

**Municipality of Brockton**

**Site Plan Agreement**

This Agreement made this 13<sup>th</sup> day of July, 2021 and referred to as the  
“Site Plan Agreement”

BETWEEN:

Ryan Christopher Fullerton  
hereinafter referred to as the “Owner”

-and-

The Corporation of the Municipality of Brockton  
hereinafter referred to as the “Corporation”

**Whereas** the Owner represents and warrants that he is or will be the Owner of the lands described in Schedule “A” attached hereto (hereinafter called the “subject lands”) which are affected by this Agreement;

**And Whereas** in this Agreement “Owner” includes any subsequent Owner of the aforementioned subject lands;

**And Whereas** the Corporation has enacted a Site Plan Control By-Law pursuant to the provision of Section 41, of the Planning Act RSO, 1990, as amended;

**And Whereas** the Owner wishes to undertake a development on the subject lands in accordance with a Site Plan attached as Schedule “B” hereto, hereinafter called the “Approved Site Plan”;

**And Whereas** subsection (7) of the said Section 41 authorizes the Corporation to require the Owner of the subject lands to enter into an Agreement with the Corporation;

**And Whereas** the covenants in this Agreement are binding upon the Owner and when registered on title are binding upon all successor’s on title;

**And Whereas** the Corporation is of the opinion that it would not be proper or in the public interest to permit development of the subject lands unless assurances are given by the Owner that matters referred to in this Agreement are carried out in the manner hereinafter set forth;

**Now therefore this agreement witnesseth** of lawful money of Canada now paid by the Owner to the Corporation, the receipt whereof is hereby acknowledged, the Owner covenants and agrees with the Corporation as follows:

**1. Introduction**

- 1.1. The Owner agrees to enter into a Site Plan Agreement with the Corporation, for the development of all buildings and structures located on the subject lands located in the East Ridge Business Park.
- 1.2. The Owner agrees to allow the Corporation at the Owner’s expense to register or deposit this Agreement in the Registry Office for the County of Bruce against the subject lands.
- 1.3. Nothing in this Agreement shall relieve the Owner from complying with any other applicable Municipal requirements or by-laws.

- 1.4. The Owner hereby grants to the Corporation, its servants, agents and contractors, a license to enter the subject lands for the purposes of inspection of the works on the subject lands or for any purpose pursuant to the rights of the Corporation under this Agreement.

## **2. Schedules**

The following Schedules are attached hereto and form part of this Agreement:

- 2.1 SCHEDULE "A" Being a description of the lands affected by this Agreement.
- 2.2 SCHEDULE "B" Being a solicitor's Certificate of Ownership of the subject lands.
- 2.3 SCHEDULE "C" Being a schedule of financial obligations of the Owner payable upon execution of this Agreement or as otherwise provided.
- 2.4 SCHEDULE "D" Being a schedule of letters of credit to be obtained and filed with the Corporation by the Owner, upon execution of this Agreement.
- 2.5 SCHEDULE "E" Being a schedule for the release/reduction of securities by the Corporation to the Owner.
- 2.6 SCHEDULE "F" Being references of the approved plans referred to in this Agreement.

## **3. Site Development**

- 3.1 The Owner agrees to undertake development on the subject lands, at his sole expense, in conformity with the Approved Site Plan as referenced in Schedule "F" attached hereto.
- 3.2 At the sole discretion of the Corporation, if the Owner fails to obtain a building permit within one (1) year of signing this Agreement then the Agreement may be automatically terminated and the approval granted to the Approved Site Plan is rescinded.
- 3.3 At the sole discretion of the Corporation, if the Owner has taken out a building permit but has not completed construction within two years of the date of the permit, this Agreement may be automatically terminated and the approval granted to the Approved Site Plan is rescinded.
- 3.4 The Owner agrees to restore the municipal streets, to current standards, which have been disturbed or damaged during the course of construction, to the satisfaction of the Corporation.

## **4. Landscaping**

- 4.1 The Owner shall, at their own expense, install landscaping as indicated on the Approved Site Plan.

