

THIS SUBDIVISION AGREEMENT made this 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC., under the laws of the Province of Ontario having its registered office in the County of Brant (hereinafter referred to as the “**Subdivider**”)

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT
(hereinafter referred to as the "**County**")

OF THE SECOND PART

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(Not part of the Agreement)

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THIS SUBDIVISION AGREEMENT made this 26th day of July, 2016.

B E T W E E N:

786396 ONTARIO INC., under the laws of the Province of Ontario having its registered office in the County of Brant (hereinafter referred to as the "**Subdivider**")

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT
(hereinafter referred to as the "**County**")

OF THE SECOND PART

WHEREAS:

- a) The **Subdivider** is, or will be at the time of registration of this Agreement, the owner of the land described in Schedule "A", (hereinafter referred to as the "**Land**");
- b) The **Subdivider** wishes to subdivide the **Land** by means of a registered plan of subdivision, care of the **County** and has obtained draft plan approval for a plan of subdivision under County of Brant File Number PS2/12 as approved by the Ontario Municipal Board (OMB File Number PL131083).
- c) The authority to give final approval for registration now lies with the **County** and the **County**, as a condition of final approval of the proposed plan of subdivision, has required that this Agreement be entered into.

NOW THEREFORE THIS AGREEMENT WITNESSETH that, in consideration of the mutual covenants herein contained and in consideration of the final approval for registration of the plan of subdivision covering the **Land** in the form of the plan (hereinafter referred to as the "**Plan**") prepared by J.H. Cohoon Engineering Limited (John Muir) dated July 8, 2013, a true copy of which is attached hereto as Schedule "B" to this Agreement, the **Subdivider** hereby covenants and agrees with the **County** as follows:

REGISTRATION OF SUBDIVISION AGREEMENT

1. The **Subdivider** consents to and will register this Agreement against the title to the **Land** in the Land Registry Office for the Land Titles Division of Brant (No. 2) immediately prior to the registration of the **Plan** to the intent and purpose that this Agreement and all of the **Subdivider's** covenants herein shall run with the **Land**; and the **Subdivider** shall forthwith advise the **County** of the particulars of registration and provide to the **County** a duplicate registered original copy of this Agreement as registered.

SUBDIVIDER'S TITLE

2. The **Subdivider** represents and warrants to the **County** that, at the date of this Agreement and at the date of the registration of this Agreement upon title, the **Subdivider** is and will be the owner in fee simple of the **Land** free of all liens and encumbrances, save and except for those items described on Schedule "C", attached hereto. Forthwith after registration of this Agreement upon title to the **Land** the **Subdivider** shall cause to be delivered to the **County** an opinion by a solicitor authorized to practice in Ontario substantially in the form of Schedule "D" attached hereto. The said opinion shall be addressed to the **County** in consideration of a fee of \$1.00 payable to the Solicitor rendering the same.

OTHERS WITH TITLE INTEREST

3. The **Subdivider** represents and warrants to the **County** that, at the date of this Agreement and at the time of the registration of this Agreement upon the title to the **Land**, all persons having any interest in the **Land** as owner, mortgagee, tenant, easement holder or other encumbrancer are as described in Schedule "C" attached to this Agreement and that each of those persons listed in Schedule "C" have executed authorizations postponing their respective interests in the **Land** to this Agreement sufficient to permit registration of a Notice of Postponement of Interest against the Land forthwith after registration of Notice of this Agreement. Forthwith after registration of this Agreement upon title to the **Land** the **Subdivider** shall cause to be delivered to the **County** an opinion by a Solicitor, authorized to practice in Ontario substantially in the form of Schedule "D" attached hereto. The said solicitor's opinion shall be delivered to the **County** immediately after the registration of this Agreement upon the title to the **Land** and it shall be addressed to the **County** in consideration of a fee of \$1.00 payable to the Solicitor rendering the same.

CONVEYANCES

4. The following conveyances are required:

- 4.1. The conveyance of real property to the **County** as required by paragraph 25 (parkland), paragraph 26 (dedications) and the granting of easements as required by paragraph 20 shall be made to the **County** and the registration of restrictive covenants as required by paragraph 47 forthwith after the registration of the **Plan** free and clear of all liens and encumbrances. Forthwith after registration of the conveyances required by paragraphs 25, 26, 21 and the registered restrictive covenants required by paragraph 47 the **Subdivider** shall cause to be delivered to the **County** a copy of the registered Transfers and/or Easements and registered restrictive covenants together with an opinion by a Solicitor, authorized to practice in Ontario substantially in the form of Schedule "D" attached hereto. The said solicitor's opinion shall be delivered to the **County** immediately after the registration of the said Transfers and/or Easements and registered restrictive covenants and it shall be addressed to the **County** in consideration of a fee of \$1.00 payable to the Solicitor rendering the same.
- 4.2. The Owner shall provide to the **County** or other appropriate authority, as the **County** may designate, all easements and dedications of land as required for utilities, servicing and/or drainage purposes in connection with the development of the plan, all at no cost and free from all encumbrances.

REGISTRATION OF PLAN

5. As soon as practicable after the **County's** approval of the **Plan**, but not later than thirty (30) days thereafter, the **Subdivider** shall cause the **Plan** to be registered in the Land Registry Office for the Land Titles Division of Brant (No. 2) and shall forthwith thereafter advise the **County** of the particulars of registration thereof and provide to the **County** a duplicate registered original copy of the **Plan** as registered.

ENGINEERS

6. The **Subdivider** shall employ competent Consulting Engineers licensed with the Professional Engineers Ontario:

- 6.1. To design the **Works**, as hereinafter defined,
- 6.2. To prepare all necessary contracts therefore,
- 6.3. To obtain all necessary approvals in connection therewith,
- 6.4. To provide full-time supervision of all construction of the **Works**, including inspection and testing of materials by a qualified geotechnical engineer,

- 6.5. To maintain all records of construction of the **Works**,
- 6.6. To provide the certifications of a licensed Professional Engineer as specifically required under the terms of this Agreement;
- 6.7. To prepare and furnish "As Constructed" drawings of those services which are subject to the First Interim Completion Certificate as provided in paragraph 30 within two (2) months of issuance of the First Interim Certificate of Provisional Acceptance, and
- 6.8. To prepare and furnish "As Constructed" drawings of the **Works** and a completed Schedule "J" paper hard copy reproductions and digitized (PDF and AutoCAD formats) or as deemed to be acceptable to the **County**, within the sooner of two (2) months from the issuance of the Final Certificate of Provisional Acceptance and twelve (12) months of the issuance by the **County Engineer** of the Authorization to Proceed With Construction contemplated by paragraph 15.

Such Engineers shall provide to the **County** evidence of Professional Liability Insurance in the amount of \$1,000,000.⁰⁰ endorsed for the **Works** required by this Agreement to the satisfaction of the **County**. Such Engineers shall also file with the **County** an undertaking, in substantially the form attached to this Agreement as Schedule "E", with respect to the work being done under their supervision, which undertaking shall include a requirement that such Engineers advise the **County Engineer** forthwith if such Engineers' instructions become different than as reflected in the undertaking. For the purposes of this Agreement, the **County Engineer** shall be the engineer assigned, from time to time, by the **County** for the purposes of the fulfillment of this Agreement.

SUBMISSION FOR ACCEPTANCE

7. The **Subdivider** shall submit for the acceptance of the **County Engineer**, detailed engineering plans, lot grading plans, specifications for, contracts in respect of and an estimate of the scheduling and of the cost of the works specified in Schedule "F" hereto (herein referred to as the "**Works**"), with the **Subdivider's** Engineer's professional stamp and signature and date affixed thereto.

LOT GRADING PLAN

8. The **Subdivider** shall submit for the acceptance of the **County Engineer** the plans, specifications, contracts, schedules and cost estimates, as aforementioned with the Lot Grading Plan showing:

- 8.1. The original, pre-development elevations of the **Land**, existing elevations of the **Land** and proposed final post-development elevations of the **Land**, which elevations shall be determined by reference to a geodetic bench mark,
- 8.2. The final grades of all roads on and in the vicinity of the **Plan** as shown on the Lot Grading Plan attached hereto as Schedule "G",
- 8.3. The location of driveways from roads on and in the vicinity of the **Plan** to each lot as shown on the **Plan**, and
- 8.4. A calculated bench mark elevation at the approximate proposed house location to show the level to which the ground is to be graded.
- 8.5. Calculated elevations at all proposed lot corners and such additional elevations as are necessary to show the general intent of final grading;
- 8.6. The details of all infiltration galleries including location, sizing, material and installation method.

LANDSCAPE PLAN

9. The **Subdivider** shall implement a landscape plan as shown on the Works – Schedule "F" and tree species and their location to be accepted by the County as

shown on the Works – Schedule “F” and Lot Grading Control & General Servicing Plan – Schedule “G” or as accepted by the County should alternatives be deemed appropriate on a case by case basis.

ACCEPTANCE BY COUNTY ENGINEER

10. Such plans, specifications, contracts, scheduling and cost estimates, and the General Lot Grading Plan shall be considered, amended if necessary, and accepted as amended by the **County Engineer**; provided however, such acceptance shall not relieve the **Subdivider** of responsibility for any errors or omissions in such plans, specifications, contracts, scheduling and cost estimates, the landscaping plan or the Lot Grading Plan.

ADDITIONAL APPROVAL BY MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE

11. In addition to the acceptance of the **County Engineer** as required by paragraph 10, all such plans, specifications, contracts, schedules and cost estimates, including and particularly those detailing the handling of stormwater from the **Land**, erosion and sediment control during construction, and the Lot Grading Plan shall be considered, amended if necessary and approved where required, as amended, by the Ministry of the Environment and Climate Change (hereinafter referred to as the “**MOECC**”).

ADDITIONAL APPROVAL FROM THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION

12. The **Subdivider** shall carry out an archaeological assessment of the **Land** and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the **Land** prior to the Ministry of Citizenship, Culture and Recreation confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

13. INTENTIONALLY DELETED

AUTHORIZATION TO PROCEED WITH CONSTRUCTION

14. No construction or installation of the **Works** shall commence:

- 14.1. Until after the written acceptance by the **County Engineer**, have been given with respect of all of the **Works** as contemplated by paragraphs 10, and 11, respectively;
 - 14.1.1 Until after the written approval of the Ministry of Citizenship, Culture and Recreation has been given with respect to the completion of an archaeological assessment as required by paragraph 12;
 - 14.1.2 Until a policy of insurance as required in accordance with paragraph 28 has been given to the **County Engineer**;
 - 14.1.3 Until the Letter of Credit as required in accordance with paragraph 27 of this Agreement has been furnished to the **County Engineer**;
 - 14.1.4 Until all conveyances, easements and dedications as contemplated by paragraph 26 (dedications) have been granted to the **County** and all easements in respect of all **Works** as contemplated by paragraph 22 (utilities) have been granted to the appropriate public body or agency having jurisdiction and the restrictive covenants contemplate by paragraph 50 have been registered;
 - 14.1.5 Until the legal opinions together with copies of the documents and plan(s) contemplated by paragraphs 1, 2, 3, 4 and 5 have been provided to the **County** to the satisfaction of the **County Solicitor**;
 - 14.1.6 Until the **Subdivider** has paid the funds required by this Agreement to the **County**, the payment of taxes and other outstanding amounts as required by paragraph 58, and the deposit on account

of the **County's** costs associated with the **Subdivider's** development of the **Land** as described in paragraphs 61, 59 and 60;

- 14.1.7 Until the **Subdivider** has complied with the **County's** requirements for initial grading of the Land, with such variations as the **County** may permit and on such terms and conditions as the **County** may see fit, in accordance with the Lot Grading Plan submitted and accepted, as aforesaid, plus or minus 300 millimetres (1 foot) for the Lot Grading Plan;
- 14.1.8 In addition to Clause 14.1.8, there is a need for the Subdivider to comply with the County's requirements for sediment controls to be suitably installed and in place prior to the commencement of works.

but, once, all such matters have been attended to, the **County Engineer** shall, issue a letter of "Authorization to Proceed With Construction" whereupon the **Subdivider** shall cause to be constructed and installed the **Works** on a continuous basis and as quickly as possible and shall complete the **Works**

- (a) to the stage of the issuance by the **County Engineer** of the First Interim Certificate of Provisional Acceptance, as contemplated by paragraph 30, within eighteen (18) months of receipt of such Authorization to Proceed With Construction and
- (b) to the stage of the issuance by the **County Engineer** of the Second Interim Certificate of Provisional Acceptance, as contemplated by paragraph 32, within thirty-six (36) months of receipt of such Authorization to Proceed With Construction.

