

**CORPORATION OF THE TOWN OF AMHERSTBURG**

**BY-LAW NO. 2002-53**

**Being a By-law to authorize the execution of a Subdivision Agreement (Big Creek Development Inc.).**

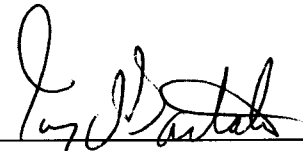
**WHEREAS** Big Creek Development Inc. has proposed the subdivision and servicing of lands owned by it within Part of Lot 14, Concession 1, Town of Amherstburg;

**AND WHEREAS** the Corporation of the Town of Amherstburg have settled with Big Creek Development Inc. the requirements for the provisions of Municipal Services within the area to be subdivided, which requirements are set out in the agreement hereto annexed, and which agreement is ratified and adopted by Big Creek Development Inc.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG HEREBY ENACTS AS FOLLOWS:**

1. That the Corporation of the Town of Amherstburg enter into a Subdivision Agreement with Big Creek Development Inc. in the form annexed hereto, and the Mayor and Clerk be and they are hereby authorized to sign the original and copies thereof and affix the Corporate Seal thereto.
2. This By-law shall come into force and effect on the date of final passage hereof.

Read a first, second and third time and finally passed this **15th** day of **October, 2002**.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

FOR OFFICE USE ONLY

LT0383537  
 CERTIFICATE OF RECEIPT  
 REGISTRY  
 ESSEX (REG) WINDSOR  
 '02 DEC 6 PM 1 50

(1) Registry  Land Titles  (2) Page 1 of 19 pages

(3) Property Identifier(s) Block 70570 Property 0346 Additional: See Schedule

(4) Nature of Document **NOTICE OF Application to Register Subdivision Agreement**

(5) Consideration Dollars \$

(6) Description **PART LOT 14, CONC. 1 as in R1505272 Part 1 12R-188867 Town of Amherstburg, Cnty of Essex**

New Property Identifiers Additional: See Schedule

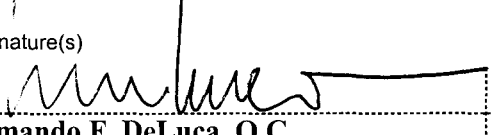
Executions Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other

(8) This Document provides as follows:  
 The Corporation of the Town of Amherstburg has an unregistered estate, right, interest or equity in the above land of which Big Creek Development Inc. is the registered owner and hereby apply to have Subdivision Agreement dated October 15, 2002, made between the The Corporation of the Town of Amherstburg and Big Creek Development Inc., entered on the Parcel Register.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)  
 Name(s) Signature(s) Date of Signature  
**THE CORPORATION OF THE TOWN OF AMHERSTBURG (Applicant) by its solicitor**  
  
**Armando F. DeLuca, Q.C.**  
 2002 12 04

(11) Address for Service **500-251 Goyeau St., Windsor, Ontario N9A 6V2**

(12) Party(ies) (Set out Status or Interest)  
 Name(s) Signature(s) Date of Signature  
**BIG CREEK DEVELOPMENT INC. (owner)**

(13) Address for Service

(14) Municipal Address of Property  
**vacant land  
 Amherstburg, Ontario**

(15) Document Prepared by:  
**ARMANDO F. DELUCA, Q.C.  
 MOUSSEAU, DELUCA, MCPHERSON,  
 PRINCE, LLP  
 500-251 GOYEAU ST.  
 WINDSOR, ONTARIO  
 N9A 6V2**

Fees and Tax	
Registration Fee	
<b>Total</b>	<b>600</b>

**SUBDIVISION AGREEMENT**

**THIS AGREEMENT** made in triplicate this 15 day of October 2002.

BETWEEN:

BIG CREEK DEVELOPMENT INC.  
hereinafter called "the Developer"

OF THE FIRST PART;

- and -

THE CORPORATION OF THE TOWN OF AMHERSTBURG  
hereinafter called "the Town"

OF THE SECOND PART;

**WHEREAS** the Developer proposes the subdivision, development, servicing and sale of lands within Part Lot 14, Concession 1 (formerly Township of Malden), now Town of Amherstburg, County of Essex which lands are more particularly described in Schedule "A" annexed hereto;

**AND WHEREAS** the Ontario Municipal Board granted draft plan approval on March 1, 2002 (Decision/Order No. 0380) for the subdivision of the lands to create 40 lots for semi-detached housing split in two for a total of 80 building lots, subject to conditions imposed including a provision that the owner agrees in writing to satisfy all of the requirements, financial and otherwise, of the Town concerning the provision of roads, installation of services, drainage, the dedication and naming of streets, the granting of easements and parkland and other matters;

**AND WHEREAS** the Developer represents and warrants to the Town that it is now the registered owner of all of the lands described in Schedule "A" annexed hereto and that all of the right, title and interest of its predecessors in title and all the right and authority to complete the subdivision and to develop the lands is vested in it.