## **5. Outside Storage**

- 5.1 The Owner agrees that as no outside storage is proposed as part of the Approved Site Plans, any future outside storage on the subject lands shall be in compliance with the current provisions of the Municipality of Brockton Comprehensive Zoning By-Law as amended.

**6. Refuse Storage**

6.1 The Owner agrees to provide a refuse storage collection area within a building shown on the Approved Site Plan. Any future exterior refuse storage collection area on the subject lands shall be in compliance with the Corporation's current Comprehensive Zoning By-Law provisions as amended.

**7. Loading, Parking and Driveways**

7.1 The Owner agrees that any internal driveways which are necessary for and designated as a fire route shall be designed so as to carry the weight of the Corporation's firefighting equipment.

7.2 The Owner agrees that the surface treatment of any and all loading, parking area and driveways shall be constructed as set out on the Approved Site Plan.

7.3 The Owner agrees that parking spaces shall be provided on the subject lands as indicated on the Approved Site Plan.

7.4 The Owner shall be required to provide and maintain accessible parking as per any Corporation By-Law in place relating thereto and any requirements as applies to the Highway Traffic Act.

**8. Water and Sewer Services**

8.1 The Owner shall install and connect water and sanitary sewers services, as shown on the Approved Site Plan. Said connections to be at the expense of the Owner, subject to the required fees.

**9. Drainage**

9.1 The Owner agrees that surface and roof drainage systems shall be designed and constructed to the satisfaction of the Corporation and as shown on the Approved Site Plan. Water shall not be directed onto any adjoining properties without the express approval of the so affected property owner within a registered drainage easement.

9.2 The Owner agrees to submit a Lot Grading and Drainage Plan, prepared by a Professional Engineer, with the Approved Site Plan, illustrating how stormwater and surface water will be detained on the site and discharged to the municipal drainage system at a rate no higher than the pre-development flows. The Lot Grading and Drainage Plan shall be in conformity with the East Ridge Business Park Storm Water Management Plan as may be amended from time to time.

9.3 Further the owner agrees to retain a Professional Engineer as per clause 16. of this Agreement, to provide general reviews confirming compliance with the Approved Site Plan.

**10. Hydro Connections**

10.1 The Owner agrees that the electrical service from the public street or other distribution point, to the building shall be underground and that there will be no overhead wires leading to the buildings.

**11. Signs**

11.1 The Owner agrees that as no signage is proposed on the Approved Site Plan, any future signage shall be in compliance with all applicable By-Laws of the Corporation. It is recognized that the content of any future sign may change as building occupancy changes.

**12. Lighting**

12.1 The Owner agrees that as no lighting is proposed on the Approved Site Plan, any future lighting shall be installed in compliance with all applicable By-Laws of the Corporation. Any future lighting shall be oriented and its intensity so controlled to prevent glare on adjacent roadways and properties. All parking lot lighting shall also comply with the Corporation's Dark Sky resolution.

**13. Phasing**

13.1 The Owner covenants and agrees to adhere to the Phasing Plan of the Approved Site Plan in constructing the proposed development and the approved structure(s) contemplated under this Agreement. The Owner acknowledges that each development phase shall be subject to the approval of the Chief Building Official prior to the issuance of any building permits for any phase.

**14. Maintenance**

14.1 The Owner shall:

- a) Complete the works and other facilities required on the Approved Site Plan and this Agreement at their sole expense and to the satisfaction of the Corporation;
- b) Maintain those works and facilities located on the subject lands to the satisfaction of the Corporation at the sole risk and expense of the Owner; and
- c) At all times in the future, provide to an acceptable standard removal of snow and ice from access ramps and driveways, parking areas, loading areas and walkways for the protection of people and property and to afford safe access to the subject lands.

14.2 Without limiting the generality of paragraph 14.1 (b), the Owner shall:

- a) Maintain all hedges, trees, shrubs, and other ground cover in a healthy state;
- b) Keep any works and facilities shown on the plan with respect to landscaping in good repair; and
- c) Refrain from doing anything that will have a detrimental effect on adjoining properties.

