



Department of Community
& Development Services
Telephone (905) 468-3266
Facsimile (905) 468-0301

The Town of Niagara-On-The-Lake

1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Report: CDS-21-023 **Committee Date:** September 13, 2021

Due in Council: September 27, 2021

Report To: Community & Development Advisory Committee
Subject: File No. SP-13-2021 - 78 Four Mile Creek Road
Application for Site Plan Amendment

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The application for Site Plan Amendment for lands known municipally as 78 Four Mile Creek Road, be approved, subject to the following condition:
 - 1.1.1 The owner enters into an amended Site Plan Agreement with the Town and that the same is registered against the title of the subject lands known municipally as 78 Four Mile Creek Road, Town of Niagara-on-the-Lake, all to the satisfaction of the Director of Community and Development Services or their designate;
- 1.2 The draft Site Plan Agreement for the subject lands, attached as **Appendix I** to this report, be forwarded to Council for approval; and
- 1.3 The following Revised clause be included in future Site Plan Agreements and Development Agreements respecting the release of securities:

Upon completion of all works, the deposited Letter of Credit can be reduced to 20% of its original value, plus the cost of any outstanding deficiencies. The remaining securities will be held for a one (1) year maintenance period from the date the Town issues a certificate of completion after the developer's engineer confirms completion of all works. Provided no outstanding issues or deficiencies remain at the end of the one-year maintenance period, the remaining securities (cash and deposits) will be released.

2. PURPOSE / PROPOSAL

The application for Site Plan Amendment (the "Application") proposes to amend the existing Site Plan Agreement registered on the title for the development to allow for a partial release of securities. A draft Site Plan Agreement is attached as **Appendix I** to this report.

3. BACKGROUND

3.1 Site Description and Surrounding Land Use

The subject lands are known municipally as 78 Four Mile Creek Road, located on the west side of the roadway, lying north of Creekside Drive within the urban area of St. Davids. A location map of the subject lands is attached as **Appendix II** to this report. The property contains an existing restaurant (The Grist Craft Kitchen and Brewery), a one-storey accessory building, parking areas and landscaping.

3.2 Previous Applications

In June 2014, Council approved applications to permit a range of commercial uses on the subject lands with site specific development standards and the inclusion of a Holding (H) symbol. In April 2019, Council approved applications for Zoning By-law Amendment to remove the Holding symbol (upon completion of archaeological requirements) and for Site Plan Approval (By-law No. 5145-19) to permit the restoration and conversion of the existing barn on the property into a restaurant.

4. DISCUSSION / ANALYSIS

The existing Site Plan Agreement registered on title of the subject lands contains the following standard clause that is included for all Site Plan Agreements:

All securities for the works contemplated herein shall be released after a one (1) year maintenance period following completion of the works. The exact dates of commencement and completion of the maintenance period shall be at the sole discretion of the Town.

Staff has received numerous requests recently for the release of securities held through Site Plan Agreements and Development Agreements. Such securities are required by the Town to ensure all site works are completed by the developer. Planning Staff and Operations Staff have reviewed these requests and are satisfied that a portion of securities can be released prior to the one-year maintenance period while retaining sufficient funds to enable the completion of required works. The process requires certification of the works and inspection by Town Staff. This approach is consistent with the partial release of securities the Town allows for Registered Plans of Subdivision. The change will also allow developers to better address certain cashflow and financial obligations throughout the construction process.

The following revised clause that would permit securities to be partially released once proposed works associated with a Site Plan Agreement (and Development Agreement) are completed:

Upon completion of all works, the deposited Letter of Credit can be reduced to 20% of its original value, plus the cost of any outstanding deficiencies. The remaining securities will be held for a one (1) year maintenance period from the date the Town issues a certificate of completion after the developer's engineer confirms completion of all works. Provided no outstanding issues or

deficiencies remain at the end of the one-year maintenance period, the remaining securities (cash and deposits) will be released.

Staff recommend that the revised clause be included in Section 13.7 of the proposed Site Plan Agreement included as **Appendix I** to this report.

In addition, Staff recommend the revised clause become the standard wording included in all future Site Plan Agreements and Development Agreements.

5. Strategic Plan

Not Applicable

6. OPTIONS

The Committee may approve, refuse or modify the proposed wording for the amendment to the Site Plan Agreement.

7. FINANCIAL IMPLICATIONS

The owner is responsible for all costs associated with the development. The securities currently held with respect to the subject lands would be released in accordance with the revised clause, as noted in the draft Site Plan Agreement attached as **Appendix I**. The owner is responsible for fees associated with the registration of the amended Site Plan Agreement.