The **Subdivider** may at any time and from time to time seek an extension or extensions of the periods referred to in this paragraph in respect of all or any part or parts of the **Works** and the **County** Council may grant any such request on such terms and conditions as to the **County** Council may see fit to impose.

SUPERVISION OF CONSTRUCTION

15. The construction and installation of the **Works** shall be carried out under the general supervision and direction of the **County Engineer**; notwithstanding that the **Subdivider's** Engineer shall be responsible for direct supervision. Provided, however, that such general supervision by the **County Engineer** shall not relieve the **Subdivider** of responsibilities for any errors or omissions or from the **Subdivider's** obligation to construct, install and maintain the **Works** in a good workmanlike and complete manner and in accordance with this Agreement.

STANDARD OF WORK AND VARIATIONS

16. The **Works** shall be constructed and installed strictly in accordance with the accepted plans and specifications, in accordance with good engineering practice and to the entire satisfaction of the **County Engineer**, together with such variations from the accepted plans and specifications as may be required by conditions which may be disclosed as the construction and installation of the **Works** progresses and the **Subdivider** shall construct and install the **Works** strictly in accordance with the plans and specifications as so varied and accepted by the **County Engineer**.

GENERAL MAINTENANCE

17. Until final acceptance and assumption of the **Works** by a by-law of the **County**, as contemplated by paragraph 49 of said Subdivision Agreement, the **Subdivider** shall maintain or cause to be maintained all of the **Land** in a dust-free, neat and tidy condition and shall carry out or cause to be carried out all weed cutting, debris removal and maintenance of all of the **Land** and shall maintain or cause to be maintained all roads and pedestrian walks within the **Land** free from dust, mud, snow, debris, building materials, any obstructions or waste; all of which shall be done to the satisfaction of the **County Engineer**. The obligations of this paragraph shall be deemed to be part of the **Works** and shall be enforceable as such, for the purposes of this Agreement.

MAINTENANCE OF DRAINS

18. During the installation and construction of the **Works** and until final acceptance and assumption of the **Works** by a by-law of the **County**, as contemplated by paragraph 49 of said Subdivision Agreement, the **Subdivider** shall maintain in working operation and repair all drains in use on the **Land**, whether they be open ditches or buried pipe and whether or not they are part of a municipal drain; and, after the completion of the installation and construction of the **Works**, such drains shall be left in a good, proper and workmanlike repair, save to the extent of any relocation of such drains as part of the **Works**. The obligations of this paragraph shall be deemed to be part of the **Works** and shall be enforceable as such, for the purposes of this Agreement.

HAUL ROADS

19. Until final acceptance and assumption of the **Works** by a by-law of the **County**, as contemplated by paragraph 49 of said Subdivision Agreement, the **Subdivider** shall, for the purpose of minimizing or eliminating danger of damage or inconvenience, direct all or certain construction vehicles or equipment associated with the construction of the **Works** along such streets as are specified by **County Engineer** or, when directed by the **County Engineer**, along such temporary construction roads as are to be constructed and maintained by the **Subdivider**. Until final acceptance and assumption of the **Works** by a by-law of the **County**, as contemplated by paragraph 49 of said Subdivision Agreement, the **Subdivider** shall also repair and maintain in a dust and mud free condition, as the **County Engineer** may direct, **County** roads used by construction vehicles or equipment associated with the construction of the **Works** or in connection with the construction of dwellings on the **Land**, whether or not the dwelling construction is being undertaken by the **Subdivider** or by others. In the event that any such construction vehicles and equipment use **County** streets or other access ways not specified by the **County Engineer** under this paragraph, in addition to any other remedy which the **County** may have against the **Subdivider** for breach of this Agreement, the **County Engineer** may;

- 19.1. Order the **Subdivider** to rectify any damage done as a result of any such the contravention of this paragraph, and
- 19.2. Prohibit access to the **Land** by any offending vehicle or equipment otherwise than on such conditions as the **County Engineer** may impose, including payment to the **County** of the **County Engineer's** estimate of the cost of rectifying any damage or potential damage which may have been done by the offending vehicle or equipment which cost of rectification may include costs of investigation to determine the identity of those contravening this paragraph.

The obligations of this paragraph shall be deemed to be part of the **Works** and shall be enforceable as such, for the purposes of this Agreement.

20. INTENTIONALLY DELETED

NOISE WARNING CLAUSE

21. The **Subdivider** shall include the following warning clauses in the purchase and sale agreements for the Lots:

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, should levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria."

"This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of

MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property).”

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria.”

“Purchasers/tenants are advised that due to the proximity of an elevated roadway, it is not feasible to provide mitigation of the outdoor amenity areas. As a result, the sound level in the outdoor amenity exceeds the Ministry of the Environment and Climate Change guidelines.”

- 21.1 The **Subdivider** shall provide a copy of the accepted Noise Impact Study to the Chief Building Official to ensure that the building envelopes of the homes have been designed to ensure that indoor noise levels are within MOECC Guidelines.

UTILITIES

22. The **Subdivider** shall arrange to have Energy + Inc., Bell Canada, Union Gas, the locally authorized TV cable operator and such other persons as the **County** may designate, design and install, at no cost to the **County**, all necessary electrical, telephone, fuel, communication and other utilities or service distribution systems, which systems are to be installed underground where possible and in such locations as the **County Engineer** shall designate in accordance with standard servicing procedure. The **Subdivider** shall provide and grant by Deed or Transfer, for nominal consideration, to Energy + Inc., Bell Canada, Union Gas, the locally authorized TV cable operator and to such other persons mentioned above, such easements as may be reasonably necessary for such utilities or distribution systems or as may be required by the **County Engineer** for such purposes. The **Subdivider** shall obtain and submit to the County confirmation in writing from such suppliers that their requirements have been satisfied. The **Subdivider** acknowledges and agrees that the **Subdivider’s** obligations hereunder to construct, install, maintain and repair the **Works** includes the replacement or repair of any of the **Works** which are damaged or altered in connection with the installation of any such utilities or distribution systems.

UTILITIES CO-ORDINATION

23. The **Subdivider** shall co-operate with Bell Canada, Energy + Inc., Union Gas, the local TV cable operator and such other utility companies as the **County** may designate, so that all **Works** shall be coordinated as much as possible with the installation of any other utilities that may be installed in or on the **Land**. The **Subdivider** agrees to pay the cost of relocating and repairing any existing services where such relocation or repair is made necessary by reason of **Works** and, in this connection, the **Subdivider** shall adjust all road grades, the grade of any affected water service boxes, valves, hydrants and valve chambers as may be required by the **County Engineer** until the **County** has assumed the **Works** by a by-law, as contemplated by paragraph 49 of said Subdivision Agreement.

DEVELOPMENT CHARGES

24. The **Subdivider** shall pay to the **County** development charges in connection with the subdivision of the **Land** in accordance with the **County’s** Development Charges By-law applicable to the **Land** and in force from time to time as and when applications for building permits are made for the buildings and structures on the lots and blocks shown on the **Plan**; and the parties agree that, notwithstanding any provision to the contrary in the **County’s** Development Charges By-law, no development charge with respect to water supply services, storm sewer services, transportation services and electrical and energy services, and sanitary waste disposal will be payable at the time of the execution and delivery of this Agreement.

CASH IN LIEU OF PARKLAND

25. Forthwith upon the execution of the Agreement, the Subdivider shall pay to the County FOURTEEN THOUSAND DOLLARS (\$14,000.00) by way of cash in lieu of a conveyance of five percent (5%) of the land for park purposes.

DEDICATIONS

26. The **Subdivider** shall, at its expense, and immediately after the registration of the **Plan**, convey to the **County** in fee simple, free and clear of all liens and encumbrances,

26.1. Block 7 (0.3 metre reserve)

as shown on the **Plan**; and the **Subdivider** hereby demises, releases and forever discharges the **County** from any and all claims for compensation for or the return of such land for any reason.

IRREVOCABLE LETTERS OF CREDIT

27. Forthwith upon the **County Engineer's** acceptance of the plans, specifications, contracts, schedules and cost estimates plans, and the Lot Grading Plan and before the **County Engineer** issues the letter of Authorization to Proceed With Construction contemplated in paragraph 15, the **Subdivider** shall lodge with the **County Engineer** an Irrevocable Letter of Credit from a chartered bank in substantially the form set out in Schedule "H" hereto, or such other security satisfactory to the **County** guaranteeing payment of at least an amount which is equal to 85% of the estimated cost of the **Works** as accepted, as aforesaid, which Letter of Credit shall be for the purpose of securing the faithful performance of all of the obligations of the **Subdivider** under this Agreement. Such Letter of Credit shall not at any time be less than Ten (10%) Percent of the value of the **Works** or FIFTEEN THOUSAND, (\$15,000.⁰⁰) DOLLARS, whichever is greater. All such security shall be in a form and nature that is to the satisfaction of the **County Engineer**; and all such security shall be for the purpose of securing faithful performance of all of the obligations of the **Subdivider** under this Agreement.

INSURANCE

28. Forthwith upon the **County** acceptance of the plans, specifications, contracts, scheduling and cost estimates and Lot Grading Plan, the **Subdivider** shall lodge with the **County** an insurance policy with an insurance company satisfactory to the **County**, insuring, for the joint benefit of the **Subdivider** and the **County**, against occupiers liability and public liability and property damage arising out of the construction and installation of any of the **Works** to be performed pursuant to this Agreement providing coverage which shall continue until all the **Works** are completed and finally accepted by the **County** by a by-law, as contemplated by paragraph 49 of said Subdivision Agreement, including the **Warranty Period**, and the policy shall have limits of liability in an amount to be specified by the **County**, but which limits shall not be less than Five Million (\$5,000,000.⁰⁰) Dollars. Such insurance policy or policies shall include the underwriter's commitment to the **County** that the policy or policies are not subject to lapse or cancellation without sixty (60) days' prior written notice to the **County**.

INDEMNITY

29. Until the **County** shall have finally accepted the **Works** by a by-law, as contemplated by paragraph 49 of said Subdivision Agreement, the **Subdivider** shall indemnify the **County** and its agents and employees, from and against all actions, causes of actions, suits, claims or demands whatsoever which may arise, either directly or indirectly, by reason of the **Subdivider** undertaking the **Works**; and the issuance of an insurance policy as provided in paragraph 30 shall not be construed as relieving the **Subdivider** from responsibility for indemnity of the **County** for liability not covered by such insurance or in excess of the policy limits of such insurance.

