
Township of North Huron  
274 Josephine Street  
Wingham, ON, N0G2W0  
Phone: (519)-357-3550*

or such other address of which the parties have notified the other in writing, and any such notice mailed, delivered or sent by facsimile transmission shall be deemed good and sufficient notice under the terms of this Agreement.

**7. Registration of Agreement**

The Owner hereby consents to the registration of this Agreement, together with any schedules hereto, upon the title to the Lands. The Owner agrees to pay the Township as a result of the registration of any other documents pertaining to this Agreement.

The Owner agrees that it will obtain from any Lender of the Owner, which holds security registered against title to the Lands, the Lender's consent to postpone its security to this Agreement.

**8. Termination of Agreement**

If the development proposed by this Agreement is not commenced within one (1) year from the date of the execution of this Agreement, the Township may, at its sole option and on thirty (30) days notice to the Owner, declare this Agreement null and void and of no further force or effect and the Owners shall not be entitled to any refund of fees, levies or other charges by the Owner pursuant to this Agreement.

**9. Enforcement**

The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with s. 446 of the Municipal Act, 2001.

**10. Successors and Assigns**

This Agreement and everything herein contained shall ensure to the benefit of and be binding upon the parties hereto and their successors and assigns.

**IN WITNESS WHEREOF** the Parties hereto have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

**SIGNED, SEALED AND DELIVERED**

**J & S EELMAN HOLDINGS LTD.**

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**JONATHAN EELMAN, OWNER**

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I have the authority to bind the corporation

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***CORPORATION OF THE  
TOWNSHIP OF NORTH HURON***

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**BERNIE BAILEY, REEVE**

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**CARSON LAMB, CLERK**

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We have the authority to bind the corporation.

## **SCHEDULE "A"**

### **APPROVED PLANS AND DRAWINGS**

The Owner agrees and covenants to construct the site required under this Agreement in accordance with the below referenced municipally-approved plans and drawings. Copies of the plans and drawings are available at the Township of North Huron Municipal Offices at 274 Josephine Street, Wingham Ontario, N0G2W0.

**1. SITE PLAN FOR 346-354 MILL & 360-368**

Identified as: Mill Street Multiple Attached Development, Project File No: 300042554.0010; Drawing SP; Issued for Approval September 18, 2020; Prepared by: R. J. Burnside & Associates limited.

**2. MASTER GRADING PLAN FOR 346-354 MILL AND 360-368 MILL STREET**

Identified as: Mill Street Multiple Attached Development, Project File No: 300042554.0010; Drawing GP; Issued for Approval September 18, 2020; Prepared by: R. J. Burnside & Associates limited.

**3. MILL STREET SANITARY SEWER EXTENSION**

Identified as: Mill Street Sanitary Sewer Extension, Project File No: 300042554.0010; Drawing PP; issued with MECP ECA Application December 12, 2019; Prepared by: R. J. Burnside & Associates limited.

**4. GENERAL NOTES AND DETAILS**

Identified as: General Notes and Details, Project File No: 300042554.0010; Drawing PP; issued with MECP ECA Application December 12, 2019; Prepared by: R. J. Burnside & Associates limited.

**SCHEDULE “B”**  
**CONDITIONS OF SITE PLAN APPROVAL**

The Owner covenants and agrees to develop the site in accordance with the following conditions. All conditions of the site plan approval shall be completed and approved prior to occupancy of the subject building.

- **Entrance Permit:** The Owner shall obtain an entrance permit to modify the entrance of the site from the Township of North Huron Public Works department prior to construction.
- **Servicing:** The Owner shall extend services to the subject property in accordance with submitted plans to the satisfaction of the Municipality.
- **Maintenance of facilities and works:**  
The Owner acknowledges and agrees that its obligations hereunder regarding the installation of storm sewers, including the replacement or relocation or repair of any of the works which are damaged or altered in connection with the installation of any such infrastructure.
- **Utilities and Easements:**  
The Owner shall obtain written confirmation from the appropriate entities that all public utilities requirements for the Lands, including but not limited to telephone, telecommunications, cable television, electric power, and gas have been satisfactorily arranged, that servicing for same will be provided underground without any expense, cost, or obligation on the part of the Municipality and that all requisite easements have been or will be provided to such entities.
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- **Hydro:** The Owner shall enter into a separate agreement with Hydro One to address the extension of hydro services to the subject property.
- **Surfacing:** Entrance/exit driveways, vehicle parking areas and vehicle manoeuvring areas shall be surfaced with asphalt pavement or similar hard surface.
- **Snow Removal:** All snow that is removed from the entrance/exit driveways, internal driveways, vehicle parking areas, and vehicle manoeuvring areas shall be stored neatly on site. Snow will not be stored on boulevards, on any abutting road allowance, or stored in a manner to prevent visibility at any entrances.
- **Lighting:** Exterior and/or outdoor lighting provided with the use of the subject property shall be located, installed and oriented to prevent glare on the adjacent properties and roadways.
- **Drainage:** Surface water shall be controlled in such a manner that ensures there is no new or additional run-off onto adjacent properties and road right of ways/ roads.
- **Sanitary Drainage System:** When the installation of a sanitary drainage system is not possible because of the absence of water supply, sanitary privies, chemical closets or other means for the disposal of human waste shall be provided.
- **Landscaping:** The Owner shall complete and maintain landscaping, fencing and planting strips on the lands in accordance with the approved site plan to the satisfaction of the Municipality. The Owner shall complete sod installation where conditions conducive to growth exist.
- **Elevation:** The Owner shall complete and maintain the elevation on the lands in accordance with the approved site plan to the satisfaction of the Municipality.
- **Signage:** Any proposed signage must be designed in accordance with the Municipality's and County of Huron's Signage By-laws. In the current position the sign must not be bigger than 3 sq\*m to meet County sign requirements. If a larger sign is desired, it requires a larger setback from the property line. Fire route signs must be signed, posed
- **Garbage:** All garbage to be stored within an enclosed structure.
- **Parking:** Total parking to be based on the Township's Zoning By-Law. All parking spots be signed, posted and visible.

## **SCHEDULE "C"**

### **FINANCIAL PAYMENTS**

The Owner covenants and agrees to pay to the Township, upon execution of this Agreement, the following fees:

1. Legal Fee for the preparation of this Agreement and its Registration;
2. Any outstanding taxes (including arrears, interest and penalties).
3. Planning & Engineering Fees for the review of the Site Plan.
4. Security deposits as required by this agreement.

**SCHEDULE "D"**  
**RELEASE OF SECURITIES**

Securities will be released in accordance with Schedule B and all the site work has been completed as per the Plan.