**NOW THEREFORE IN CONSIDERATION** of the premises and of the Town certifying to the Ontario Municipal Board that the requirements of the Town have been met, the parties hereto agree as follows:

1. The Developer will design, construct and install at its own expense in the lands described in Schedule "A" annexed hereto, all of the services referred to in Schedule "B" including the installation of hydro services in compliance with the requirements of Hydro One hereto, in accordance with such design criteria, and detailed plans and work schedules to be filed in the office of the Clerk of the Town, with good materials, in a good, workmanlike and timely manner, in accordance with good and accepted engineering practice, and to the satisfaction of the Town, and in all cases the Town engineer.
2. The Developer will provide to the Town, on or before the commencement of any construction and installation of any of the services called for herein, a certificate of liability insurance satisfactory to the Town, evidencing joint and several insurance for the Developer and the Town against any liability that might arise out of the construction or installation of any of the services herein referred to, and the said Developer shall continue such insurance in full force and effect so long as any services are to be constructed or installed, and for a period of two years after completion and final acceptance of the last of such services. The limits of liability for public liability and property damage coverage under such insurance

shall not be less than \$2,000,000.00. Before commencement of the installation of the works, the Developer's consulting engineer shall provide satisfactory evidence to the Town that the said consulting engineer maintains a policy of public liability insurance and errors and omissions insurance satisfactory to the Town, which policy is to be maintained in full force and effect until the works are completed and formally accepted by the Town.

3. The Developer covenants and agrees to save the Town harmless from any and all claims, demands, loss, costs, or damages, including legal costs on a solicitor and client basis in any way arising from or related to the subdivision and the proposed development thereof, arising or accruing to anyone up to two years after the completion and final acceptance of the last of the services in the subdivision.
4. The Developer shall submit all plans, design drawings, grading plans and specification lists, all of which shall carry the seal of the professional engineer who is responsible for such design and be signed by him, to the Town for examination by the Town engineer. In the case of any services to be constructed on contract, the Developer shall also submit to the Town a copy of each set of "information for tenders" documents and each proposed contract together with the names of the proposed contractors and subcontractors to be engaged. The Developer shall file with the Town work schedules for the construction and installation of all services, whether by the Developer, the contractors, subcontractors or others. The Developer shall obtain the approval in writing of the Town to all of the foregoing, except the selection of contractors and subcontractors before granting any contract or commencing any work. The design criteria contained in Schedule "B" hereto shall constitute the minimum conditions upon which tenders are made, contracts let, or work done. The Developer's consulting engineer or successor thereto, shall continue to be retained by the Developer until the works are complete and formally accepted by the Town.
5. In case of construction of services by contractors, the Developer shall comply with all of the holdback provisions of the Construction Lien Act. In the construction of all services the Developer shall indemnify and save the Town harmless from any and all claims, actions and demands for work, materials and incidentals.
6. The Town and its authorized agents including the Town engineer, shall have the right at any time and from time to time to inspect all services during and after construction and to inspect and test all materials proposed to be used in the construction of any of the services. The costs of such inspections and tests shall be paid by the Developer within 15 days of written demand by the Town. If at any time, the construction of any service or material is, in the opinion of the Town engineer, acting reasonably, not in accordance with the plans and specifications or not in accordance with good engineering practices or any of the provisions of this agreement, the Town engineer may order the materials to be replaced or the work to be placed in satisfactory condition within such time as he may specify, and in the event of the Developer failing to comply or obtain compliance with such order, the Town engineer may stop work upon such services, or in his sole discretion upon all services. The Developer shall at all times provide all information requested by the Town, its authorized agents and the Town engineer in relation to the various materials and services and shall at any time at his expense expose any municipal service for inspection by the Town engineer. Notwithstanding the generality of the foregoing, the rights of the Town, and its

authorized agents including the Town engineer hereunder shall be limited to a period of one year after initial acceptance of the last of the services within or required to facilitate the servicing of lots where such inspection, testing or other action is proposed.

7. No work shall commence without the approval of the Town and any work requiring the approval or consent of any other governmental authority shall not commence until such approval or consent has also been obtained. No watermain, sanitary sewer, storm sewer or hydro line shall be connected to any existing municipal services without the written approval of whichever of the Town or Hydro One has jurisdiction over such municipal system.
8. The Developer will prepare and submit to the Town, plans for the installation of services for the development and will request a pre-construction meeting with the Town and its consultants in order to establish a work schedule acceptable to the Town and shall proceed with reasonable speed and in accordance with such work schedule. If the Developer fails to proceed with reasonable speed in accordance with the accepted work schedule or if in the opinion of the Town engineer, fails or neglects to proceed with reasonable speed and in accordance with an accepted work schedule or if in the opinion of the Town engineer the services are not being installed in accordance with the drawings, or specifications approved therefor, or in accordance with good engineering practices in a good, workmanlike manner, using good materials, then in addition to any other remedy the Town may have, and upon the Town giving 30 days notice to the Developer, the Town may, without further notice, enter upon the lands of the Developer and proceed to supply all materials and do all necessary work in connection with the installation of the said services, including the repair or reconstruction of faulty work, and replacement of materials not in accordance with the drawings or specifications and the Town shall charge the cost thereof, including all engineering and other fees to the developer, who shall forthwith pay the same within 30 days of a written demand therefor by the Town.
9. Until such time as the Town has finally accepted each of the services, including roadways herein referred to, the Developer shall be responsible therefor. The responsibility of the Developer prior to final acceptance by the Town shall include liability for all types of maintenance in connection therewith. If the Developer should in the opinion of the Town or of its agents or employees fail to maintain any service including roadways, prior to the final acceptance by the Town, the Town may without notice in case of emergency, or in any other case on 30 days notice, if such default is not remedied, maintain the same, but in so doing, the Town shall for all purposes be deemed to have acted as agent for the Developer, without in any way being deemed to have finally accepted such service, or to have incurred any liability for future maintenance, and the Town shall be entitled to reimbursement for the cost of any such maintenance, within 30 days of written demand therefor, and the Town shall further be relieved of liability for damages caused unintentionally, in the course of such maintenance. Snow removal, salting or sanding by the Town shall not constitute acceptance of the roads by maintenance thereof. The Developer shall also be responsible for the cleaning and flushing of sewers throughout the development until such time as the maintenance period for the construction of the works has expired. The Town shall have the right to inspect the said sewers from time to time and, if deemed necessary, may require the developer to clean and flush same immediately, and the Developer hereby agrees to perform such cleaning and flushing on demand to the entire satisfaction of the Town.