FIRST INTERIM COMPLETION CERTIFICATE

30. Upon substantial completion of all aspects of those services mentioned in Schedule "F" which are to be installed or constructed underground as well as the road subbase, road base, and the application of a base course of asphalt upon all roads, the installation of and traffic control measures in accordance with Schedule "F", and an

inventory of as constructed municipal infrastructure in substantially the format of Schedule "J" attached to this Agreement and otherwise in form and substance satisfactory to the **County** a First Interim Completion Certificate and apply for a further partial release of security. The First Interim Completion Certificate shall include a certification in substantially the form set out in Schedule "I" and shall be accompanied by:

- 30.1. A progress certificate issued by the **Subdivider** or the **Subdivider's** Engineer as to the value of that part of the **Works** that have been installed, constructed and erected to the date of the certificate and as to the value of the uncompleted part of the **Works**;
- 30.2. A Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** to the date of the progress certificate referred to in clause 32.1 have been paid and that there are no outstanding claims relating thereto; and
- 30.3. Red-line-as-built and Lot Servicing Records must be submitted to the **County** prior to any partial release of security.

Upon the **County Engineer** satisfactorily confirming completion of the underground services and road base, as aforesaid, and the value of the uncompleted part of the **Works**, the **County Engineer** shall issue a First Interim Certificate of Provisional Acceptance with respect to the **Works** and the **County** shall release to the **Subdivider** such amount of the security given hereunder as, in the **County Engineer's** opinion, is necessary, to secure the completion of the remaining part of the **Works** and the proper maintenance and repair of the **Works**.

The amount of the Letter of Credit shall not be reduced to less than FIFTEEN THOUSAND (\$15,000.⁰⁰) DOLLARS or TEN (10) percent of the value of the **Works**, whichever is greater, until the **County** has finally accepted the **Works** by a by-law, as contemplated by paragraph 49 of said Subdivision Agreement.

PARTIAL RELEASE OF SECURITY

31. At any time after the **County Engineer** has issued the First Interim Certificate of Provisional Acceptance, as contemplated by paragraph 30, and, if at that time the **Subdivider** is not in default under this Agreement, the amount of the Letter of Credit may be reduced from time to time to an amount which, in the opinion of the **County Engineer**, is adequate to secure the faithful performance of the remaining obligations of the **Subdivider** hereunder; provided that no reduction in the Letter of Credit shall be made until there is first filed with and accepted by the **County Engineer**;

- 31.1. A progress certificate issued by the **Subdivider** or the **Subdivider's** Engineer as to the value of that part of the **Works** that have been installed, constructed and erected to the date of the certificate and as to the value of the uncompleted part of the **Works**, and
- 31.2. A Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** to the date of the progress certificate referred to in clause 31.1 have been paid and that there are no outstanding claims relating thereto; and
- 31.3. Red-line-as-built and Lot Servicing Records must be submitted to the **County** prior to any partial release of security.

The amount of the Letter of Credit shall not be reduced to less than FIFTEEN THOUSAND (\$15,000.⁰⁰) DOLLARS or TEN (10) percent of the value of the **Works**, whichever is greater, until the **County** has finally accepted the **Works** by a by-law, as contemplated by paragraph 49 of this Agreement.

SECOND INTERIM COMPLETION CERTIFICATE

32. Upon the completion of all aspects of the **Works** except the final course of asphalt on the streets within the **Plan**, the **Subdivider** may submit to the **County** a Second Interim Completion Certificate and apply for a further partial release of security. The Second Interim Completion Certificate shall include a certification in substantially the form set out in Schedule "I" and shall be accompanied by:

- 32.1. A progress certificate issued by the **Subdivider** or the **Subdivider's** Engineer as to the value of that part of the **Works** that have been installed, constructed and erected to the date of the certificate and as to the value of the uncompleted part of the **Works**;
- 32.2. A Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** to the date of the progress certificate referred to in clause 35.1 have been paid and that there are no outstanding claims relating thereto;
- 32.3. Red-line-as-builts and Lot Servicing Records must be submitted to the **County** prior to any partial release of security; and
- 32.4. An application for a Second Interim Completion Certificate cannot be submitted until the First Completion Certificate Works have been accepted.

Upon the **County Engineer's** satisfactorily confirming completion of the **Works**, other than the final course of asphalt on the streets, the **County Engineer** shall issue a Second Interim Certificate of Provisional Acceptance of the **Works** and the **County** shall release to the **Subdivider** such of the security given hereunder as, in the **County Engineer's** opinion, is no longer required, retaining such part thereof as is necessary, in the opinion of the **County Engineer**, to secure completion of the remaining part of the **Works** and the proper maintenance and repair of the **Works** for the **Warranty Period** hereinafter mentioned.

The amount of the Letter of Credit shall not be reduced to less than FIFTEEN THOUSAND (\$15,000.⁰⁰) DOLLARS or TEN (10) percent of the value of the **Works**, whichever is greater, until the **County** has finally accepted the **Works** by a by-law, as contemplated by paragraph 49 of this Agreement.

THIRD INTERIM COMPLETION CERTIFICATE

33. Once dwellings have been constructed on a minimum of four (4) of the residential lots, or as accepted by the **County Engineer**, as shown on the **Plan**, and such dwellings have been occupied, then, upon completion of the balance of all remaining aspects of the **Works**, the **Subdivider** may submit to the **County** a Third Interim Completion Certificate and apply for a further partial release of security. The Third Interim Completion Certificate shall include a certification in substantially the form set out in Schedule "I" and shall be accompanied by:

- 33.1. A Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** to the date of the Third Interim Completion Certificate have been paid and that there are no outstanding claims relating thereto.
- 33.2. A Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** to the date of the progress certificate referred to in clause 36.2 have been paid and that there are no outstanding claims relating thereto; and
- 33.3. Red-line-as-builts must be submitted to the **County** prior to any partial release of security.

Upon the **County Engineer's** satisfactorily confirming completion of all aspects of the **Works**, the **County Engineer** shall issue a Third Interim Completion Certificate of the **Works** and the **County** shall release to the **Subdivider** such of the security given hereunder as, in the **County Engineer's** opinion, is no longer required, retaining such part thereof as is necessary, in the opinion of the **County Engineer**, to secure the proper maintenance and repair of the **Works** for the **Warranty Period** hereinafter mentioned.

The amount of the Letter of Credit shall not be reduced to less than FIFTEEN THOUSAND (\$15,000.⁰⁰) DOLLARS or TEN (10) percent of the value of the **Works**, whichever is greater, until the **County** has finally accepted the **Works** by a by-law, as contemplated by paragraph 49 of this Agreement.

WARRANTY PERIOD

34. The **Subdivider** shall be responsible for the installation and maintenance of services as follows:

- 34.1. **First Interim Completion Certificate:** The **Subdivider** shall maintain and repair the **Works** for the First Interim Completion Certificate a period of a minimum of two (2) years commencing on the date of the issuance by the **County Engineer** of the First Interim Completion Certificate, continuing until the **County** shall have accepted the First Interim Completion Certificate, by by-law, as provided in paragraph 49 (hereinafter and hereinbefore referred to as the "**Warranty Period**"); and the **Subdivider** shall repair any and all defects in the **Works** which shall become apparent within the **Warranty Period**.
- 34.2. **Second Interim Completion Certificate:** The **Subdivider** shall maintain and repair the **Works** for the Second Interim Completion Certificate a period of a minimum of two (2) years commencing on the date of the issuance by the **County Engineer** of the Second Interim Completion Certificate, continuing until the **County** shall have accepted the Second Interim Completion Certificate, by by-law, as provided in paragraph 49 (hereinafter and hereinbefore referred to as the "**Warranty Period**"); and the **Subdivider** shall repair any and all defects in the **Works** which shall become apparent within the **Warranty Period**.
- 34.3. **Third Interim Completion Certificate:** The final lift of asphalt shall not be placed until the underground services have been assumed by by-law, four (4) of the residential units have been built and occupied and the **County Engineer** has authorized the placement of surface asphalt. The **Subdivider** shall maintain and repair the **Works** for the Third Interim Completion Certificate a period of a minimum of two (2) years commencing on the date of the issuance by the **County Engineer** of the Third Interim Completion Certificate, continuing until the **County** shall have accepted the Third Interim Completion Certificate, by by-law, as provided in paragraph 49 (hereinafter and hereinbefore referred to as the "**Warranty Period**"); and the **Subdivider** shall repair any and all defects in the **Works** which shall become apparent within the **Warranty Period**. Thereafter the **Subdivider** may apply under paragraphs 48 and 49 for the final assumption of all **Works**.

USE BY COUNTY

35. The **Subdivider** agrees that:

- 35.1. The **County** or any other authorized person may use the **Works** for the purpose for which they are designed, notwithstanding that such **Works** may not have been provisionally or finally accepted by the **County**;
- 35.2. Such use shall not be deemed an acceptance of the **Works** by the **County**; and

35.3. Such use shall not in any way relieve the **Subdivider** of the obligation to construct, install, maintain and repair the **Works** so used.

CONSTRUCTION LIEN

36. The **Subdivider** shall pay promptly those employed in the construction, installation, maintenance and repair of the **Works**, but shall hold back such sums as are required to be held back by the *Construction Lien Act*. The **Subdivider** shall indemnify the **County** against any claims, actions or demands for construction liens or otherwise in connection with the **Works**; and, on the demand by the **County**. The **Subdivider** shall forthwith discharge any such lien or any certificate of action which may be registered against the **Works** or the **Land**.

RIGHT OF INSPECTION

37. The **County Engineer**, and his duly authorized representatives, shall have the right at any time and from time to time to enter upon the **Land** and other land upon which any of the **Works** are or are to be constructed or installed, and to make or call for such tests and inspections as to the **County Engineer** may seem desirable, and to make and to call for and obtain any document, contract, plan, specification, record or other writing or thing which, in the **County Engineer's** opinion, may be desirable to obtain in order to facilitate such inspection and supervision, and, if the **County Engineer** shall deem it necessary, to engage technical consultants to assist him in the performance of any inspection or supervision which technical consultants, if engaged, shall be paid by the **Subdivider**.

ORDERS

38. If the **County Engineer** is not satisfied that the installation, construction, maintenance or repair of the **Works** is being done in accordance with the accepted plans and specifications or in accordance with good engineering practice, the **County Engineer** may stop the work for any length of time until he is so satisfied; and, if the **County Engineer** deems that the work is not proceeding in a proper manner, he may stop the work and require that another contractor be placed on the job to complete such work and all costs incurred by the **County** in so doing shall be paid by the **Subdivider**, forthwith upon demand by the **County**.

REMEDIES

39. In addition to any other remedy which the **County** may have against the **Subdivider** for breach of this Agreement, the **County**, at its option, may adopt and pursue any one or more or all of the following remedies:

- 39.1. Enter and re-enter the **Land** and complete any part of all of the **Works** in respect of which there has been default, including the repair, reconstruction and replacement of faulty work and materials, and may recover the cost of so doing from the **Subdivider**;
- 39.2. Make any payment which ought to have been made by the **Subdivider** and recover the amount thereof from the **Subdivider**;
- 39.3. Do any other thing required of the **Subdivider** by this Agreement and recover the cost of so doing from the **Subdivider**;

provided that the **County** shall give the **Subdivider** at least five (5) business days prior notice, except in cases of the **Works** not functioning or not functioning properly, so that in the opinion of the **County Engineer** action is immediately necessary to prevent damage or hardship to persons or property, in which case no prior notice need be given; or in the case of a default under paragraphs 18, 17, 20 and 50 of this Agreement where the **County** shall give the **Subdivider** at least twenty-four (24) hours prior notice; and it is understood and agreed by the parties that the entry upon the **Land** by the **County** or the doing of anything by the **County** as authorized by this paragraph shall be as agent for the **Subdivider** and shall not be deemed an acceptance of the **Works** by the **County** and shall not in any way relieve the **Subdivider** of the obligations of this Agreement; and the **Subdivider** covenants and agrees that neither it nor any of its

agents, servants, officers or contractors shall interfere in any way with anything done or authorized to be done pursuant to this paragraph by the **County**.