8. COMMUNICATIONS

The owner will be notified of Council's decision. If the owner is not satisfied with any of the conditions of the Site Plan Agreement, the applicant will have the right to appeal the decision to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal), and this right does not expire.

9. CONCLUSION

Community & Development Services Staff recommend approval of the application for an amendment to the Site Plan Agreement at 78 Four Mile Creek Road, subject to the recommended revised clause for partial release of securities. This revised clause is also recommended for inclusion in all future Site Plan Agreements and Development Agreements.

Respectfully submitted,



**Mark Iamarino, MCIP, RPP
Senior Planner**



**Rick Wilson, MCIP, RPP
Manager of Planning**



**Craig Larmour, MCIP, RPP
Director, Community and
Development Services**



**Marnie Cluckie, MS.LOD, B.ARCH, B.ES
Chief Administrative Officer**

First Capital of Upper Canada - 1792

THIS AGREEMENT made this 27th day of September, 2021.

BETWEEN:

THE CORPORATION OF THE TOWN
OF NIAGARA-ON-THE-LAKE
(Hereinafter called the 'Town')

OF THE FIRST PART

-and-

1346700 ONTARIO LIMITED
(Hereinafter called the 'Owner')

OF THE SECOND PART

WHEREAS the Owner represents that it is the registered Owner of the lands known municipally as 78 Four Mile Creek Road, lying north of Creekside Drive, legally described as Part of Township Lot 92, being Part 1 on RP 30R-14317, Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, hereinafter referred to as 'the Lands';

AND WHEREAS the Owner has applied for Site Plan Approval to permit the repurposing of the existing building for proposed commercial use (restaurant); outdoor patio; parking areas; and landscaped areas, in accordance with Schedule B (Site Plan), Schedule C (Landscape Plan) and Schedule D (Architectural Elevations) attached hereto, all of which plans and design standards shall comply with the Ontario Building Code, and with all the Town building and Zoning By-law requirements;

AND WHEREAS the Council of The Corporation of the Town of Niagara-on-the-Lake has approved this agreement and authorized its execution on the 27th day of September, 2021;

AND WHEREAS the Town has agreed to permit the said development subject to the terms and conditions prescribed herein;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, and the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Owner to the Town, the receipt of which monies is hereby acknowledged; the parties hereto do mutually covenant and agree as follows:

1. DEFINITIONS

- 1.1. 'Approved Plans' shall mean plans approved and signed by the Lord Mayor and Town Clerk of the Corporation of the Town of Niagara-on-the-Lake and Owner depicting the proposed development. Schedule B

(Site Plan), Schedule C1 (Landscape Plan), Schedule C2 (Details) and Schedule D (Architectural Elevations) of this agreement are a reduced copy of the approved plans on file with the Community and Development Services Department of the Town of Niagara-on-the-Lake.

- 1.2. 'Chief Building Official' shall mean the Chief Building Officer of the Corporation of the Town of Niagara-on-the-Lake or their designate.
- 1.3. 'Council' shall mean the Council of the Corporation of the Town of Niagara-on-the-Lake.
- 1.4. 'Director of Community & Development Services' shall mean the Director of Community and Development Services of the Corporation of the Town of Niagara-on-the-Lake or their designate.
- 1.5. 'Director of Corporate Services' shall mean the Director of Corporate Services of the Corporation of the Town of Niagara-on-the-Lake or their designate.
- 1.6. 'Director of Operations' shall mean the Director of Operations of the Corporation of the Town of Niagara-on-the-Lake or their designate.
- 1.7. 'Fire Chief' shall mean the Fire Chief of the Corporation of the Town of Niagara-on-the-Lake or their designate.
- 1.8. 'Lands' shall mean the lands as described in Schedule A attached hereto.
- 1.9. 'Town' shall mean the Corporation of the Town of Niagara-on-the-Lake.

2. PREVIOUS AGREEMENT

2.1. The previous site plan agreement registered on title of the Lands is described as follows:

- a) Land Registry Office Instrument No. NR514233, agreement date May 13, 2019, Town By-law No. 5145-19;

2.2. The parties agree that the previous site plan agreement described in Section 2.1 of this agreement is hereby rescinded and shall be deleted forthwith from the title of the Lands. The application to the Land Registrar to delete the previous site plan shall be made by and at the expense of the Owner. The Town shall sign any consents or other documents required to effect the deletion.