**15. Site Plan Inspection and Occupancy**

15.1 The Owner agrees that prior to occupancy of the building, the Owner shall request a Site Plan Inspection conducted by the municipality. An agent or employee of the municipality shall inspect the site and note any deficiency associated with the project that requires remedy prior to occupancy. All deficiencies shall be remedied prior to the refund of the Performance Deposit. Deficiencies shall be considered to be a breach of this agreement.

15.2 The Owner covenants and agrees not to permit occupancy of any building or part thereof for which building permits have been issued until all works required under this Agreement are completed in accordance with the requirements of the Ontario Building Code, the applicable zoning by-law and any other municipal by-laws, and that the internal water distribution and sanitary sewer collection have been tested and approved and are operating in accordance with the conditions established by the Corporation.

15.3 In the event that a building or unit is occupied otherwise than in accordance with the provisions of 15.2, the Owner covenants and agrees that the Corporation shall be entitled to obtain an order from a court of competent jurisdiction prohibiting the occupancy of any building or unit until such time as the terms of this Agreement have been fully complied with, and the Owner shall be estopped from opposing such application on the part of the Corporation.

**16. Professional Engineer**

16.1 The Owner covenants and agrees to retain a Professional Engineer who holds a Certificate of Authorization for municipal engineering applications from the Association of Professional Engineers of Ontario to prepare the design of lot grading and drainage, site and external servicing plans, municipal service connection designs, and lot grading and drainage reports that are to be submitted to the Chief Building Officer for his/her approval.

16.2 The Owner's Professional Engineer will be required to inspect and certify to Chief Building Officer that all internal and external services, lot grading and drainage requirements have been constructed in accordance with the approved Engineering Drawings and reports, prior to the release of performance deposit held for engineering-related works. The certificate, or certificates, shall be in a format acceptable to the Chief Building Officer. The Chief Building Officer may, upon pre-qualification of such, accept the use of other qualified professionals for certain components of the design, inspection and certification process.

**17. Indemnity**

17.1 The Owner will at all times indemnify and save harmless the Corporation of and from all losses, costs and damages which the Corporation may suffer or be put to, for or by reason of, or on account of, the construction, maintenance or existence of pavements, curbs, plantings, and other improvements upon the road allowances where the same are required by this Agreement to be provided at the expense of the Owner and such indemnity shall constitute a first lien and charge upon the subject lands, and shall be added to the assessment roll as unpaid taxes and may be collected in a similar manner as unpaid Municipal taxes.

17.2 This Agreement and the provisions hereof do not give to the Owner or any person acquiring an interest in said lands (each hereinafter in this paragraph called "such persons") any rights against the Corporation with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Corporation to force any such person to perform or fully perform any such obligations under this Agreement or the negligence of any such person in the performance of the said obligation. All facilities and matters required by this Agreement shall be provided by the Owner to the satisfaction of and at no expense to the Corporation, and shall be maintained to the satisfaction of the Corporation at the sole risk and expense of the Owner, and in default thereof and without limiting other remedies to the Corporation the provisions of Section 446 of the Municipal Act 2001, as amended, shall apply.

17.3 If any matter or thing required to be done by this Agreement is not done in accordance with the provisions of this Agreement and such default continues, in addition to other remedies available to it, the Corporation may direct that such matter or thing shall be done at the expense of the Owner, and the Corporation may recover at the expense incurred in doing it by action, the Owner hereby authorizes the Corporation to enter upon the said subject lands and do such matter or things.

**18. Severability**

18.1 The clauses of this Agreement shall be deemed independent and the striking down or invalidity of any one or more of the clauses does not invalidate this Agreement or the remaining clauses.