COURT ACTION

40. In addition to any other remedy which the **County** may have against the **Subdivider** for breach of this Agreement, the **County** may bring action to restrain or to compel specific performance of all or any part of this Agreement and for damages.

BUILDING PERMIT REMEDY

41. In addition to any other remedy which the **County** may have against the **Subdivider** for breach of this Agreement, the **County** may refuse or may withdraw any building permit or permits that have been granted to the **Subdivider** or to any other person, providing such other person has not commenced construction, and may refuse to issue any further building permits until the **Subdivider's** default has been rectified.

REALIZING UPON SECURITY

42. In addition to any other remedy which the **County** may have against the **Subdivider** for breach of this Agreement, after first giving five (5) days' notice to the **Subdivider**, the **County** may, at any time and from time to time, realize upon and enforce any security available to it and use the funds derived therefrom to pay the cost of doing any work or thing in respect of which the **Subdivider** is in default, or to recover such costs if the **County** has done such work or thing prior to realizing upon and enforcing the security. Similarly, the **County** may recover any money which it has paid and which the **Subdivider** ought to have paid or any money which is otherwise due to the **County** from the **Subdivider** under the terms of this Agreement. If the funds derived from the security exceed the amount due to the **County**, the excess shall be refunded to the **Subdivider** upon final acceptance and assumption of the **Works** by a by-law as contemplated by paragraph 49 of said Subdivision Agreement; but, if there is a deficiency, the same shall be recoverable from the **Subdivider** forthwith upon demand. In addition to any other amounts payable to the **County** under the terms of this Agreement, whenever the **County** may recover amounts from the **Subdivider** in connection with the enforcement of the **County's** rights under this Agreement the **County** shall also be entitled to recover from the **Subdivider** an administration fee at the same rate as the rate charged, at such time, by the **County Engineer** to the **County** for administrative services.

CALL ON LETTER OF CREDIT

43. In the event that notice is received by the **County** that the Letter of Credit required pursuant to paragraph 27 will not be renewed or will be revoked or will otherwise expire or terminate, the **County** may, at any time and from time to time, demand that all or any part of the funds available under such Letter of Credit be paid to the **County** and, when so paid, the same shall be placed in a separate interest bearing account in the name of the **County** which account, together with any interest thereon, shall stand as additional security for the performance of the **Subdivider's** obligations under this Agreement and the provisions of this Agreement regarding the release of the Letter of Credit security shall apply *mutatis mutandis* to the release of funds out of the said separate account to the **Subdivider**.

REPLACEMENT OF LETTER OF CREDIT

44. Where any payment is demanded or made under the Letter of Credit, the **Subdivider** shall forthwith cause a new Letter of Credit to be issued to reinstate the amount secured by such Letter of Credit in the same amount as was available under the Letter of Credit prior to the demand or making of the payment thereunder.

ASSUMPTION OF WORKS

45. Upon completion of the installation, construction, maintenance and repair of the **Works**, including all maintenance and repair required during the **Warranty Period**, the **Subdivider** shall:

45.1. For the assumption of works in the First Interim Completion Certificate:

- 45.1.1 Submit to the **County Engineer** for a First Interim Final Completion Certificate certifying that all **Works** hereby required to be performed have been fully and completely installed, constructed, maintained and repaired, in accordance with the accepted plans and specifications and in accordance with this Agreement;
 - 45.1.2 Furnish to the **County Engineer** a certificate of completion issued by a Professional Engineer employed pursuant to paragraph 6 in substantially the form set out in Schedule "I";
 - 45.1.3 Furnish to the **County Engineer** a Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** have been paid and that there are no outstanding claims relating thereto;
- 45.2. For the assumption of works in the Second Interim Completion Certificate:
- 45.2.1 Submit to the **County Engineer** for a Second Interim Final Completion Certificate certifying that all **Works** hereby required to be performed have been fully and completely installed, constructed, maintained and repaired, in accordance with the accepted plans and specifications and in accordance with this Agreement;
 - 45.2.2 Furnish to the **County Engineer** a certificate of completion issued by a Professional Engineer employed pursuant to paragraph 6 in substantially the form set out in Schedule "I";
 - 45.2.3 Furnish to the **County Engineer** a Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** have been paid and that there are no outstanding claims relating thereto
- 45.3. For the assumption of works in the Third Interim Completion Certificate:
- 45.3.1 Submit to the **County Engineer** for a Subdivision Final Completion Certificate certifying that all **Works** hereby required to be performed have been fully and completely installed, constructed, maintained and repaired, in accordance with the accepted plans and specifications and in accordance with this Agreement;
 - 45.3.2 Furnish to the **County Engineer** a certificate of completion issued by a Professional Engineer employed pursuant to paragraph 6 in substantially the form set out in Schedule "I";
 - 45.3.3 Furnish to the **County Engineer** a Statutory Declaration of a duly authorized senior officer of the **Subdivider** declaring that all accounts that are payable in connection with the installation, construction, maintenance and repair of the **Works** have been paid and that there are no outstanding claims relating thereto;
 - 45.3.4 Furnish to the **County Engineer** a certified statement of a licensed Ontario Land Surveyor that such Ontario Land Surveyor has found or replaced all standard iron bars as shown on the **Plan** at a date not earlier than thirty (30) days before the submission to the **County** for the Final Completion Certificate;
 - 45.3.5 Furnish to the **County Engineer** a Certificate from a licensed Professional Engineer employed pursuant to paragraph 6, certifying that, on a date not earlier than thirty (30) days before the submission to the **County Engineer** for the Final Completion Certificate that:

45.3.5.1. Such Professional Engineer took such elevations on the **Land** as were necessary to determine whether the elevations and grades were on that date in accordance with the Lot Grading Plan, within 8 centimetres (3 inches), and that, on that date, the **Land** had been graded so that the slope was uniform between adjacent elevations ;and

45.3.5.2. All stormwater management systems in place have been constructed in compliance with the accepted plans and specifications or as documented and accepted by engineer/geologist/hydrogeologist;

45.3.6 Furnish to the **County Engineer** three (3) paper hard copy reproductions and digital copies (PDF and AutoCAD formats) of the drawings showing the **Works** "as built"; and

45.3.7 Furnish to the **County Engineer** a computer data file to incorporate the development's parcel fabric into the Ontario Base Mapping, which data file shall be provided to the **County Engineer** in the following format:

An AutoCAD file compatible with the latest official version of the software, in DWG or DXF format acceptable to the **County**. The file should only contain linework of the boundary, street, lots and blocks, easements, as well as lot numbers, street names, civic addresses, watermain and appurtenances, sanitary sewers and appurtenances and all stormwater management systems and appurtenances. The file must be delivered on a standard compact disk (CD). The file delivered to the **County** shall be in metric units and relate to the NAD 83 coordinates, UTM grid, Zone 17 and contain only UTM coordinates such that the file can be directly overlaid on the mapping with no scaling or further adjustment. To this end, the **Subdivider** shall supply the field notes and raw data showing the ties to control.

FINAL COMPLETION CERTIFICATE

46. Within ninety (90) days after the submission for the First Interim, Second Interim and Subdivision Final Completion Certificate, together with all else required as contemplated by paragraph 45, the **County Engineer** shall, either:

46.1. Confirm the First Interim, Second Interim or Subdivision Final Completion Certificate and issue a Certificate of Final Acceptance for the appropriate certificate, or

46.2. Issue to the **Subdivider** a statement of deficiencies in the grading, including any stormwater management systems, whether or not the **Subdivider** is then the owner of the **Land** in respect of which there is a deficiency, and of the deficiencies in the construction, installation, maintenance, or repairs of the **Works** and, upon the **Subdivider** rectifying all of such deficiencies to the complete satisfaction of the **County Engineer**, the **County Engineer** shall issue a Certificate of Final Acceptance for the appropriate certificate;

whereupon the **County** shall, within sixty (60) days enact a by-law assuming ownership of the **Works** thereby terminating the **Warranty Period**; and such security as is then retained by the **County** shall be released to the **Subdivider**.

LOT GRADES AND STORMWATER MANAGEMENT SYSTEMS

47. The **Subdivider** shall, at all times, maintain or cause to be maintained the elevations and grades and any stormwater management systems, on all lots and blocks as shown on the **Plan** in accordance with the Lot Grading Plan which has been accepted in accordance with this Agreement; and as well, the **Subdivider** shall include in all Agreements of Purchase and Sale a requirement that any purchaser from it covenant likewise in favour of the **Subdivider** and the **County** in a form which is enforceable by the **County** against such purchaser and any and all subsequent owners and occupiers of the lot or block. The Subdivider shall, forthwith after registration of the Plan, register a restrictive covenant against all lots and blocks as shown on the Plan which shall prohibit any subsequent owner from altering the elevations and grades and infiltration galleries from that set out in the Lot Grading Plan.

DEVELOPMENT CONTROL

48. As a condition of the development or redevelopment of any lot within the **Plan**; the provision, maintenance and use of the following facilities and matters are required and regulated as follows:

- 48.1. The owner of each lot shall provide and maintain a paved parking area on the lot and a paved driveway from the travelled portion of the street from which access to the lot is permitted to such parking area on the lot;
- 48.2. The owner of each lot shall provide a foundation collector system for any dwelling unit constructed on such lot which system shall be connected to a sump pump located inside the dwelling and the owner shall maintain such sump pump in good working order and ensure that it discharges to the storm water P.D.C located at the property line;
- 48.3. No owner of a lot shall directly connect any foundation collector system to the municipal storm sewer system;
- 48.4. No owner of a lot shall directly connect roof drains, including roof leaders and/or down spouts, to the municipal storm sewer system;
- 48.5. The owner of each lot shall ensure that roof drains, including roof leaders and/or down spouts, discharge to a ground level concrete splash pad on the outside of the dwelling and that surface water drainage patterns associated with splash pads receiving roof drainage are such that the water flows away from all buildings to avoid ponding or seepage into the foundation collector systems.
- 48.6. The owner of each lot as may be designated by the **Subdivider's Engineer** shall provide and maintain all stormwater management systems in accordance with the requirements established by the **Subdivider's Engineer**.
- 48.7. The owner of each lot shall provide and maintain on the lot all walls, fences, hedges or other suitable ground cover to provide adequate landscaping of the lot.
- 48.8. The owner of each lot shall maintain that portion of the street from which access to the lot is available between the lot line and the travelled portion of the street and keep in good order and repair those landscape elements specified in paragraph 17 of the **Works** as described in Schedule "F" which are located on that lot;
- 48.9. The owner of each lot shall affix their assigned municipal number to the main dwelling on the lot, a minimum of 12 centimetres (5 inches) in height and clearly visible from the road, all in accordance with the **County's** municipal addressing policies;
- 48.10. The owner shall maintain or cause to have maintained all weeds on each lot in accordance with Sections 3, 16 and 23 of the *Weed Control Act*.