3. STORMWATER MANAGEMENT

- 3.1. Prior to the issuance of a building permit, the Owner shall submit servicing plans for approval and, at its own expense, construct such works as may be required to collect and contain all stormwater on site and channel such stormwater to an approved outlet in accordance with specifications and plans approved by the Director of Operations and filed in the office of the Director of Operations. In this paragraph, stormwater shall include all surface water on the land including roof run-off, eavestroughs, surface catch basins and water from the foundation

perimeter-weeping tile.

- 3.2. Any alteration or improvements to the existing services will be at the Owner's expense.
- 3.3. The Owner agrees to, at its own expense, repair, forever maintain, and, where necessary, replace any stormwater system located on the lands identified in Schedule A attached hereto.
- 3.4. That where the stormwater system has not been maintained, the Director of Operations or their designate may enter upon the lands after reasonable notice having been given to the Owner, and affect such repairs as are deemed necessary and recover the costs thereof by action or in like manner as municipal taxes.

4. SANITARY SERVICES

- 4.1. Prior to the issuance of a building permit, the Owner shall submit servicing plans for approval and, at its own expense, construct such sanitary services as may be required to service the approved development.
- 4.2. Any alteration or improvements to any existing sanitary service will be at the Owner's expense and subject to approval of the Director of Operations.
- 4.3. All underground servicing must be approved and inspected by the Town.
- 4.4. The Owner agrees to, at its own expense, repair, forever maintain, and, where necessary, replace any sanitary sewer system located on the lands identified in Schedule A attached hereto.
- 4.5. That where the sanitary sewer system has not been maintained, the Director of Operations or their designate may enter upon the lands after reasonable notice having been given to the Owner, and affect such repairs as are deemed necessary and recover the costs thereof by action or in like manner as municipal taxes.

5. WATER SERVICES

- 5.1. Prior to the issuance of a building permit, the Owner shall submit servicing plans for approval and, at its own expense, construct such water distribution systems as may be required to service the approved development.
- 5.2. Any alteration or improvements to any existing water service will be at the Owner's expense and subject to approval of the Director of Operations.
- 5.3. All underground servicing must be approved and inspected by the Town.
- 5.4. The Owner agrees to install any required fire hydrants in accordance with the Ontario Building Code.
- 5.5. All fire hydrant protection identified in this agreement shall be in working order and capable of being utilized prior to commencement of above

ground construction.

- 5.6. Where fire hydrants have been installed but are not yet functional or are out of service, the hydrant shall be clearly identified (bagged) as to be not in service.
- 5.7. The Owner agrees to, at its own expense, repair, forever maintain, and, where necessary, replace any water distribution system located on the lands identified in Schedule A attached hereto.
- 5.8. That where the water distribution system has not been maintained, the Director of Operations or their designate may enter upon the lands after reasonable notice having been given to the Owner, and affect such repairs as are deemed necessary and recover the costs thereof by action or in like manner as municipal taxes.

6. PARKING AND ROADWAY

- 6.1. The Owner shall, at its own expense, construct and at all times maintain parking facilities on the lands in accordance with Schedule B attached hereto, and to the specifications and design as approved by the Director of Community and Development Services. The surface treatment of all parking areas shall be as indicated on Schedule 8 attached hereto.

7. ROADS AND ENTRANCEWAYS

- 7.1. The final design of all access driveways and entranceways shall be subject to the approval of the Director of Operations.
- 7.2. All roads, entranceways, and the emergency access route must conform to the requirements of the Fire Chief and meet Ontario Building Code Standards.
- 7.3. The Owner agrees to maintain all access and interior driveways year-round, including but not limited to snow removal, to the satisfaction of the Fire Chief.
- 7.4. The Owner shall obtain, prior to any construction taking place within a Regional road allowance, a Regional Construction Encroachment Permit from the Niagara Region Transportation Services Division.
- 7.5. The Owner shall obtain, prior to any new or altered entrances being created onto Four Mile Creek Road (Regional Road 100), a Regional Entrance Permit from the Niagara Region Transportation Services Division.
- 7.6. The Owner shall not be permitted additional access to the subject lands from the Four Mile Creek Road (Regional Road 100) road allowance, except that which is shown on Schedule B or subsequent versions approved by the Region.

8. LIGHTING/FLOODLIGHTING

- 8.1. All site lighting shall be constructed, forever maintained, and replaced as

necessary, in accordance with plans and specifications approved by the Director of Community and Development Services.