- 10.(a) The Developer covenants and agrees on behalf of itself and its successors in title to any lot, not to apply for any building permit for the construction of any building on any lots covered by this agreement until:
- i) All of the services relating to all of the lots therein have been installed and initially accepted by the Town with the exception of the final asphalt surface course of the roadway.
  - ii) Nothing herein contained shall preclude an application by the Developer for building permits for the construction of a maximum of two (2) model semi-detached dwellings (a total of 4 units) on Lots 25 and 26 in the subdivision which application may be approved by the Council of the Corporation, in its sole discretion after the execution and registration of this Agreement, and the commencement of the installation of the services required by this Agreement provided occupancy permits will not be issued with respect thereto until all provisions of this Agreement have been complied with to the satisfaction of the Town engineer. Access to the model home construction sites will only be permitted from the rear of Lots 25 and 26. The Developer shall obtain an entrance permit and all other necessary permits from the County of Essex for the temporary access and culvert construction. For the purpose of constructing the two model homes, construction traffic will not be allowed onto the proposed municipal road allowances. Temporary storage of construction materials for the two model homes shall be stored on the rear of Lots 28, 29 and 30.
- (b) The Developer shall:
- i) facilitate the planting of a tree of at least 60 mm. caliper in the front yard after a semi-detached dwelling is constructed on a lot. The subject tree to be planted no closer than 0.6 metres to any easement. The species of tree planted to be in accordance with the Town of Amherstburg's Municipal By-law Number 2288. Due to the reduced front yard setback trees reaching lower ultimate heights should be considered.
  - ii) contact Canada Post to determine the location of super mailboxes throughout the subdivision and shall notify all purchasers of the exact location thereof. The location of all super mailboxes also to be approved by the Town and the County of Essex.
- (c) The front lawn and exterior side yard of each lot shall be sodded, seeded or otherwise landscaped within six months of the construction of a house thereon, and such sodding, seeding or landscaping shall be continued over the unpaved portion of the road allowance, including any lands between a sidewalk and the road, to the back of the curb and gutter in front of such lot. Such sodding, seeding or landscaping shall be maintained in perpetuity. The Developer shall impose a covenant to this effect in the transfer of each lot conveyed by it.
- (d) The Developer covenants and agrees to cause the local Land Registrar to register, immediately after registration of the proposed plan of subdivision, as annexed to each lot in the proposed plan of subdivision, a condition of restriction running with the lands, that such lot is not to be built upon unless the provisions of paragraph 10 of this agreement, limiting entitlement to building permits has been complied with.

11. The Developer will provide to the Town, before the commencement of any construction or installation of any service, a labour and materials payment bond, in all respects satisfactory to the Town, covering the proposed services, and letters of credit, or a performance bond, or Province of Ontario or Government of Canada securities, satisfactory to the Town, in an amount equal to 100% of the value set by the Town for all services to guarantee satisfactory installation of all services. If the provision of services to the lots requires the construction or installation of any services outside the subdivision, the foregoing provisions as to the labour and materials payment bond and of security equal to 100% of the value for services shall extend to and be required in connection with any service extending outside. The Town will accept a performance bond of a contractor provided the contract which is bonded to be performed is absolute and unconditional in respect to installation of the services for the Town and specifically does not require payment of any sum whatsoever by the Town as a condition of performance.
12. The Developer shall provide to the Town letters of credit, or a maintenance bond, or Province of Ontario or Government of Canada securities, satisfactory to the Town in an amount equal to 50% of the value set by the Town upon initial acceptance thereof, for all services within or extending outside of the subdivision but required to facilitate the servicing of lots within the subdivision, for a period of one year after completion and initial acceptance by the Town of the last service provided.
13. The Developer will file with the Town a surveyor's certificate dated within 30 days before the application for initial acceptance by the Town of asphalt surfacing on roadways, to the effect that all Standard Iron Bars shown upon the plan of subdivision have been located or replaced.
14. Before the sale of any lot or the issue of any building permit within the subdivision the developer shall stake to the satisfaction of the Town engineer, the locations of all Standard Iron Bars, and shall maintain such staking to the satisfaction of the Town, its respective servants and agents and the Town engineer, in relation to each lot until the home foundation is installed and all services to the proposed home have been provided. The Developer will provide to the Town engineer on request, and to any proposed builder, all usual information as to grades and levels for each lot within the subdivision.
15. The Developer undertakes and agrees to pay for any damage caused to any existing road, road allowance, structure or plant and any costs involved in the relocation of or repair or connection to any existing services arising in any way from or in connection with this agreement or the provision of services called for herein including the changing of grades of existing adjacent roads, and also any taxes or other charges levied or to be levied upon the lands to be subdivided, until such time as the lands have been assessed and entered on the collector's roll according to the proposed and presently registered plans.
- 16.(a) The development of the subdivision requires special measures to deal with stormwater management. Conditions of the draft plan approval requires that the subdivision agreement contains the following provisions wherein the owner agrees;
  - i) to implement the recommendations and conclusions of the report prepared by Hanna, Ghobrial and Spencer Ltd. entitled Big Creek Subdivision