- 48.11. The owner of each lot shall prepare and submit for review and approval to the **County Chief Building Official**, or his designate, a detailed site plan prepared by an engineer showing the location and dimensions of all buildings and structures to be erected upon the lot;
- 48.12. The owner of each lot shall submit for review and approval to the **County, Chief Building Official**, or his designate, with the site plan referred to in clause 51.13, a Lot Grading Plan issued by a Professional Engineer employed pursuant to paragraph 6, certifying that the proposed grading and appurtenant drainage works comply with sound engineering design and that the proposed grading, incorporating such stormwater management systems, as may be required by the **Subdivider's Engineer**, is in general conformity with the Lot Grading Plan which has been accepted in accordance with this Agreement;
- 48.13. The Owner of each lot shall provide to the **County Chief Building Official**, or his designate, a certificate from a licensed Ontario Land Surveyor and a license professional engineer within thirty (30) days after the completion of the building foundations on the lot, and prior to Building Division approved inspection of said foundations prior to backfill, certifying the exact location of all structures and the exact top of foundation elevation of all structures then on the lot and that the same are in conformity with the drainage and grading plan and site plan referred to in clauses 51.13 and 51.14;
- 48.14. The owner of the lot shall provide to the **County Chief Building Official**, or his designate, a Final Grading Certificate, including a copy of an "as built lot specific grading plan" prepared by a licensed Professional Engineer employed pursuant to paragraph 6 that includes a certification that the lot grades and the location of any stormwater management systems, then on the lot are in conformity with the **County** approved lot grading plan and with the site plan, if any, referred to in clause 51.13 and clause 51.14, respectively, by October 31st of such year where the development of the lot is completed by June 30th, or if the development or re-development of the lot is completed after June 30th in any year then by June 30 of the following year. Such certification bearing the signature, date and stamp of the said Professional Engineer shall include the details of size, location, materials and installation of the stormwater management systems to substantiate the statement of compliance.
- 48.15. The owner of each lot shall maintain, repair and replace any and all aspects of the stormwater management systems for the **Land** which may be located on the lot and shall at all times comply with the obligations and burdens of any easement or easements required by paragraphs 21 and 22, as same may affect the lot.
- 48.16. The owner of each lot agrees to, upon completion of any new housing unit within the development and prior to the issuance of an occupancy permit, dye test all sanitary fixtures in order to ensure that have been connected to the private septic system at his expense. The owner of each lot further agrees to supply the **County Chief Building Official**, or his designate, with a certificate from the Subdivider's Engineer, confirming that all sanitary fixtures have been connected to the private septic system, for each new housing unit. Said certificate to be supplied prior to the issuance of an occupancy permit for each individual housing unit.
- 48.17. The owner of each lot acknowledges that for all dwellings within the proposed Plan of Subdivision the weeping tile drainage around the house footing is to be connected to the storm sewer system via a sump pump with a goose-neck style drain. The owner of each lot further agrees that all offers of purchase and sale or lease shall include a clause that said dwelling is connected to the storm sewer system via a sump pump with a goose-neck style drain for all applicable lots and blocks within the Plan of Subdivision. The owner of each lot further agrees to provide a certificate

of compliance from the Subdivider's Engineer stating that all applicable lots and blocks have been developed with the goose-neck style drain.

- 48.18. That the Owner/Developer carries out a precondition survey of the Nith River embankment sloper (for the lands known municipally as 36, 46 and 52 Misener Road West) prior to development in accordance with the Slope Stability Rating System of the Ministry of Natural Resources, including tasks such as visual inspections, recording existing vegetation, soils, bulges, erosions, and previous landslide activity. The results of this Survey will be provided to the County of Brant.
- 48.19. Individual units are required to install and maintain a Pressure Reducing Valve internally on the water service.
- 48.20. The Owner/Developer is responsible for all grubbing required along the frontage of Lot 1 to ensure sufficient sight distance is available, prior to the installation of additional entrances, and to the satisfaction of the County of Brant.
- 48.21. The Owner/Developer is responsible, in perpetuity, to maintain the mutually owned drywells. Location of the drywells area as indicated on the Lot Grading Control & General Servicing Plans – Schedule "G".
- 48.22. That the Owner/Developer agrees to pay cash in lieu for the cost of the works to install a municipal water service connection to the front property line of 52 Misener Road West.

MAINTENANCE OF LOTS

49. The facilities and works required by paragraph 48 shall be provided and maintained by the owner of each lot from time to time at such owner's sole risk and expense and to the satisfaction of the **County**; and, in default thereof, in addition to any other remedies which may be available to the **County**, the provisions of Section 427 of the *Municipal Act, 2001* shall apply for the purpose of securing rectification of the default.

SITE PLAN AGREEMENTS

50. The owner of each lot to be developed or redeveloped may be required by the **County** to enter into one or more agreements with the **County** dealing with the provisions and maintenance of the facilities and **Works** referred to in clauses 51.1 to 51.19, inclusive, which agreement or agreements shall be in a form binding upon such owner and all subsequent owners and shall be capable of being registered on title.

BUILDING PERMITS

51. Aside from a maximum of one premature applications for building permits for model homes, the **Subdivider** shall not apply for, nor shall anyone claiming title from it, or under it or their authority, apply for a building permit to construct a dwelling or any building or structure on any lot or block shown on the **Plan** and no building permit for the development or redevelopment of any lot or block as shown on the **Plan** shall be issued until:

- 51.1. The **County Engineer** has issued the First Interim Completion Certificate as contemplated by paragraph 32; and
- 51.2. The site plan referred to in clause 51.13, if required, and the lot grading plan referred to in clause 51.14 have been approved by the **County**; and
- 51.3. The agreement or agreements referred to in paragraph 50 have been entered into not only by the registered owner of the lot in respect of which the building permit is sought but also by the applicant for the building permit if the applicant is not the owner and the agreement or agreements have been delivered to the **County** and registered on title; and

PREMATURE APPLICATIONS FOR BUILDING PERMITS

52. Notwithstanding the foregoing restriction respecting the application for building permits and the issuance thereof contained in paragraph 51, the **Subdivider**, or anyone claiming title from it, may apply for building permits before the issuance of the First Interim Completion Certificate.

No such premature building permit shall be issued until after the **County Engineer** has issued the Authorization to Proceed With Construction as contemplated in paragraph 15; and any such premature building permit will only be issued before the issuance of the First Interim Completion Certificate,

- 52.1. if the applicant for the building permit is the registered owner of the lot for which the permit is sought, or if the registered owner of such lot joins with the applicant for such building permit in the undertaking referred in clause 52.4 and
- 52.2. if the applicant for the building permit, together with the registered owner of the lot if the registered owner is not the applicant, undertakes, in writing, that no water service connections shall be made and that occupancy of any dwelling unit to be constructed pursuant to the building permit shall not be given until the First Interim Completion Certificate is issued by the **County Engineer**;

and, in connection with the undertaking referred to in clause 52.4, the applicant for a premature building permit shall deposit with the **County** the sum of TEN THOUSAND (\$10,000.00) DOLLARS for each such application for a building permit to secure the undertaking referred to in clause 52.4. In default of such undertaking, in addition to any and all other remedies which may be available to the County, the County may remove any sanitary sewer, storm sewer or water service connections made and the deposit shall be forfeited as the parties genuine estimate of the **County's** costs associated with discovering any breach of such undertaking and with taking measures to rectify the situation.) If there is no breach of the undertaking then the TEN THOUSAND (\$10,000.00) DOLLARS deposit shall be returned to the applicant for the building permit after the issuance of the First Interim Completion Certificate contemplated by paragraph 32.

LIMITED WATER CAPACITY

53. Despite the provisions of paragraphs 51 and 52, the **Subdivider** shall not apply for, nor shall anyone claiming title from it, or under it or their authority, apply for a building permit to construct a dwelling or any building or structure on any lot or block shown on the **Plan** and no building permit for the development or redevelopment of any lot or block as shown on the **Plan** shall be issued unless there is reserved for such development or redevelopment a sufficient supply and conveyance of potable water therefor as determined in accordance with the following provisions:

- 53.1. The **Subdivider** acknowledges that the **Land** is located within an area from which is received for treatment through the Paris Water Treatment Facilities and that such Facilities have limited capacity.
- 53.2. The **Subdivider** acknowledges that upon the passing of the Adequate Services By-law by Council, the **County** is entitled to limit the period of time during which capacity in the Paris Water will be reserved for allocation to lots and blocks as shown on the **Plan** and that it is rational for the **County** to re-allocate such capacity, if it is not used for such lots and block within four (4) years from the date of the registering of the Subdivision Agreement, as verified by the **County Engineer**, in order that the capacity may be used in other areas the owners of which are willing and able to proceed with development.
- 53.3. The **Subdivider** acknowledges that the **County** is only required to supply a water public utility if there is a sufficient supply and conveyance of potable water, and not otherwise; and that building permits for the development of any of the lots and blocks as shown on the **Plan** will not be available unless

there is a sufficient supply and conveyance of potable water for the development reasonably to be anticipated from such development.

- 53.4. The **County** is authorized to enter upon the lands covered by this agreement to the extent deemed appropriate by the **County** to explore and examine the property for possible sources of domestic water supplies.

MAINTENANCE OF ROADS

54. If a building permit is issued before the First Interim Completion Certificate is issued by the **County Engineer**, the **Subdivider** shall maintain the existing roadways in a dust and mud free condition fit for normal traffic at all times and will maintain existing street signs and traffic and speed limit signs. The obligations of this paragraph shall be deemed to be part of the **Works**, and shall be enforceable as such, for the purposes of this Agreement.

COVENANTS OF PURCHASERS

55. The **Subdivider** shall not accept any offer to purchase any lot within the **Plan** unless the **Subdivider** has given to such offerer, prior to the making of such offer, written advice about paragraphs 51 and 51 and its provisions prescribing conditions of development or redevelopment and restricting the application for and issuance of building permits; and as well the **Subdivider** shall require the purchaser to covenant likewise in favour of the **Subdivider** and the **County** in a form which is capable of registration on title and in a form which is enforceable by the **County** against such purchaser and any and all subsequent owners and occupiers of the said lot.

STREETS

56. The **Subdivider** agrees to accept the designation of the **County** of municipal civic addressing numbers for the lots of the **Plan**.

SCHOOL BOARD

57. No blocks or lots are required be offered to a School Board having jurisdiction for use as a school site in accordance with Section 25.1 of the *Planning Act*.

OUTSTANDING TAXES AND OTHER AMOUNTS DUE TO THE COUNTY

58. Concurrently with the **Subdivider's** execution of this Agreement,

- 58.1. The **Subdivider** shall pay to the **County** any amount of the outstanding municipal taxes on the **Land**;
- 58.2. The **Subdivider** shall pay the **County** any amount of the outstanding account for municipal services provided to the **Subdivider**, including all planning, legal and engineering costs incurred in connection with this development and this Agreement as may be calculated up to the time of signing, and;
- 58.3. The **Subdivider** shall pay the **County** any amount of the outstanding engineering costs for the preparation of a municipal drainage report in connection with the **Land**.

TAXES

59. The **Subdivider** shall pay all taxes levied on the **Land** in accordance with the assessment thereof until the **Land** have been assessed according to the **Plan**, after which, the **Subdivider** shall pay the taxes levied on any and all lots of which the **Subdivider** is the owner. If there are any existing local improvements or other rates or charges in respect of the **Land**, including any that relate to the construction, maintenance and repair of municipal drains, the **Subdivider** shall commute and prepay the same within ten (10) days after the execution and delivery of this Agreement by the **County**.

COUNTY COSTS

60. The **Subdivider** shall, at the time of the execution of this Agreement, deposit with the **County** the sum of FIFTEEN THOUSAND (\$15,000.00) Dollars on account, to reimburse the **County** for its reasonable costs incurred for engineering, administration and legal fees and disbursements and for the cost of administration, supervision and all other work required by the **County** in connection with this Agreement, including the negotiations leading to and the preparation of this Agreement and costs arising out the realization upon any security given hereunder. If this amount is insufficient, the **Subdivider** shall reimburse the **County** for such actual costs from time to time as and when requested by the **County**; and if the deposit money exceeds the actual costs, the **County** shall refund to the **Subdivider** such excess upon final acceptance of the **Works** by a by-law as contemplated by paragraph 49 of said Subdivision Agreement.