- 8.2. The requirement for approval of lighting plans and specifications may be waived by the Director of Community and Development Services at his sole discretion.
- 8.3. Notwithstanding any waiver of approval of lighting plans and specifications, the Owner shall at all times comply with the Town's by-laws, standards and policies in respect of lighting.
- 8.4. Any changes to the approved site lighting or additional lighting of the building or site will require that the Owner submit a revised lighting plan and specifications for review and approval by the Director of Community and Development Services, prior to undertaking any installations.

9. LANDSCAPING

- 9.1. The Owner shall, at its own expense, landscape the lands in accordance with Schedule C attached hereto, and to the specifications and design as approved by the Director of Community and Development Services.
- 9.2. The Owner shall forever maintain all landscaping in accordance with specifications and plans approved by the Director of Community and Development Services.
- 9.3. The Owner shall maintain all plantings in a healthy condition, and all dead or diseased plantings shall be replaced within eight (8) months from the time the dead or diseased plantings are recognized.
- 9.4. The Owner shall, prior to tree plantings taking place within the Four Mile Creek Road (Regional Road 100) road allowance, contact the Region's Forestry Division to ensure the location and species is acceptable.

10. NOISE ATTENUATION

- 10.1. The Owner agrees that all external air conditioners, ventilation systems, exhaust fans or other similar mechanical equipment shall be directed away from abutting properties and screened from view or otherwise located on the subject lands so as to attenuate noise impact on neighbouring residential properties, to the satisfaction of the Director of Community and Development Services.

11. GARBAGE DISPOSAL & STORAGE

- 11.1. The Owner shall, at all times, provide adequate facilities for the collection and disposal of garbage, sanitary refuse and commercial waste in accordance with Provincial legislation, Regional Policy and Town By-laws, and in the event of its failing so to do, the Town or its agents shall have the right to enter upon the lands and, at the expense of the Owner, undertake the collection and disposal and recover the costs thereof by action or in like manner as municipal taxes.

- 11.2. Waste collection shall be the responsibility of the Owner through a private contractor and not Niagara Region.
- 11.3. The storage, collection and disposal of refuse, garbage and waste in the development shall be so conducted as to create no health hazards, rodent harbourage, insect breeding areas, accident, fire hazards or pollution. This responsibility will rest entirely on the Owner.
- 11.4. All refuse, garbage and waste must be stored in waterproof, vermin proof, and covered containers.

12. SIGNAGE

- 12.1. The Owner agrees that any signage located on the subject lands shall be in accordance with the approval of the Director of Community and Development Services and in compliance with the Town's Sign By-law and Ontario Building Code.
- 12.2. The owner shall, prior to any construction on a property adjacent to a Regional road allowance, obtain any required Regional Sign Permit.
- 12.3. The Owner shall, prior to installation of the private signage feature shown on Schedule B or subsequent versions approved by the Region, obtain the required Regional Sign Permit.

13. ENGINEERING, LEGAL AND INSPECTION COSTS

- 13.1. The Owner agrees to deposit with the Town, prior to any works commencing on site, and to keep in full force and effect until completion of all on-site and off-site construction and services set out herein, an irrevocable letter of credit or security deposit as set out in Schedule E to this agreement, including but not limited to the cost of water services, sanitary services, stormwater management systems, surface treatments, landscaping, fencing, grading and similar elements as per the approved plans, to ensure that all terms of this agreement are fulfilled and that the site is left in a safe and tidy condition.
- 13.2. The required amount of the letter of credit or security deposit may be increased by the Town at any time and at its sole discretion, as required to ensure the completion of all on-site and off-site services to the satisfaction of the Town. Upon notification by the Town of an increase in the required amount, the Owner agrees to immediately deposit the additional letter of credit or security deposit amounts with the Town.
- 13.3. The Owner's Engineer shall, as part of the submission of engineering plans, submit construction cost estimates, and number of working days for the construction of the following off-site and on-site services in writing, for the approval of the Director of Operations as applicable:
 - 13.3.1 Sanitary and storm sewers and appurtenances;
 - 13.3.2 Water service and appurtenances;
 - 13.3.3 Pavements, including granular base, sidewalks and curbing;

13.3.4 Stormwater management systems; and

13.3.5 Landscaping/Lighting.

13.4. The Owner shall, prior to the issuance of a building permit, pay a cash deposit, as set out in Schedule E to this agreement, representing the estimated cost of off-site and on-site inspections, prior to the issuance of a building permit, which is based on the following criteria:

13.4.1 The estimated cost of the inspection fees shall be based on the estimated number of working days and the daily inspection costs as established by the Town.