originally submitted May 29, 2002 and revised August 13, 2002 to the satisfaction of the Town, the Essex Region Conservation Authority and the Ministry of the Environment.

- ii) to conduct regular inspections every two weeks and after each sizeable storm event of all sediment and erosion control measures incorporated into this plan of subdivision.
  - iii) to maintain an inspection log which shall be made available for review by the municipality and the Ministry of Environment and Essex Region Conservation Authority, upon request. The log shall state the name of the inspector, date of inspections and the rectification or replacement measures which were taken to maintain the sediment and erosion control measures. Inspections shall continue until the assumption of services by the municipality or until site construction conditions warrant cessation of the visits.
  - iv) the stormwater management works associated with this plan of subdivision will seek statutory approval under the Ontario Water Resources Act.
- (b) For all of the works outlined therein and referred to in this section, the Developer shall provide design drawings, specification lists, tender documents, work schedules, all approvals, and security for due completion in the same manner as for services in the subdivision, as detailed in paragraph 1 through 9 and 11 and 12 hereof, and shall obtain approval of the works as detailed in paragraph 22 hereof.
- (c) Under Section 46 of the Environmental Protection Act, a Section 46 Approval may be required from the Minister of the Environment if future site investigations established that waste is deposited within the boundaries of this subdivision. The Developer therefore agrees to comply with all conditions and/or restrictions which may be imposed by the Minister of the Environment involving the results of soil, groundwater or atmosphere testing with respect to this subdivision.
17. If at any time prior to final acceptance of the last of the services by the Town it is of the opinion that additional works are proven necessary to provide adequately any of the public services specified in the schedules hereto, which were not reasonably foreseeable at the date of this Agreement then the Developer shall construct, install or perform such additional work at the request of the Town provided that if the Developer disagrees that such additional works are necessary, the question shall be resolved by a single arbitrator if the parties can agree on one, otherwise by a panel of three arbitrators proceeding under The Arbitrations Act.
18. The Developer covenants and agrees that topsoil excavated for roadways shall be left and levelled within the subdivision, except as provided in paragraph 19 hereof. Any topsoil that is stockpiled shall be neat and sloped in such a manner that weed cutting can be carried out with mechanical equipment by the Developer to the entire satisfaction of the Town.
19. The Developer shall carry out all grading of all lands, in accordance with the grading plans to be filed in the office of the Clerk of the Town of Amherstburg, and shall forthwith carry out temporary or permanent drainage work that the Town engineer may certify to be necessary to eliminate ponding erosion, channelling of underground water or other drainage problems. The Developer



shall neither dump nor permit to be dumped any fill or debris, or remove or permit the removal of any soil or fill from any of the lands to be subdivided without the written consent of the Town engineer. In seeking consent of the Town engineer to the removal of topsoil the developer shall establish that when final grades are established for all of the lots and blocks within the subdivision there will be topsoil to a depth of at least four inches (4") over the entire area not covered by buildings, roadways and driveways.

20. Rear lot drainage shall be installed on each lot, in connection with the construction of a house thereon, and shall be connected to the storm sewer system. The specifications, design and installation of such rear yard drainage shall be acceptable to, and subject to the approval of the Town engineer. On an application for a building permit on any lot within the lands to be subdivided, the builder shall produce a plan or sketch satisfactory to the Chief Building Official of the proposed rear yard drainage, which shall be deemed to be a requirement to meet the Surface Drainage and Drainage Disposal requirements of The Building Code. The installation of such rear yard drainage shall be subject to the same inspections as foundation drains and the Chief Building Official may issue work orders or stop work orders in relation thereto.
21. The Developer shall ascertain from the Town the appropriate municipal numbers for each lot, and shall provide such numbers to prospective purchasers, builders and lenders.
22. The Developer shall apply for initial acceptance of each individual service by filing with the Town a certificate under the hand and seal of its project engineer that the construction and/or installation of such services has been completed in accordance with the design criteria and the plans and specifications therefor approved and filed by the Town before construction, and by filing as-built drawings of such service, and a certificate of payment therefor and of compliance with the Construction Lien Act. The Town and its authorized agents, including the Town engineer, shall carry out such inspections as they deem necessary, and such service shall then be initially accepted after the Town engineer certifying that such service has been completed in accordance with the agreement, providing that all the covenants of this agreement have been complied with to the date of such certificate. After initial acceptance and after maintenance securities or bonds have been filed, the labour and materials payment bond and the performance bond or security in lieu thereof relating to such service shall be released.
23. The Town shall finally accept the services in each phase upon the Town engineer and the Town being satisfied that all covenants under this agreement have been fully complied with and all repairs and replacement required during the maintenance period has been carried out within such phase, and then authorizing release of the maintenance securities or bonds. Immediately prior to requesting final acceptance of the services, the Developer shall flush clean and camera inspect the sanitary and storm sewer system. The Developer's consulting engineer shall certify that the services have been inspected and the camera inspection has been reviewed, and that there are no sumps, cracks, blockages or other deficiencies within the system to the entire satisfaction of the Town.
24. The Developer undertakes, covenants and agrees to pay any planning, engineering, legal, auditing or other fees or disbursements incurred by the Town relating in any way to the proposed subdivision, or the servicing thereof, or to this agreement, including negotiations and preparations prior to its execution and