**19. Performance Deposit**

- 19.1 Prior to obtaining a Building Permit, the Owner agrees to provide the Corporation with a Performance Deposit in the amount of \$5000.00. The purpose of this security is to:
- a) Ensure that the Owner constructs the project in compliance with the Approved Site Plan;
  - b) Ensure the provision of all matters and facilities required pursuant to this Agreement;
  - c) Ensure other applicable municipal requirements shall be met within the prescribed period of time;
  - d) To be used to cover the costs of any damage to municipal property during the course of construction.
- 19.2 The Performance Deposit shall be determined by the Corporation based upon a formula of 1% of the value of the project's construction (including land). The minimum Performance Deposit shall be \$3,000 and the maximum Performance Deposit shall be \$20,000. The Performance Deposit shall be in the form of cash, Certified Cheque, or by Irrevocable Letter of Credit.
- 19.3 The Performance Deposit shall be refunded to the Owner without interest upon as per Schedule "D" of this agreement

**20. Additional Permits**

- 20.1 The Owner acknowledges that the Corporation by approving the Site Plans, and entering into this Agreement, does not relieve the Owner from the requirements of obtaining any permit or license that may be required by the Corporation, the County of Bruce or any other agency, including any provincially appointed regulatory body or Ministry, before the proposed development can proceed.

**21. Termination of Agreement**

- 21.1 If this Agreement is automatically terminated, the Corporation is deemed to have withdrawn its consent to the proposed development and a formal notice of termination stipulating all development is to cease may be issued until the Owner has entered into a further Site Plan Agreement. No liability or other duty required of the Corporation under this Agreement shall be imposed on the Corporation should this Agreement be terminated. The Corporation is under no obligation to return any money paid under this Agreement.
- 21.2 Notwithstanding anything contained herein to the contrary, and subject to approval by the Corporation, if the Owner is delayed in substantially completing the construction of any work or facility required by this Agreement by any act beyond the Owner's reasonable control, the time for completion shall be extended by a period of time equal to such delay.

**22. Estoppel**

- 22.1 The Owner further covenants and agrees that it will 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 Corporation to enter into this Agreement and to enforce each and every term, covenant and condition herein contained, and this paragraph may be pleaded as an estoppel against the Owner in any such proceeding.

**23. Notices**

23.1 Any notices required or permitted to be given under this Agreement shall be in writing and may be served either personally or by mailing such notice by registered mail postage prepaid or if the postal service has been disrupted for any reason, by delivering such notice by a prepaid courier service as follows:

The Corporation of the Municipality of Brockton c/o Clerk 100 Scott Street P.O. Box 68 WALKERTON, Ontario N0G 2V0	Ryan Fullerton 358 Westwood DR SS5 WALKERTON, Ontario N0G 2V0
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23.2 If any notice is mailed by registered mail, postage prepaid or sent by prepaid courier service as aforesaid, it shall be deemed to have been received by the party to whom it was mailed or sent on the fifth day following the day upon which it was received by one of Her Majesty's post offices or delivered to the courier service unless the second day ends on a Saturday, Sunday or legal holiday, in which case those days are not included in computing the two day period. Either party may, by notice to the other, designate another address in Canada to which notices mailed or delivered more than ten (10) days thereafter shall be addressed.

**24. Agreement Runs with Land**

24.1 This Agreement shall inure to the benefit of the Corporation, its successors and assigns. The benefits and the burden of the covenants, agreements, conditions and undertakings herein contained shall run with the land and are binding upon the land and upon the Owner and its successors and assigns.

**25. Municipal Expenses**

25.1 The Owner shall pay to the Corporation the costs for all outside technical, professional and legal advice that the Corporation has incurred in order to approve the development covered by this agreement. These expenses do not include technical services rendered by full time municipal staff. The Financial Obligations are outlined in Schedule "C" of this Agreement. Securities and Performance deposits are outlined in Schedule "D" of this Agreement.

25.2 The Owner agrees to pay to the Corporation by cash or Certified Cheque, a contribution for the Corporation's municipal administrative services in the sum of \$0.10 per square foot with a minimum fee of \$500.00 as per the Fee By-Law of the Corporation based upon the building's foot print for all commercial and industrial developments. This fee will only be charged on the proposed building(s). Staged development will be charged the necessary fees as per the Fee By-Law of the Corporation as amended, once future development begins.