13.4.2 The actual inspection fees shall be based on the actual number of working days and the daily inspection costs as established by the Town.

13.5. The Owner shall, prior to the issuance of a building permit, pay a cash deposit, as set out in Schedule E to this agreement, to ensure that during construction of the development the site will be kept in a reasonably tidy condition so that the raising of dirt and dust is kept to a minimum, and to further ensure that all roads adjacent to and in the vicinity of the development are kept clean of mud and debris, and that any standing water is eliminated.

13.6. The Owner shall, prior to the issuance of a building permit, pay a cash deposit, as set out in Schedule E to this agreement, against the cost of reparations to any off-site damages that may occur during construction, the actual cost of such reparations to be at the Owner's sole expense and recoverable by action or in like manner as municipal taxes.

13.7. Upon completion of all works, the deposited Letter of Credit can be reduced to 20% of its original value, plus the cost of any outstanding deficiencies. The remaining securities will be held for a one (1) year maintenance period from the date the Town issues a certificate of completion after the developer's engineer confirms completion of all works. Provided no outstanding issues or deficiencies remain at the end of the one-year maintenance period, the remaining securities (cash and deposits) will be released.

14. DEVELOPMENT CHARGES

14.1. Prior to the issuance of building permit, the Owner shall pay to the Town all applicable Development Charges in accordance with the current Town and Regional by-laws and policies.

15. PARKLAND DEDICATION

15.1. Prior to the issuance of building permit, the Owner shall, in accordance with section 42 of the *Planning Act*, pay cash-in-lieu of parkland dedication, to the satisfaction of the Town. The amount of cash-in-lieu of parkland dedication shall be based on an appraisal prepared by a qualified professional, which shall be submitted for approval by the

Town, all at the Owner's expense.

16. GRADING

- 16.1. Prior to the issuance of a building permit, the Owner shall submit a grading plan for approval by the Director of Operations. Specifications and design shall be approved by the Director of Operations and subsequent plans shall be filed in the office of the Chief Building Official prior to the commencement of any site work.
- 16.2. The Owner agrees to construct and grade the lands in accordance with the plans certified by and filed in the office of the Director of Operations.
- 16.3. The grading plans shall require grades to be established and maintained which will ensure proper drainage without interference with or flooding of adjacent properties and will retain all stormwater as required under Section 3, Stormwater Management, of this agreement. Any deviation from such grades shall constitute a violation of this agreement.
- 16.4. Any change to any grading plans certified and approved pursuant to this agreement may require the submission of revised drawings prepared by an Ontario Land Surveyor or Professional Engineer and approved by the Director of Operations.
- 16.5. The Owner agrees to submit 'as constructed' grading plans for any changes to the existing grades to be approved by the Director of Operations and the Director of Community and Development Services.
- 16.6. Unless otherwise approved or required by the Director of Community and Development Services, the Owner agrees not to undertake any site alteration of the said lands until such time as a building permit is issued for the construction of the buildings contemplated herein on the lands.

17. ARCHAEOLOGICAL ASSESSMENT

- 17.1. Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Tourism, Culture and Sport and the Owner's archaeology consultant shall be notified immediately. In the event that human remains are encountered during construction, the Owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Business and Consumer Services, the Ministry of Tourism, Culture and Sport and the Owner's archaeology consultant.

18. GENERAL

- 18.1. The Owner agrees that during the construction of development, the site will be kept in a reasonably tidy condition so that the raising of dirt and dust is kept to a minimum and further that all roads adjacent to and in the vicinity of the development are kept clean of mud and debris. The Owner shall keep all roads clear of obstruction and storage of

construction materials.