CONFLICT OF REQUIREMENTS

61. Where there is any conflict between the requirements of the **County** and those of any regulatory body, those of the regulatory body shall prevail unless the requirements of the **County** are more demanding, in which case the **County's** requirements shall prevail; and, in the event of any dispute as to which are more demanding, the **County Engineer's** decision shall be final and binding as between the **Subdivider** and the **County**.

EXPENSE OF OWNER

62. Every provision of this Agreement by which the **Subdivider** is obliged in any way shall be deemed to include the words "at the expense of the **Subdivider**" unless the context specifically requires otherwise.

INTEREST AND LIEN OF LAND

63. In the event that there are monies due from the **Subdivider** to the **County** which have not been paid within thirty (30) days after receipt by the **Subdivider** of a demand therefor by the **County**, interest shall be payable on the amount due at the rate of one and one quarter (1 ¼ %) per cent per month, compounded monthly, (equivalent effective annual rate of 16.08%) determined and calculated from the date of receipt of the demand and the amount due together with interest thereon shall constitute a lien upon the **Land**. Any amounts owed may be added to the taxes of the land and collected as same or deducted from the letter of credit.

ESTOPPEL

64. The **Subdivider** shall not call into question, directly or indirectly, in any proceedings whatsoever, in law or in equity, or before any administrative tribunal, the right of the **County** to enter into this Agreement or to enforce each and every covenant and condition herein contained and this Agreement shall be pleaded as an estoppel against the **Subdivider** in such proceeding.

BY-LAWS BINDING

65. Notwithstanding any provisions of this Agreement, the **Subdivider** and all persons taking title to the **Land** from it shall be subject to all of the by-laws of the **County**.

TIME

66. Time shall be of the essence hereof in all respects but the **County** may by notice to the **Subdivider** waive any default of the **Subdivider** on such terms and conditions as the **County** may determine, provided that the right of the **County** to require strict performance by the **Subdivider** of any and all obligations imposed by the **Subdivider** hereunder shall not be affected in any way by any previous waiver, forbearance or course of dealing.

NOTICE

67. Any notice, request, order, demand, certificate or any other communication required or permitted to be given under this Agreement shall be in writing and, unless some other method of giving the same is accepted by the person to whom it is given,

shall be given by regular first class mail or by being delivered to the person to whom it is to be given at the appropriate address set out below:

For the **Subdivider**: 786396 Ontario Inc.
 c/o Brian Ackland
 76 Highland Road
 Brantford, Ontario N3T 5L7

For the **County**: The Corporation of the County of Brant,
 26 Park Avenue
 Burford, Ontario N0E 1A0

or such other address as may be furnished by such person, and shall be deemed effective, four (4) business days after the date of mailing thereof unless postal employees at the point of mailing or at the point of delivery are on strike at any time during the four (4) business days following the time of mailing, in which event it shall be effective when delivered to the addressee.

ASSIGNMENT

68. The **Subdivider** shall not assign this Agreement without the prior written consent of the **County** which consent is not to be unreasonably withheld by the **County** provided that any such assignee executes an agreement assuming the obligations of the **Subdivider** under this Agreement in a form satisfactory to the **County’s Solicitor**.

SEVERABILITY

69. If any provision of this Agreement shall be found or declared by a Court of competent jurisdiction to be invalid, unenforceable or *ultra vires* the **County**; then, such provision shall conclusively be deemed to be severable and the remainder of this Agreement, *mutatis mutandis*, shall be and remain in full force and effect.

NUMBER AND GENDER

70. In this Agreement, unless the contrary intention appears, words importing only the singular number or masculine gender shall include more persons, parties or things of the same kind than one and the feminine and neuter gender; and, if there are more **Subdividers** than one, the covenants of such **Subdividers** shall be joint and several.

INTERPRETATION

71. The captions, titles and headings in this Agreement are inserted for convenience of reference only and do not define, limit or enlarge the scope, meaning or intent of any provisions.

BINDING

72. The covenants, agreements, conditions and undertaking herein contained on the part of the **Subdivider** shall run with the **Land** and shall be binding upon the **Subdivider** and upon its successors and assigns, as owners and occupiers of the **Land** from time to time and shall be appurtenant to the adjoining highways in the ownership of the **County**; and this Agreement shall ensure to the benefit of and be binding upon the **County** and its successors and assigns.

|

IN WITNESS WHEREOF the parties have hereunto affixed their respective corporate seals attested to by the hands of their respective proper officers duly authorized in that behalf.

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

) 786396 ONTARIO INC.
)
)
)
)
)
) Per: _____
) Name: Brian Ackland
) Title: President
)

I have the authority to bind the
corporation
THE CORPORATION OF THE
COUNTY OF BRANT

Execution of the Agreement is
authorized by County By-law No

Enacted the (date)

)
)
) Per: _____
) Mayor: R.E.F. Eddy
)
)
)
)
_____ Clerk: Heather Boyd

|

List of Schedules

Schedule "A" - The Lands

Schedule "B" - The Plan of Subdivision

Schedule "C" - Permitted Encumbrances

Schedule "D" - Solicitor's Opinion

Schedule "E" - Undertaking by Subdivider's Engineers

Schedule "F" - The Works

Schedule "G" - Lot Grading Control & General Servicing Plans

Schedule "H" - Irrevocable Commercial Letters of Credit

Schedule "I" - Certificate of Completion of Works

SCHEDULE "A"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

THE LANDS

Part of Lot 7, Concession 1, former Township of Brantford, designated as Part 1, 2R-7787 being all of PIN 32024-0751.

SCHEDULE "B"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

THE PLAN OF SUBDIVISION

The original Plan of Subdivision can be viewed at the County of Brant via an appointment with the Clerks, Legal, or Information Services Departments, located at 26 Park Avenue, Burford, N0E 1A0 and/or Development Services Department, located at 66 Grand River Street North, Paris, N3L 2M2.

SCHEDULE "C"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

PERMITTED ENCUMBRANCES

| None

SCHEDULE "D"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

SOLICITOR'S OPINION

TO: THE CORPORATION OF THE COUNTY OF BRANT

RE: Subdivision Agreement between **786396 ONTARIO INC.**, and **THE CORPORATION OF THE COUNTY OF BRANT** pertaining to the Land (the "**Subdivision Agreement**")

For the sum of one (\$1.00) and other good and valuable consideration I certify that I am a solicitor authorized to practice in Ontario and provide my solicitor's opinion as follows:

786396 ONTARIO INC. is the owner in fee simple of the Land free and clear of all liens and encumbrances.

The Subdivision agreement was registered on the ____ day of ____ as Instrument No. _____. All persons having any interest in the Land as mortgagee, tenant, easement holder or other encumbrancer have postponed their respective interests in the Land to the Subdivision Agreement and notice of such postponements has been registered as follows:

[List the registered Notice of Postponement which should correspond with the interests set out in Subdivision Agreement Schedule C, Part 2]

The Plan of Subdivision contemplated by the Subdivision Agreement was registered on the Land on the ____ day of ____ as Plan 2M-_____

A good and valid Transfer of [insert land required to be transferred to the County of Brant for security lots and/or parkland purposes] has been registered on the ____ day of ____ as Instrument No. _____ and The Corporation of the County of Brant is the owner in fee simple, free and clear of all liens and encumbrances save and except those permitted encumbrances set out in Schedule C, Part 1 of the Subdivision Agreement. All other persons having any interest in the Land as mortgagee, tenant, easement holder or other encumbrancer have discharged their respective interests in the Land as it pertains to the transferred parcel(s) and the discharge(s) has/have been registered as follows:

[List the registered Discharges which should correspond with the interests set out in Subdivision Agreement Schedule C, as they may pertain to the transferred parcel(s)]

A good and valid Transfer of Easement pertaining to [insert land to require to be transferred to the County of Brant (or other party as may be applicable) for Easement purposes] has been registered on the ____ day of ____ as Instrument No. _____. and The Corporation of the County of Brant [or other party/utility as may be applicable] is the easement holder free and clear of all liens and encumbrances

save and except those permitted encumbrances set out in Schedule C, Part 1 of the Subdivision Agreement. All other persons having any interest in the Land as mortgagee, tenant, easement holder or other encumbrancer have postponed their respective interests in the Land as it pertains to the easement parcel(s) and notice(s) of such postponement has/have been registered as follows:

[List the registered Notice(s) of Postponement which should correspond with the interests set out in Subdivision Agreement Schedule C]

A restrictive covenant prohibiting any owner from changing the elevations or the grades from the Lot Grading Plan was registered on the _____ day of _____ as Instrument No. _____.

Please find enclosed copies of the following:

[List the copies of registered subdivision agreement, registered Plan of Subdivision, postponements, easements, transfers, restrictive covenant and discharges which are referred to in this opinion.]

Dated the 26th day of July 2016

Jay Hitchon,
Lawyer for 786396 Ontario Inc.
Waterous Holden Amy Hitchon
P.O.Box 1510
20 Wellington Street, Brantford
Ontario, N3T5V6

SCHEDULE "E"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

UNDERTAKING BY SUBDIVIDER'S ENGINEERS

TO: The Corporation of the County of Brant

FROM: J.H. Cohoon Engineering Limited
440 Hardy Road, Unit #1
Brantford, Ontario N3T 5L8
Consulting Engineers to 786396 ONTARIO INC.

Re: Subdivision Agreement between **786396 ONTARIO INC.**, and The Corporation of the County of Brant and dated 26th day of July, 2016 (hereinafter referred to as the "**Subdivision Agreement**").

The undersigned hereby represents and warrants that the undersigned is a member in good standing of the Association of Professional Engineers of Ontario and that the undersigned has been retained by 786396 ONTARIO INC. in connection with the **Subdivision Agreement** and all works required thereby. As required by the **Subdivision Agreement** the undersigned hereby undertakes to The Corporation of the County of Brant and to its above mentioned consulting engineers as follows:

To design the works as described in the **Subdivision Agreement** and the Schedules thereto,

To prepare all necessary contracts for the **Works**,

To obtain all necessary approvals for the **Works** in cooperation with the County of Brant,

To act as the representative of **786396 ONTARIO INC.** in all matters pertaining to the construction and installation of the **Works**,

To provide full-time supervision of the construction of the works, including inspection and testing of materials by a qualified geotechnical engineer,

To schedule the timing of the construction of the **Works**,

To maintain all records of the construction of the **Works**,

To prepare and furnish "As Constructed" drawings of those services which are subject to the First Interim Completion Certificate as provided in paragraph 30 of the **Subdivision Agreement** at the issuance of the First Interim Certificate of Provisional Acceptance, and

To prepare and furnish "As Constructed" drawings of the **Works** within the sooner of two (2) months from the issuance of the Third Interim Certificate of Provisional Acceptance and twelve (12) months of the issuance by the **County**

Engineer of the Authorization to Proceed With Construction letter contemplated by paragraph 14 of the **Subdivision Agreement** .

The undersigned agrees that the undersigned will immediately advise The Corporation of the County of Brant and its above mentioned consulting engineers should there be any alteration in the undersigned's above described retainer and instructions from **786396 ONTARIO INC.**

DATED this 26th day of July, 2016

CONSULTING ENGINEER

Per: _____
Name: Bob Phillips
Title:
I have the authority to bind the
corporation

SCHEDULE "F"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

THE WORKS

COUNTY REQUIREMENT FOR ROAD AND SERVICES

1. All roads and services herein shall be designed and constructed so as to comply with applicable law, to be consistent with the County of Brant Development and Engineering Standards and in accordance with the current guidelines, codes, regulations and standards prescribed by the **County Engineer**.