including the entire fees and disbursements of the Town engineer when acting pursuant to the terms of this agreement, and any clerical or administrative expense of the Town relating in any way to or arising from this agreement, forthwith upon being invoiced therefor. The Developer agrees to deposit with the Town on or before the execution of this agreement, the sum of \$2,000.00 to be applied against such fees as may be incurred from time to time, with such deposit to be renewed from time to time as used up, when requested by the Town, any unused balance to be returned to the Developer without interest, on the expiry of the maintenance period.

25. The Developer covenants and agrees to convey to the Town, at the time of registration of the proposed plan of subdivision 0.30 metre reserves extending across the open end of the adjoining public roadways. Upon acceptance of all of the services except the final asphalt course of any roadway, for which ingress and egress to and from the lots therein would be by passage over one or more of such 0.30 metre reserves, the Town will by by-law dedicate such reserve or reserves as a public highway. Until such dedication the Developer and those claiming under it shall have a mere licence to pass over such reserve or reserves subject to revocation at any time upon the Town deeming that any of the covenants and agreement of the Developer herein have not been fulfilled.
26. The Developer covenants and agrees to cause the Local Land Registrar to register notice of this agreement against all of the lands affected hereby, immediately after registration of the proposed subdivision, and to obtain acknowledgment, consent and postponement agreements, from any and all encumbrancers registered prior to registration of such notice.
27. The Developer acknowledges that the lands subdivided by this agreement are subject to By-law 1999-46 passed September 2, 1999 which established development charges for residential development in the Town, and provides that a development charge of \$4,669.55 be paid for each single detached dwelling and \$4,401.18 for each other dwelling unit to be constructed. The Developer further acknowledges that the by-law provides for an annual inflationary adjustment in accordance with the Section 3(4)(a) of the Development Charges Act, and that the above noted figure may change annually. The said development charge shall be paid prior to the issuance of a building permit for each lot. The Developer undertakes and agrees to provide that all Offers of Purchase and Sale include information that satisfies Subsection 59(4) of the Development Charges Act.
28. Throughout this agreement the term "Town Engineer" shall mean the professional engineer or firm of professional engineers retained by the Town to carry out the duties referred to in this agreement. Notwithstanding the above, the Town may agree to the use of a single engineering firm. However, should any dispute arise as a result of this agreement, the selected engineering firm shall be responsible to the Town, and the Developer shall be required to retain its own professional engineer.
29. Throughout this agreement the singular shall be deemed to include the plural, and the masculine, feminine and neuter genders shall be interchangeable as the context and applicable situations may require.
30. The Developer will not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative or other tribunal the right of the Town to enter into this agreement and to enforce each and every term,

covenant and condition thereof and this provision may be pleaded by the Town in any such action or proceeding as a complete and conclusive estoppel of any denial of such right. If any provision of this agreement shall be found to be or deemed illegal or invalid, the remainder of the agreement shall not be affected thereby.

31. No indulgence or forbearance by the Town shall be deemed to constitute a waiver by the Town of its rights to insist on performance in a full and timely manner of all the covenants contained herein, and any such waiver, in order to be binding, must be in writing and duly authorized by the Town Council. No such waiver of any provisions, conditions or covenants shall be deemed to be a waiver of the right to later require full and timely compliance with the same terms, conditions or covenants, or with any other terms, covenants or conditions of this agreement at any time.
32. The Developer and the Town agrees that in accordance with Ontario Municipal Board Order 0380 the parkland dedication requirement of the Planning Act shall be satisfied as follows:

The Developer shall convey Block 40 to the Town at the time of registration of the plan of subdivision. The Developer shall improve Block 40 with a berm and plantings which is to be maintained in a natural state. The berming and planting to be provided on Block 40 shall be for the purpose of protecting the natural area to the east and protecting the future residents from hunting. The planting in the 10 metre wide portion of Block 40 and the 1.2 metre berm to be constructed along the slope shall be in accordance with recommendations to be provided by Mr. Gerry Waldron, Environmental Consultant. The Ministry of Natural Resources is to be consulted with respect to the appropriate species. All costs associated with the berming and planting with respect to consultants and satisfactory completion thereof will be the responsibility of the Developer.