The total contribution for this development, based on a 3014 square foot building will be \$500.00 and shall be payable on execution of this Agreement and before the issuance of a building permit

**26. Gender and Number**

26.1 In this Agreement, words importing the singular number include the plural and vice versa and words importing the masculine gender include the feminine and neuter genders.

Signed, Sealed and Delivered  
In the Presence

Witness: \_\_\_\_\_

**Owner**

Dated: \_\_\_\_\_

Per: \_\_\_\_\_  
Ryan Christopher Fullerton

**The Corporation of the Municipality of Brockton**

Dated: \_\_\_\_\_

Per: \_\_\_\_\_  
Chris Peabody – Mayor

Per: \_\_\_\_\_  
Fiona Hamilton – Clerk

We have the authority to bind the Corporation.

**Schedule "A" to Site Plan Agreement**

**Description of Lands**

**Being:** PART LOTS 33 AND 34 CONCESSION 1 NDR BRANT PT 1 3R-10451;  
MUNICIPALITY OF BROCKTON

**Schedule "B" to Site Plan Agreement**

**Solicitor's Certificate of Ownership**

I [Name of Solicitor]

a Solicitor of Ontario, do hereby certify that [Name of Owner(s)] is/are the sole Owners(s) in fee simple of all land described in Schedule "A" to the Site Plan Control Agreement herein referred to.

I further certify that there are no mortgages or other encumbrances upon said lands or any part thereof save and except the following:

[list of encumbrances]

I further certify that [Name of Owner(s)]

is/are the sole Owner(s) in fee simple of all land to be conveyed to the Municipality pursuant to the said site Plan Control Agreement. All easements, licenses or rights-of-way to be conveyed to the Municipality will be so conveyed with the consent of all mortgages or other encumbrancers.

This certificate is given by me to the Municipality for the purpose of having the said Municipality act in reliance on it in entering into this Site Plan Control Agreement.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_.

TO: [name of Municipality]

\_\_\_\_\_  
Solicitor for the Owner(s)Being: [legal description]

**Schedule "C" to Site Plan Agreement**

**List of Financial Obligations to the Owner(s)**

1. Site Plan Agreement Registration/Preparation – Invoiced for Actual Cost – (Refundable Deposit \$1,000.00)	
2. Site Plan Agreement Preparation Fee	\$114.00
3. Site Plan Agreement Administration Fee	<u>\$500.00</u>
TOTAL	<u>\$614.00</u>

**Schedule "D" to Site Plan Agreement**

**Security/Letter of Credit**

<b>SECURED WORKS</b>		<b>AMOUNT</b>
1.	Performance Deposit	\$5000.00
2.	Site Plan Control Agreement Registration/Preparation Deposit	\$1000.00
<b>TOTAL</b>		<b>\$6000.00</b>

**Schedule "E" to Site Plan Agreement**

**Release of Security**

Application for Reduction of Securities

Prior to the release of any security held by the Municipality for the works, facilities and matters set out in this Agreement, the Owner must supply the Municipality with the following documentation:

- a) formal request for reduction/release;
- b) consultant's certificate confirming compliance with plans;
- c) as-constructed drawings;

Release of Securities

(a) Release of Performance Deposit

Upon the receipt by the Corporation of all the documents identified above works, and satisfaction to the Corporation that the work has been completed in conformity with the approved plans, the Corporation shall release the Performance Deposit.

(b) Release of Site Plan Control Agreement Registration/Preparation Deposit

Upon payment of the invoice for the cost incurred for the registration of the Site Plan Control Agreement in the Registry Office for the County of Bruce against the subject lands, the Corporation shall release the Site Plan Control Agreement/Preparation Deposit.

**Schedule "F" to Site Plan Agreement**

**APPROVED PLANS**

The following Plan forms part of this Site Plan Agreement and are on file at the Clerk's Office for the Corporation.

1. Grading & Servicing Plan Drawing No. 01754-SG1 JUL 09/21
2. Site Plan Drawing No. 01754-SP1 JUL 09/21
3. Details Drawing No. 01754-SP1 JUL 09/21

The Owner agrees to construct all buildings, structures, works, services and facilities required under this Agreement in accordance with the above referenced Plans.