LOT GRADING PLAN

2. The Lot Grading Plan attached as Schedule "G" to the Subdivision Agreement to which this is Schedule "F", together with the general specifications in this Schedule "F" shall in no way be construed as limiting or in any restricting the discretion given to the **County Engineer** to approve or amend the final materials submitted by the **Subdivider** for such purposes nor as limiting or restricting the discretion given the **MOECC** with respect to the approvals required of them in connection with the **Works** to be constructed, installed, maintained and repaired by the **Subdivider** in accordance herewith.

UNDERGROUND SERVICES

3. For the purpose of this Agreement the term underground services shall mean all road subbase, road base and base course of asphalt under paragraph 4 of this Schedule "F", all watermain and appurtenances to be constructed under paragraph 14 of this Schedule "F", all storm sewers and appurtenances under paragraph 19 of this Schedule "F", and all stormwater management systems and appurtenances under paragraph 20 of this Schedule "F".

ROADWAYS

4. The **Subdivider** shall construct and restore roadways with granular base and asphalt concrete pavement in accordance with the current **County** specifications. **County** standards are to serve as a minimum; road designs as prepared and certified by the **Subdivider's** Geotechnical Engineer which exceed these standards shall be acceptable to the **County**.

5. **INTENTIONALLY DELETED**

6. The **Subdivider** will design and construct, at its expense, the following road features to the satisfaction of the **County** and the following conditions apply in that connection:

- (i) The design of all road modifications (accesses, etc.) including geometrics and reserves shall be to the satisfaction of the **County**.

7. **INTENTIONALLY DELETED**

8. **INTENTIONALLY DELETED**

9. **INTENTIONALLY DELETED**

TOPSOIL

10. The **Subdivider** agrees to stockpile on site, in a safe manner, the topsoil removed from all areas excavated and graded. The topsoil from the stripped areas shall be used to cover areas to be seeded or sodded to a minimum depth of 15.24 cm (6") and shall not be removed from the site until such time as all seeding or sodding has been completed. Any excess of topsoil may be removed but only after the **Subdivider** has received the approval by the **County**. All building lots are to be topsoiled and sodded unless otherwise approved by the **County**. Common areas are also to be seeded or sodded unless with the **County's** written consent topsoil and seeding is permitted.

11. The **Subdivider** shall ensure that no stockpiles of fill or any overland drainage patterns are altered on the east and north sides of the lands owned by the **Subdivider** within 30 metres of the **Subdivider's** ownership limits. The height of any stockpiles of fill shall not exceed 4 metres in height. Any stockpile with greater than a 2 to 1 slope shall be fenced and the areas posted as being dangerous to children.

LOT GRADING

12. The **Subdivider** shall establish, maintain or cause to be maintained, whether or not the **Subdivider** is then the owner of the **Land**, the elevations and grades on all lots and blocks as shown on the **Plan** in accordance with the Lot Grading Plan which has been accepted in accordance with the said Subdivision Agreement at all times until the **Works** have been assumed by a By-law of the **County** as contemplated by paragraph 49 of said Subdivision Agreement.

13. **INTENTIONALLY DELETED**

WATERMAINS

14. The **Subdivider** shall construct and install watermains and appurtenances, including valves and valve chambers, and also private service connections from such watermains to each lot line as proposed on the Lot Grading Plan and specifically as required by the **County Engineer** and the **MOECC**.

FIRE HYDRANTS

15. The **Subdivider** shall construct and install fire hydrants as proposed on the Lot Grading Plan and specifically as required by the **County Engineer** in accordance with the **County's** standards.

GRADING

16. All lots shown on the **Plan** shall be graded to permit surface water to run off from all areas of the lots and from adjoining properties so as to reach either the road gutters, municipal drains, ditches or natural water courses all in accordance with the plans to be submitted by the **Subdivider** and accepted by the **County** and approved by the **MOECC**.

LANDSCAPING

17. The **Subdivider** shall undertake the following landscaping on the **Land**:

- (a) The **Subdivider** shall provide topsoil to a depth of 0.15 metres (6 inches), and then shall seed the portion of the road allowance lying between the lot line of a lot and the curb.
- (b) The **Subdivider** shall provide topsoil to a depth of 0.15 metres (6 inches), and then shall seed all yards of each lot within the first year after completion and occupancy of a dwelling on such lot, except in those areas of the lot which are paved parking or driveway areas.
- (c) The **Subdivider** shall plant a deciduous tree as per the accepted Street Tree Planting Plan.

- (d) The **Subdivider** shall construct the portion of the driveway from the edge of pavement to the lot line or sidewalk of each lot to the specifications of the **County Engineer**.
- (e) The **Subdivider** shall plant the greater of at least one tree in front of each lot or every 12 metres as shown on the **Plan** and at least two trees along the flankage of each corner lot or every 12 metres as shown on the **Plan** generally as proposed on the Street Tree Planting Plan and specifically as required by the **County Engineer**.
- (f) The trees to be planted as required by clause (c) and (e) shall have a minimum trunk diameter of 5 centimetres (2.0 inches) at one metre (3.2 feet) above the final finished grade of the lot where the tree is located.
- (g) All trees shall be of a species native to the **County**, mixed appropriately to avoid disease and be salt tolerant all as may be required by the **County Engineer**.
- (h) The trees to be planted as required by clause (c) and (e) shall be of such species and shall be planted in such locations as the **County Engineer** may approve.
- (i) The trees to be planted as required by clause(c) and (e) shall be maintained and replaced by the **Subdivider** such that, before assumption of the **Works** by a By-law as contemplated by paragraph 49 of said Subdivision Agreement, such trees shall all be alive and devoid of disease.

The **Subdivider** shall remain responsible for the maintenance, replacement and repair, to the satisfaction of the **County Engineer**, of all of the landscaping work referred to in this paragraph 17 until the **Works** described in this Schedule "F" have been assumed by a By-law as contemplated by paragraph 49 of the said Subdivision Agreement.

WATER SPRINGS

18. If at any course of time during the installation, construction and maintenance of the **Works**, surface or subsurface water springs are discovered within the **Land**, they are to be protected to the satisfaction of the **Conservation Authority** and the **Ministry of Natural Resources**.

STORM SYSTEM

19. The **Subdivider** shall install storm infrastructure sufficient to drain the **Land** properly and to drain abutting real property as required by the **County** and the following provisions shall apply:

- (a) Stormwater drainage shall be managed in a satisfactory manner acceptable to and approved by and accepted by the **County**.
- (b) The **Subdivider** shall construct and install storm infrastructure and appurtenances, drywells and ditches sufficient to drain the **Land** and abutting lands generally as proposed on the Lot Grading Plan and as specifically required by the **County Engineer**.

STORMWATER MANAGEMENT PLAN

20. The plans, specifications, contracts, scheduling and cost estimates and the Lot Grading Plan to be submitted by the **Subdivider** for acceptance of the **County Engineer**, , as required by paragraph 10, paragraph 11, paragraph 12, of the said Subdivision Agreement to which this Schedule is attached as Schedule "F", shall include a Stormwater Management Plan that must address and include the following matters and things:

- (a) If applicable, the **Subdivider** shall apply for and receive approval for a Development, Interference with Wetlands and Alteration to Shorelines and Watercourses, permit relating to the storm infrastructure and outlets to the

receiving watercourse and submit to the appropriate authority, detailed final design plans and final stormwater management report for approval.

- (b) The **Subdivider** shall complete the **Works** in accordance with the accepted Stormwater Management Plans, reports and permits to the satisfaction of the **County Engineer**.
- (c) The Stormwater Management Plan must incorporate necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. A tree planting program shall be included as a means of enhancing the infiltration capacity and the overall environmental quality of the site.
- (d) The Stormwater Management Plan may incorporate the use of stormwater management systems as designed by a licensed Professional Engineer.
- (e) The Stormwater Management Plan shall include measures to control erosion and sedimentation during and after construction of the **Works** required by the Subdivision Agreement.
- (f) The Stormwater Management Plan shall provide for:
 - (i) A full-time site supervisor to be designated with respect to Stormwater Management Plan whose primary function is to ensure that the recommendations of the accepted Stormwater Management Plan are implemented.
 - (ii) A work activity log to be maintained by such full-time site supervisor to record the dates and descriptions of work activities and site inspections.
 - (iii) Inspections to be undertaken on a regular basis during construction and after significant storm events until rehabilitation is complete.
- (g) The Stormwater Management Plan include a requirement that the site supervisor referred to in clause 15(f) must report immediately to the **County** In the event of a failure of management systems which results in off-site impacts.

IMPLEMENTATION OF THE ACCEPTED STORMWATER MANAGEMENT PLAN

21. After the Stormwater Management Plan required by paragraph 15 of Schedule "F" of this Agreement has been accepted by the **County Engineer**, the **Subdivider** shall complete the work contemplated by the accepted Stormwater Management Plan and shall do so to the satisfaction of the **County Engineer**.

POSTAL BOXES

22. The **Subdivider** shall install or cause Canada Post to install postal boxes in a location which is satisfactory to Canada Post and the **County Engineer**:

- (a) To include in all offers of purchase and sale to the initial occupants, a statement which advises the prospective purchaser:
- (b) That home/business mail delivery will be from a designated community mail box;
- (c) That the **Subdivider** will be responsible for officially notifying the purchasers of the exact community mail box locations prior to the closing of any home sales

22.1 The **Subdivider** further agrees to:

- (i) Work with Canada Post and the **County** to determine and provide temporary suitable community mail box locations which may be utilized by Canada Post until the curbs and sidewalks are in place

in the remainder of the subdivision

- (ii) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps and plans. Maps are also to be prominently displayed in the sale office showing specific community mailbox site locations.

All permanent community mailbox sites shall be subject to the approval of both Canada Post and the **County**.

WELL INTERRUPTION

23. The **Subdivider** shall be responsible for any well interruption that may occur as a result, either directly or indirectly, in connection with the construction of the **Works**. The **Subdivider** acknowledges and agrees that it shall be responsible for any Claims related to any impact on neighbouring wells arising out of the construction of any municipal works related to the development of the Lands. The **Subdivider** shall assume all costs and expenses relating to the resolution of any such Claims if it is determined that the **Subdivider** was responsible for the interruption. In order to clarify the intent and extent of the indemnity and **Subdivider** responsibility for well interruption Claims, the following definitions shall apply:

“Claim” shall mean any written claim, action, suit, or cause of action, of an **Subdivider** or occupant in possession of a Neighbouring Well, which claim is made to either the **Subdivider** or to the County, their employees, agents or contractors, within the Claim Period;

“Claimant” shall be any person, company, or organization making a Claim;

“Claim Period” shall be one (1) year after the date that the construction of the municipal works related to the development of the Lands has obtained its first interim completion certificate;

“Neighbouring Well” shall be defined:

- (i) under a site plan as an existing private water well located either within 250 metres of the municipal works related to the development of the Lands, or within the Projected Zone of Influence, whichever is greater;
- and
- (ii) under a plan of subdivision as an existing private water well located either within 500 metres of the municipal works related to the development of the Lands, or within the Projected Zone of Influence, whichever is greater;

“Preconstruction Survey” shall be the survey conducted by the **Subdivider** of the location and type of water supplies, including the quality of water and the static water level of the Neighbouring Well(s) or of representative monitoring wells, as accepted by the County; and

“Projected Zone of Influence” shall be the projected zone of influence as defined in the hydrogeological study prepared in connection with the development of the Lands.