- 18.2. If required under the Ontario Building Code, the Owner shall provide land surveys by an Ontario Land Surveyor, and ensure that all construction shall be carried out under the direction of a licensed architect or engineer. Evidence of this direction and control must be submitted to the Chief Building Official, prior to the issuance of a building permit.
- 18.3. The Owner 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 Town to enter into this agreement and to enforce each and every term, covenant and condition herein contained, and this agreement may be pleaded as an estoppel against the Owner in any such proceedings. Each of the terms of this agreement is independent of the other and in the event any term of this agreement is held to be invalid or unenforceable for any reason, then such invalidity or unenforceability shall affect that term only and the remainder of the agreement shall remain in full force and effect.
- 18.4. In the event of failure of the Owner to carry out any of the provisions of this agreement, then the municipality, its servants, or agents shall, on fifteen (15) days' notice in writing of its intention so to do and forthwith in cases or emergency, have the right to enter on to the said lands and, at the expense of the Owner, do any work required hereby and further, shall have the right to recover the costs thereof by action or in like manner as municipal taxes, pursuant to the provisions of the Municipal Act, R.S.O. 2001.
- 18.5. The Owner agrees that if construction has not been seriously commenced within six (6) months of the date of this agreement or where the construction is substantially suspended or discontinued for a period of more than one year, the Chief Building Official may revoke the building permit issued heretofore and not issue a new permit until such time as a new agreement has been entered into. This clause is inserted to protect the municipality from any change in its standards of service or any change in the requirements for municipal services relating to the capacity of any service, to service this or any other project.
- 18.6. The Owner agrees that all work authorized by this agreement shall be completed within two (2) years of the date of the execution of this agreement. If all work has not been completed within two (2) years from the date of execution of this agreement, the Town reserves the right to deem this agreement null and void.
- 18.7. The Owner shall indemnify and save harmless the Town from and against all actions, causes of action, interest, claims, demands, costs, charges, damages, expenses and loss which the Town may at any time bear, incur, be liable for, sustain or be put unto for any reason, or on

account of, or by reason of, or in the consequence of, or related to the discharge of stormwater from the lands.

- 18.8. That the Owner shall agree in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunications services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
- 18.9. The Owner is advised that prior to commencing any work within the site, the Owner must confirm that sufficient wire line communication/telecommunication infrastructure is available within the development to provide communication/telecommunication services to the development. In the event that such infrastructure is not available, the Owner may be required to pay for the connection to and/or extension to an existing communication/telecommunication infrastructure.
- 18.10. In case the Owner wishes not to pay for the connection to and/or extension to an existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the Town that sufficient alternative communication/telecommunication facilities are available within the proposed site to enable, at a minimum, the efficient delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency service).
- 18.11. The Owner shall obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of the said development.
- 18.12. The Owner shall contact Enbridge Gas Distribution for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
- 18.13. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
- 18.14. In the event that easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost.
- 18.15. The Owner shall contact Enbridge Gas Distribution prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.
- 18.16. The Owner covenants and agrees that any outstanding taxes will be paid prior to the registration of the agreement.
- 18.17. Prior to the- release of any securities, the Owner agrees to pay any arrears of taxes outstanding against the lands.

Appendix I

- 18.18. The Owner agrees that there shall be no open burning of waste or construction materials unless specifically approved by the Fire Chief.
- 18.19. The Owner shall enter into separate agreements as may be required for the provision of utilities to service the development, including but not limited to gas, telephone and cable utilities.
- 18.20. The Owner shall be subject to all by-laws of the Town and shall abide by them.
- 18.21. This agreement shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors in title, mortgagees and assigns and all covenants, agreements, conditions and understandings herein contained on the part of the Owner shall run with the lands in perpetuity.
- 18.22. The Owner herein agrees and consents to the registration of this agreement, at its own expense, against the title of the lands.

Any notice given hereunder shall be sufficiently given and addressed to:

1346700 ONTARIO LIMITED
C/O ROBERT BEGIN
6593 JANUARY DRIVE
NIAGARA FALLS, ONTARIO
L2J 4J4

IN WITNESS WHEREOF the parties hereto have hereunto affixed their corporate seals under the hands of their officers duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED
in the presence of:

THE CORPORATION OF THE TOWN
OF NIAGARA-ON-THE-LAKE:

Per:

LORD MAYOR BETTY DISERO

ACTING TOWN CLERK COLLEEN
HUTT

1346700 ONTARIO LIMITED:

Per:

ROBERT BEGIN

**SCHEDULE A
TO
SITE PLAN AGREEMENT**

PIN: 46373-0732 (LT)

Legal Description: Township Lot 92 Niagara, being Part 1 on 30R-14317; Town of Niagara-on-the-Lake

SCHEDULE E
SECURITY DEPOSITS AND REQUIRED PAYMENTS

Item	Reference	Subject	Estimated Cost	Letter of Credit	Cash
1.	13.2	Securities for Off-Site and On-Site Services - 20% or \$10,000.00	\$373,534.68	\$74,706.94	
2.	13.4	Inspection Deposit			\$13,000.00 ^{1 2}
3.	13.5	Road Cleaning Deposit			\$2,000.00 ¹
4.	13.6	Damage Deposit			\$5,000.00 ¹
Total				\$74,706.94	\$20,000.00

NOTES:

1. Amounts noted are deposits, and any unused portion will be returned to the Owner upon completion of the works.
2. Inspection costs based on estimate of 20 working days.