33. In accordance with the request of the Greater Essex County District School Board and the Windsor Essex District Catholic School Board, the Developer is required to place notice on title for purchasers of the lots to be aware that students may not be able to attend the closest school and could be bused to a distant school with available capacity.
34. The Developer is required to install a sidewalk along the main collector road. The location of the sidewalk to be to the satisfaction of the Town.
35. The Developer is required to install a hard surface pad for a bus pick-up and drop-off area throughout this development to the satisfaction of the Town.
36. The Developer is required to install street lighting throughout the subdivision to the satisfaction of the Town.
37. The Developer covenants and agrees that such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority and registered on title.

The Developer covenants and agrees that all offers of purchase or lease of the homes shall include the following warning clause:

“Purchasers/tenants are advised that a 2.5 metre easement exists on their properties immediately adjacent of the road right-of-way. Said easement contains underground utilities. No structures/fences are permitted on the easement. Purchasers/tenants should be aware that utility maintenance and/or repair or replacement may occur within this easement and may require removal of any landscaping features. The municipality assumes no liability for the removal of said landscaping features.”

38. Prior to final approval the Developer shall provide the Approval Authority with a “Record of Site Condition” prepared by a qualified consultant to ensure the property is suitable or has been made suitable for the intended land use all in accordance with the Ministry of Environment’s “Guideline for Use at Contaminated Sites in Ontario, Revised February, 1997” or its successor document.
39. The Developer covenants and agrees that all dwelling units will have thermal pane windows and central air conditioning.
40. Due to the potential that future residents may experience noise associated with active hunting carried out in the vicinity of the subject property the Developer covenants and agrees that all offers of purchase and sale shall contain the following clause:

“Purchasers and/or tenants are advised that despite the inclusion of noise control measures within the development area and within individual units, noise levels primarily associated with hunting which occurs in the vicinity may occasionally be of concern and could interfere with some activities of the dwelling occupant.”
41. The Developer shall provide each original purchaser with a printed pamphlet outlining the significance of Big Creek and various items to consider when living next to a marsh/wetland area.
42. In accordance with the requirements of the County of Essex, prior to final approval, the Developer shall provide engineered drawings for the two municipal road intersections with County Road 20 for approval by the County of Essex Engineering Department.
43. The Developer shall be responsible for the completion of the one metre high berm and plantings on Blocks 41, 42 and 43 to provide visual screening from the road and augment compatibility of the proposal in relation to the road and the approach to Big Creek. This work to be completed to the satisfaction of the Town. Upon satisfactory completion of the berming and landscaping Blocks 41, 42 and 43 will be conveyed to the Town and the Town will reconvey same to the owners of lands situated adjacent to the north side of Blocks 41, 42 and 43 with the exception of the extreme westerly portion of Block 43 occupied by the sanitary pump station which will be retained by the Town. The Developer agrees to pay any costs incurred by the Town for completing these conveyances.

The Developer covenants and agrees that all offers of purchase and sale shall contain the following clause:

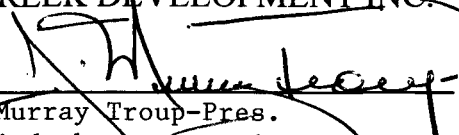
“That portion of Blocks 41, 42, and 43 being conveyed to the adjacent lot owners is to be preserved with the one (1) metre high berm and landscaping and maintained by the property owner in perpetuity. If the property owner elects to

erect a fence it will be a four (4) ft. high chain link black vinyl coated fabric fence located on the southern property line. The final specifications to be in accordance with Town requirements.”

- 44. The Developer shall ensure that Lots 20 through 24 shall have one bush per unit planted along the eastern property line for the purpose of marking the property line. The type of bush to be approved by the Town.
- 45. The Developer agrees to name Streets “A” and “B” to the satisfaction of the Town.
- 46. This agreement shall enure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

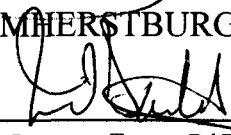
**IN WITNESS WHEREOF** the Town has hereunto affixed their seals attested by the signatures of their proper signing officers and the Developer has hereunto affixed its seal attested by the signature of its proper signing officer in that regard.


~~BIG CREEK DEVELOPMENT INC.~~

Per:   
Murray Troup-Pres.

I have authority to bind the corporation

THE CORPORATION OF THE TOWN  
OF AMHERSTBURG

Per:   
Mayor Tony DiBartolomeo

Per:   
Clerk David Mailloux

**SCHEDULE "A"**

**LEGAL DESCRIPTION**

Part of Lot 14, Concession 1, former geographic Township of Malden now in the Town of Amherstburg, County of Essex as in Instrument No. 1505272.

**SCHEDULE "B"**  
**DESIGN CRITERIA**

**FOR SERVICES TO BE PROVIDED IN THE  
BIG CREEK SUBDIVISION**

**TOWN OF AMHERSTBURG**

Sanitary and storm sewers, watermains, curbs and gutters, sidewalks, street lighting and electric service connections shall be constructed in accordance with plans and specifications prepared by a professional engineer, registered to practice in the Province of Ontario, and acceptable to the Town of Amherstburg. Criteria upon which these services are to be designed, are as described in this schedule.

**STORM DRAINAGE**

- (a) Storm sewers, together with catch waterbasins shall be installed in all streets in the development in accordance with the approved engineering drawings and as approved by the Ministry of the Environment and Energy, E.R.C.A. and the Corporation. A copy of the design calculations shall be submitted to the Corporation.
- (b) Private service connections from the storm sewers to the front property line of each building lot shall be provided and the Developer shall have the option of installing one private service connection for each lot. The minimum size of service connections shall be 6" diameter. Private storm service connections and clean-outs shall not be constructed under future driveways.