In order to ensure the indemnification of the County, and to ensure that the **Subdivider** and not the County assumes any responsibility for any Claim arising out of the construction of the **Works** related to the development of the Lands, the parties agree as follows:

- (a) The **Subdivider** has conducted, where permitted by the landowner and/or occupant, the Preconstruction Survey, to which the County has full access, including the final report and all background material relating thereto. The **Subdivider** hereby acknowledges and agrees that the results of the

Preconstruction Survey shall constitute the status of the existing water supplies, including the quality of water and the static water level of the Neighbouring Well(s), and/or representative monitoring wells prior to the construction of the **Works** related to the development of the Lands;

(b) During the construction of the **Works** related to the development of the Lands or within the Claim Period, should the County, or the **Subdivider**, or any of their employees, agents or contractors, receive a notice of a Claim or potential Claim against the County or the **Subdivider**, their employees, agents or contractors, the party receiving the notice shall forthwith notify in writing the other party with the Claimant's contact information, and the nature of the Claim;

(c) Notwithstanding any other provision set out in this Agreement, on receiving a Claim or on receiving notice from the County of a Claim, the **Subdivider**, if the Claimant requests water, shall within two (2) days, make arrangements to have water brought into the Claimant's lands by any means necessary at the **Subdivider's** sole expense until such time as the Claim has been resolved. Should the **Subdivider** fail to do so, the County shall make arrangements to have the Claimant supplied with water until the Claim has been resolved and shall draw on the security posted hereunder to cover all costs, expenses, fees, charges, including County overhead and administrative costs related thereto. However, the foregoing covenants respecting temporary water supply shall not apply to any Claim made by a Claimant relating to residences or lands identified on the Preconstruction Survey as presently having water supplied solely by off-site supply;

(d) Upon receiving notice of the Claim, as hereinbefore described, the **Subdivider** shall forthwith investigate the Claim by determining whether the quantity or quality of the water in the well has been significantly impaired since the Preconstruction Survey. If it is determined that a Claim is the result of causes clearly unrelated to the development of the Lands (e.g. frozen water or pump malfunction), then the Claim shall be considered resolved. Otherwise, if the quantity or quality of the water in the well does not return to its original condition within five (5) days after receipt of notice of the Claim, the **Subdivider** shall, at its sole cost, engage the services of a qualified hydrogeologist to evaluate the well that is the subject of the Claim, and produce a report within thirty (30) days, unless the County agrees to an extension of this timeframe due to unusual circumstances, as determined by the County in its sole discretion. The hydrogeologist shall determine whether there has been an impact and, if so, shall then evaluate the cause. If the hydrogeologist is unable to demonstrate that the **Subdivider** is not responsible for any impact, they shall then recommend acceptable solutions for a permanent water supply. A copy of the hydrogeologist's report shall be provided by the **Subdivider** to the County for review upon receipt. In the event the Claimant does not permit access to the well by the **Subdivider** and/or the hydrogeologist for the purposes set out above, such lack of permission to be evidenced to the satisfaction of the County, then a Claim shall no longer be considered to exist for the purpose of these clauses;

(e) The **Subdivider** shall, within ten (10) days from the date of receipt of the hydrogeologist's report, advise the County in writing of the Subdivider's intention to:

- (i) provide a permanent water supply; or
- (ii) otherwise settle the Claim to the Claimant's satisfaction; or
- (iii) dispute the Claim.

(f) Unless prohibited by the County, should the **Subdivider** decide to connect the Claimant to the County municipal water supply, the **Subdivider** shall forthwith arrange for the design, tender and construction of the water services required to connect the Claimant's buildings to the County water supply in a manner satisfactory to or as required by the County. The **Subdivider** shall obtain all necessary approvals and consents relating thereto, including all County

approvals, consents, and agreements and pay any and all applicable tapping, water meter, inspection, and administration charges and fees then in force in the County. During the time of construction and up until the time that the Claimant's buildings are being actually supplied by the County water supply, the **Subdivider** shall be responsible for continuing to supply the Claimant with temporary water, in accordance with Subsection (c).

(g) Should the **Subdivider** otherwise resolve or settle the Claim, the **Subdivider** shall provide written proof of such settlement, and of the fulfilment of the terms of the settlement, to the satisfaction of the County's Legal and Enforcement Services and Corporate Counsel, and until such time as the terms of settlement are fulfilled, the Subdivider shall be solely responsible for maintaining the Claimant's temporary water supply in accordance with Subsection (c).

(h) Should the **Subdivider** decide to dispute the Claim, the **Subdivider** will take any and all necessary action to resolve the dispute by means of an order, judgment, arbitration decision or settlement, or otherwise as soon as possible. The **Subdivider** acknowledges and agrees not to call on the County or involve the County in any way in the dispute, and in accordance with this indemnity will pay any and all legal costs incurred by the County should the County be involved and/or made party to the dispute. Until such time as the dispute is resolved by means of an order, judgment, arbitration decision, settlement, or otherwise, and proof of such resolution has been provided to the satisfaction of the County's Legal and Enforcement Services and Corporate Counsel, the **Subdivider** shall be solely responsible for maintaining the Claimant's temporary water supply, in accordance with Subsection (c).

Until such time as any Claim is resolved, it is the intent hereof that the Claimant shall be supplied with a continuous and uninterrupted supply of water in accordance with and subject to the exceptions set out in Subsection (c), but the terms and provisions herein shall not be construed, nor deemed, to be an admission of liability to any third party for the Claim, by either the **Subdivider** or the County.

In order to secure the performance by the **Subdivider** of all of its obligations related to well interruption Claims, the **Subdivider** hereby agrees that any security posted under Schedule "F" of this Agreement may be used by the County to secure the performance of the **Subdivider's** obligations hereunder and without prejudice of the County by the **Subdivider** and without prejudice to the **Subdivider's** assumption of responsibility for any action which might arise and be taken in order to resolve or settle any Claims or potential Claims. Security herein posted in no way reflects any limitation on the responsibility of the **Subdivider** hereunder.

The County shall at any time and from time to time be entitled to draw on any security posted under this Agreement should the **Subdivider** fail to fulfil its obligations hereunder, or fail to fully indemnify the County as described herein on demand by the County.

The **Subdivider** agrees that if he deems himself aggrieved by any decision of the County made pursuant to this Agreement, the following rules will apply:

- (i) the **Subdivider** will carry out whatever directions the County gives pursuant to written notice;
- (ii) the grievance of the **Subdivider** shall be submitted in writing to the County;
- (iii) the County shall review the **Subdivider's** grievance and either affirm, reverse or modify the decision;
- (iv) the County shall provide written reasons for the reviewed decision;
- (v) thereafter the **Subdivider** must appeal within fifteen (15) days of receipt of the County's decision in writing to Council;
- (vi) the Council may consider whatever factors it considers relevant in reaching its decision, and its decision shall be final; and
- (vii) if the **Subdivider** does not appeal to Council, the decision of the County is final.

DECOMMISSIONING OF WELLS

24. Prior to release of the **Plan** for registration, the **Subdivider** shall be responsible for the decommissioning of any boreholes drilled on the **Lands** as part of a hydrogeological investigation, or for any other subsurface investigation and for decommissioning any wells located on the **Lands** in accordance with the requirements of the Ontario Water Resources Act and **MOECC** guidelines and for any additional steps as may be required in order to obtain and forward to the **County** a certificate of a licensed Professional Engineer or Certified Well Technologist certifying such decommissioning has been done on the **Lands**.

DUST CONTROL

25. The Subdivider agrees to minimize dust on the site by using appropriate dust control measures as may directed by the County. Such measures may include, but not limited to, the application of water and the revegetation of the pregraded lands so as to maximize soil stability. If requested by the County to do so, the Subdivider may be required to file and implement a soil stabilization plan to the satisfaction of the County within two (2) days of such a request being made.

SCHEDULE "G"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

LOT GRADING CONTROL & GENERAL SERVICING PLANS

- Lot Grading Plan drawing (J.H. Cohoon Engineering Ltd., dwg. 9925-1, rev. 8 and dated January 28, 2016).
- Misener Road - Plan & Profile (Sta. 0+000 to Sta. 0+320) drawing (J.H. Cohoon Engineering Ltd., dwg. 9925-2, rev. 8 and dated January 28, 2016).
- Details & Notes drawing (J.H. Cohoon Engineering Ltd., dwg. 9925-3, rev. 2 and dated December 14, 2015).

The original Lot Grading Plan can be viewed at the County of Brant via an appointment with the Clerks, Legal, or Information Services Departments, locate at 26 Park Avenue, Burford, N0E 1A0 and/or Development Services Department, located at 66 Grand River Street North, Paris, N3L 2M2.

SCHEDULE "H"

to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

IRREVOCABLE COMMERCIAL LETTERS OF CREDIT

Letter of Credit No. S282828 (Works for the 6 lot subdivision known as the Ackland Subdivision)

To: The Corporation of the County of Brant

Pursuant to the request of our customer, **786396 Ontario Inc.** the **ROYAL BANK OF CANADA**, hereby establishes in your favour an irrevocable letter of credit for any sum or sums not exceeding the total of \$126,745.00 DOLLARS for the Works (i.e. LC 282828) which may be drawn on at sight by you in whole or in part at any time and from time to time by written demand for payment at the branch named above which demand we shall honour without inquiring whether you have a right as between yourself and our customer to make such demand and without recognizing any claim of our said customer.

PROVIDED, that you are to deliver to the Bank at such time as a written demand for payment is made a certificate signed by your Clerk,

- (a) that the monies demanded pursuant to this Letter of Credit are to be expended, or,
- (b) that the monies demanded pursuant to the Letter of Credit have been expended

in respect to the whole or some of our customer's obligations under the Subdivision Agreement between our customer and you dated July 26th, 2016.

The amount of this Letter of Credit will be reduced from time to time to such amount as the Clerk of the County may advise in writing.

This Letter of Credit will continue up to and including the 26th day of July, 2017 subject to the condition hereinafter set forth.

It is a condition of this Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date, unless at least sixty (60) days prior to the present or future expiration date, we deliver notice to you in writing that we elect not to consider this Letter of Credit to be renewable for any additional period.

DATED at Paris, Ontario, this 26th day of July, 2016

SCHEDULE "I"
to the

SUBDIVISION AGREEMENT
dated: 26th day of July, 2016

B E T W E E N:

786396 ONTARIO INC.

OF THE FIRST PART

- and -

THE CORPORATION OF THE COUNTY OF BRANT

OF THE SECOND PART

CERTIFICATE OF COMPLETION OF WORKS

For Good and Valuable Consideration now paid by The Corporation of the County of Brant (hereinafter called the "**County**"), the receipt and sufficiency of which is hereby acknowledged, the undersigned professional engineer hereby certifies that municipal services constructed pursuant to the Subdivision Agreement dated 26th day of July, 2016 and made between **786396 ONTARIO INC.** and The Corporation of the County of Brant and registered on the [*insert date of registration*] day of [*insert month and year of registration*] as instrument no. [*insert registration number*] have been:

- (a) inspected on a full time basis during construction and installation in accordance with standard engineering practice with inspection and testing of materials by a qualified geotechnical engineer as is prudent and
- (b) installed in accordance with the plans and specifications accepted by the **County Engineer**.

Certified and delivered under my hand and professional seal this 26th day of July 2016.

SIGNED, SEALED AND DELIVERED)	
in the presence of)	
)	
)	
)	
)	
_____ Witness)	_____ Name
)	Professional Engineer