BUILDING ANALYSIS FORM		Application No.:	
1. Project Description: Existing Building/Change of Use: Proposed Restaurant		O.C. Reference: Part 11 Part 3 Part 9	
2. Major Occupancy: A2 - Restaurant (300 Seats)			
3. Building Area:	365 m ²		1.1.3.2
4. Gross Floor Area:	413 m ²		1.1.3.2
5. Number of Storeys:	Above grade: 2 Below grade: 0		2.1.1.3
6. Height of Building:	10.5 m (35 ft)		2.1.1.3
7. Building Classification:	3.2.2.33 - Group A, Division 2 - up to 2 Storeys		9.10.4.1
8. Number of Streets/Access Routes:	1 (One Street)		
9. Sprinkler System:	<input checked="" type="checkbox"/> existing wetting system <input type="checkbox"/> Not required <input type="checkbox"/> Not required		
10. Standpipe required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Provided <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.2.30-83	9.10.8
11. Fire Alarm required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Provided <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9	9.10.17.2
12. Water Service/Supply is adequate:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3.2.4	
13. High Building:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.1.6	
14. Permitted Construction:	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83	9.10.8
15. Mechanically Airtight:	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both		9.10.4.1
16. Total Occupant Load = 440 Persons		3.1.17.1	9.9.1.3
17. Barrier-free Design:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.8	9.5.2
18. Hazardous Substances:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.11.2 (11.4)	9.10.1.3 (9.3.1.10.1)
19. Required Fire Resistance Rating	Label Design No. Description	Required Fire Resistance Rating	Label Design No. Description
Floors	3/4 Hours	Floors	3/4 Hours
Roof	3/4 Hours	Roof	3/4 Hours
Masonry	N/A	Masonry	N/A

SITE STATISTICS

LOT AREA	2871 m ²
BUILDING COVERAGE (FRONT & REAR)	(21%) 604 m ²
LANDSCAPING	(23.5%) 675.4 m ²
PARKING/PAVED AREA	1591.6 m ²
TOTAL PARKING SPACES PROVIDED	46
BUILDING HEIGHT	2 STOREY / (+/-) 8.5 m
GROSS FLOOR AREA	
FRONT BUILDING:	1st FLOOR = 305 m ² 2nd FLOOR = 114 m ² TOTAL = 419 m ²
REAR BUILDING:	1st FLOOR = 239 m ²
TOTAL GROSS FLOOR AREA =	658 m ²
FRONT BUILDING OCCUPANCY	140

SETBACKS

EXISTING SETBACKS	
FRONT SETBACK	11.2 m
REAR SETBACK	50.9 m
INTERIOR SIDE SETBACK	3.0 m
INTERIOR SIDE SETBACK	11.9 m

BUILDING DESCRIPTION

MAJOR OCCUPANCY
A2 - ASSEMBLY OCCUPANCY

MUNICIPAL ADDRESS

LOT 92, PART 1
78 FOUR MILE CREEK ROAD
NIAGARA ON THE LAKE, ONTARIO

LAND ZONING

VC - VILLAGE COMMERCIAL

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE TOWN AND AT THE SOLE EXPENSE OF THE OWNER.
2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN. PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY. ALL THE SERVICES, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.
3. ABANDONED CURB DEPRESSIONS AND BOULEVARDS ARE TO BE RESTORED TO MUNICIPAL STANDARDS AT THE APPLICANT'S EXPENSE.



JASON PIZZICAROLA DESIGN - ARCHITECTS INC.
206 RIDGE ROAD N
RIDDIWAY, ONTARIO L3E 1K0
T: 905-894-8300
F: 905-894-8400
e-mail: jpiczarola@pdesign.ca
CERTIFICATE OF PRACTICE - # 4653