Sewers shall be designed in accordance with the following criteria:

Design Method	-	Rational Formula
Design Frequency	-	1:5 year Windsor AES
Runoff Coefficient	-	0.35 for residential
Minimum Pipe Size	-	300 mm.
Manning Coefficient	-	0.013
Minimum Velocity	-	0.76 m/sec.
Private Drain Connection	-	150 mm. dia.
Minimum Cover	-	1.07 m.
Maximum Manhole Spacing	-	(a) less than 900 mm. dia. - 120 metres (b) greater than 825 mm. - 150 metres
Pipe Material	-	(a) less than 525 mm. dia. - PVC (b) greater than 450 mm. dia. - R.C.

Restrictions imposed on the storm sewer outlet by the Town or by the Essex Region Conservation Authority shall be incorporated in the design of the storm sewer system. A stormwater management study shall be completed to the satisfaction of the Town and the Essex Region Conservation Authority. The study shall determine the effect of increased runoff due to development of the site and identify stormwater management measures to control any increases in flows in downstream watercourses up to and including the 100 year design storm. The Developer shall obtain a certificate of approval from the Ministry of the Environment, Design Approval Branch.

## SANITARY SEWERS

Sanitary sewers together with all necessary appurtenances and service connections from the appropriate sewer to the front property line of each building lot shall be constructed to the approved design of the Ministry of the Environment and Energy and the Corporation. Each building lot shall be provided with access to a sanitary sewer service connection for each lot. The minimum sanitary service connection size shall be 125 mm. in diameter. Each sanitary service shall be provided with a clean out situated at the property line as per clean out detail on the approved engineering drawings. The Developer shall be responsible for all costs associated with the construction of the Ontario Ministry of the Environment and Energy and the Provincial sewage works program across the Developer's property.

Sewers shall be designed in accordance with the following minimum design criteria:

Average Daily Flow	-	450 L/CAP/Day, plus extraneous flow of 0.28 l/ha/sec.
Peaking Factor	-	Harmon $1 + [14 - (4 + P/1000)]$
Population Density	-	3.5 people/lot
Minimum Pipe Size	-	200 mm.
Manning Coefficient	-	0.013
Minimum Cover	-	2.4 metres preferred or as required for gravity basement drainage
Maximum Manhole Spacing	-	122 metres
Private Drain Connection	-	single 125 mm. dia.
Pipe Material	-	(a) mainline pipe PVC DR35 (b) service pipe PVC DR28
Clean Out	-	125 mm. dia. PVC

The Developer shall obtain a certificate of approval from the Ministry of the Environment, Design Approval Branch.

## WATERMANS

The Developer shall construct and install sufficient watermains including hydrants, valves and blow-offs to service the entire subdivision with connections to all lots in accordance with the approved engineering drawings. Each lot shall be serviced by a single water service connected to the mainline.

Minimum Cover	-	1.5 metres
Maximum Hydrant Spacing	-	150 metres
Maximum Valve Spacing	-	at intersections and maximum 250 metres
Minimum Pipe Size	-	150 mm.
Lot Connection	-	19 mm. Type K copper
Pipe Material	-	DR18 PVC mainline

Design and installation shall be in accordance to the Town's watermain specification to the satisfaction of the Town of Amherstburg.

The Developer shall obtain a certificate of approval from the Ministry of the Environment, Design Approval Branch.



## ROADS

The Developer shall construct and install roadways and curbs and gutters upon all allowances for roads within the draft plan and upon the detail plans of services, in accordance with the following minimum design criteria:

Width - 8.5 metres (F.O.C. to F.O.C.)  
Curb and Gutter - Barrier type concrete curbs and gutters

Barrier type concrete curbs and gutters shall be constructed on both sides of all roadways including all turning basins. Design and type of curb is shown on the approved engineering drawings. All catch basin grates are to open towards the property line and not towards the street.

### Alignment:

Minimum Cul-de-sac Radius (12 m.)	-	12 metres
Minimum Turning Radius	-	9 metres
Minimum Road Grade	-	0.3% (0.5 preferred)
Cross Fall Grade	-	3.0%

and design parameters recommended by the Ministry of Transportation.

In general, any trenches crossing under pavement shall be backfilled with granular material acceptable to the Town engineer and such trenches shall be mechanically compacted as required by the Town engineer. Boulevards and other unpaved portions of the allowances for roads (except where forming part of the front lawn of residential lots) must be graded and sodded or seeded by the Developer.

## STREET LIGHTS

The Developer shall install street lights in accordance with the design criteria of and at locations to be approved by the Town of Amherstburg.

## STREET SIGNS

The Developer shall install street signs and, where necessary, standards therefor compatible with the street lights and satisfactory to the Town at each street intersection.

## HYDRO SERVICE

The Developer shall construct and install a sufficient hydro distribution system to service the entire subdivision with connections to all lots therein and connect the same to the existing hydro distribution system. Individual lot services, where possible, shall be provided on common lot lines so that residential hydro meters face each other. The hydro distribution system within the subdivision shall be grounded to the water distribution system if applicable. All hydro service within the subdivision shall be underground and designed and installed in accordance with the requirements and criteria of the Town of Amherstburg and Hydro One.

## TELEPHONE

The Developer shall arrange for Bell Telephone to provide underground telephone service to all of the lots within the subdivision.

### GAS

The Developer shall arrange for Union Gas Company to provide underground gas service to all of the lots within the subdivision.

### CABLE T.V. SERVICE

The Developer shall, at its' own expense, make satisfactory arrangements with the cable company providing cable television service to the municipality to provide for a buried or underground cable television service for this development. The Developer shall provide to the Corporation, upon demand, confirmation from the said cable company that such arrangements have been made.

### SERVICE LOCATION

### ADJUSTMENTS

The grade of any and all water service boxes, valves chambers, hydrants, manholes, drains and transformer boxes shall be adjusted by the Developer when and as may be required by the Town engineer.

### TEMPORARY SERVICES

Upon a connection of any type being made to the hydro or water services, a temporary meter or meters of a type and in a location or locations satisfactory to the Town shall be installed and continuously maintained until all hydro and/or water used within the subdivision, once the same is accepted by the Town, is metered through approved private connections. The Developer shall be responsible for, and will promptly pay or cause to be paid all charges for hydro and water supplied to the subdivision.

### DRIVEWAY APPROACHES

Residential driveways and their approaches shall be constructed to a width that complies with the provisions of the Corporation's Zoning By-law, as amended from time to time. Residential approaches shall consist of 250 mm. (10") Granular "A" stone base with interlocking paving stone, concrete or asphalt paving from the back of the curb to the property line.

It is understood and agreed that under no circumstances will the Developer herein be permitted to install a new residential driveway approach within the corner radii of a curb constructed along any street in this development.

It is further understood and agreed that under no circumstances will the developer or any other persons be permitted to install a new residential driveway approach over any private service connections from the storm or sanitary sewers or water system except where such connections cross driveways laterally (over the shortest possible distance) to enter the dwelling.

This provision is to be specifically brought to the attention of purchasers of lots at the time of purchase.

### COMMUNITY MAILBOXES

The Developer will be responsible for negotiating specific locations within the subdivision with Canada Post for the location of community mailboxes.

### EASEMENTS

The Developer agrees that such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.

### ROAD ALLOWANCES

All road allowances shown on the draft plan shall be dedicated as public highways and shall be not less than 15.0 m. (50') wide and shall be shown on the approved engineering drawings.

### REAR YARD DRAINAGE

- (a) Rear yard drainage shall be provided for each building lot in the locations and according to the specifications prescribed by the approved engineering drawings and as approved by the Corporation. Rear yard drainage shall be installed contemporaneously with the construction of dwellings on each building lot. A separate rear yard drainage system, with 300 mm. diameter pre-fabricated polyethylene catch basins in accordance to the rear yard drainage detail shown on the approved engineering drawings, shall be provided for each building lot.
- (b) The Developer shall, at its' own expense, prepare a lot grading and rear yard drainage plan for each individual building lot within this development and shall file same with the Corporation. The lot grading plan shall show proposed dwelling elevation, proposed elevations at lot corners and direction of flow of the rear yard drain pipe. The final elevations of all dwellings and other buildings, minimum opening elevations, where applicable and the final lot grades relating thereto and the rear yard drainage shall conform to the proposed lot grading and rear yard drainage plan filed for that lot. The consulting engineer, or a certified Ontario Land Surveyor, shall certify upon completion of the construction of the dwelling and building on each lot that the said lot grading and rear yard drainage plan has been complied with, in accordance with the approved engineering drawings, and until such time as the said certification has been received by the Corporation, occupancy of the dwelling on the subject building lot shall not be permitted.

### SPECIAL SERVICING REQUIREMENTS

- (1) The construction of structures shall conform to the following requirements:
  - (a) Roof or rain water leaders and weeping tile drains from each respective building are to be connected into the storm sewer. A sump pump connected to the storm sewer must be provided for each building.
  - (b) Weeping tile drains shall not be connected to the sanitary sewers.
  - (c) Basement floor drains shall be connected to the sanitary sewers provided for each dwelling.

- (d) Rear yard drainage, including 300 mm. diameter pre-fabricated polyethylene catch basins, shall be provided for each building lot in the locations and according to the design and specifications as shown on the approved engineering drawings.
  - (e) A lot grading plan shall be included in the final set of plans approved for construction of the works. The consulting engineer or a certified land surveyor shall certify, upon completion of the works, that the lot grades and catch basin elevation are in accordance with the design and that the lands abutting the subdivision are draining adequately. The Developer acknowledges that, until such time as the provisions of this paragraph have been complied with, no occupancy of any building shall be permitted and any and all securities delivered to the Corporation by the Developer herein shall be held to ensure the provisions of this paragraph are complied with.
- (2) At the completion of construction the Developer shall submit to the Town completed as-built drawings consisting of three (3) bond paper copies and one (1) mylar copy, and one (1) digital copy on compact disc. As-built information shall include private service connection sheets, hard copy and digital.

BIG CREEK DEVELOPMENT INC.

Per: 

THE CORPORATION OF THE TOWN  
OF AMHERSTBURG

Per: 

Mayor

Per: 

Clerk