PROPOSED RESTAURANT

78 FOUR MILE CREEK ROAD
NIAGARA ON THE LAKE, ON

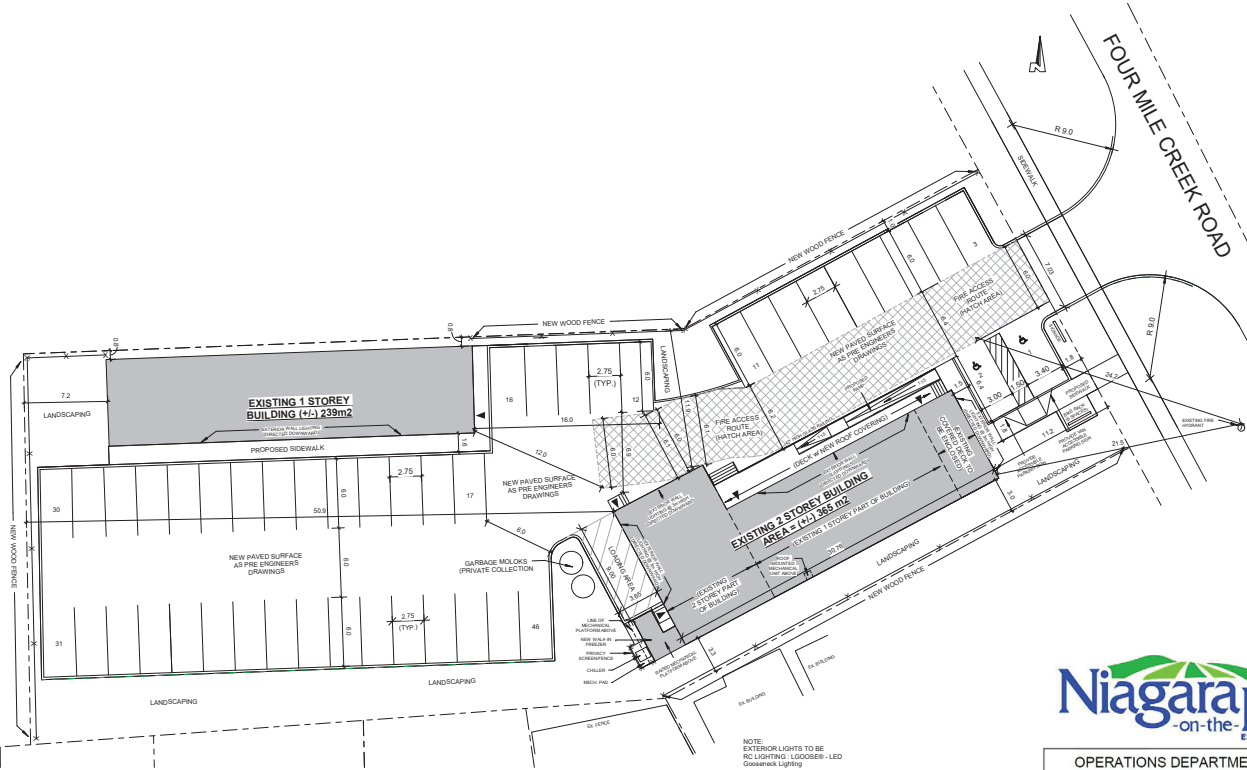
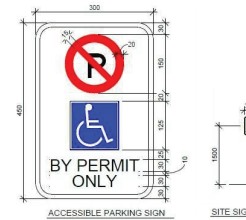
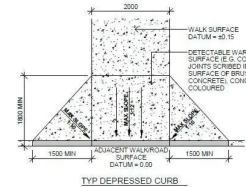
No.	Description	Date

SITE PLAN

08/03/2019 5:17:24 PM

PROPOSED SITE

SHEET TITLE:	
JOB #:	17167
SCALE:	As indicated
SHEET NO.:	SP1



NOTE:
EXTERIOR LIGHTS TO BE
RELIGHTING. LIGHTS - LED
Goose-neck Lighting



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE	DATE
MIKE KOMLJENOVIC	ENGINEERING SUPERVISOR
NAME	POSITION

OWNER'S NAME

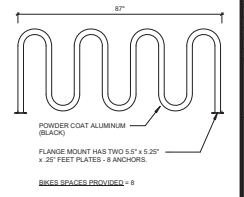
OWNER'S SIGNATURE

LORD MAYOR

TOWN CLERK

Date

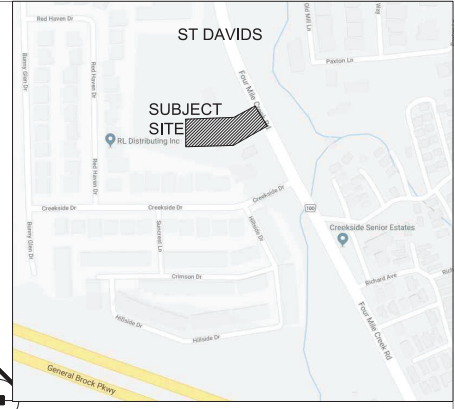
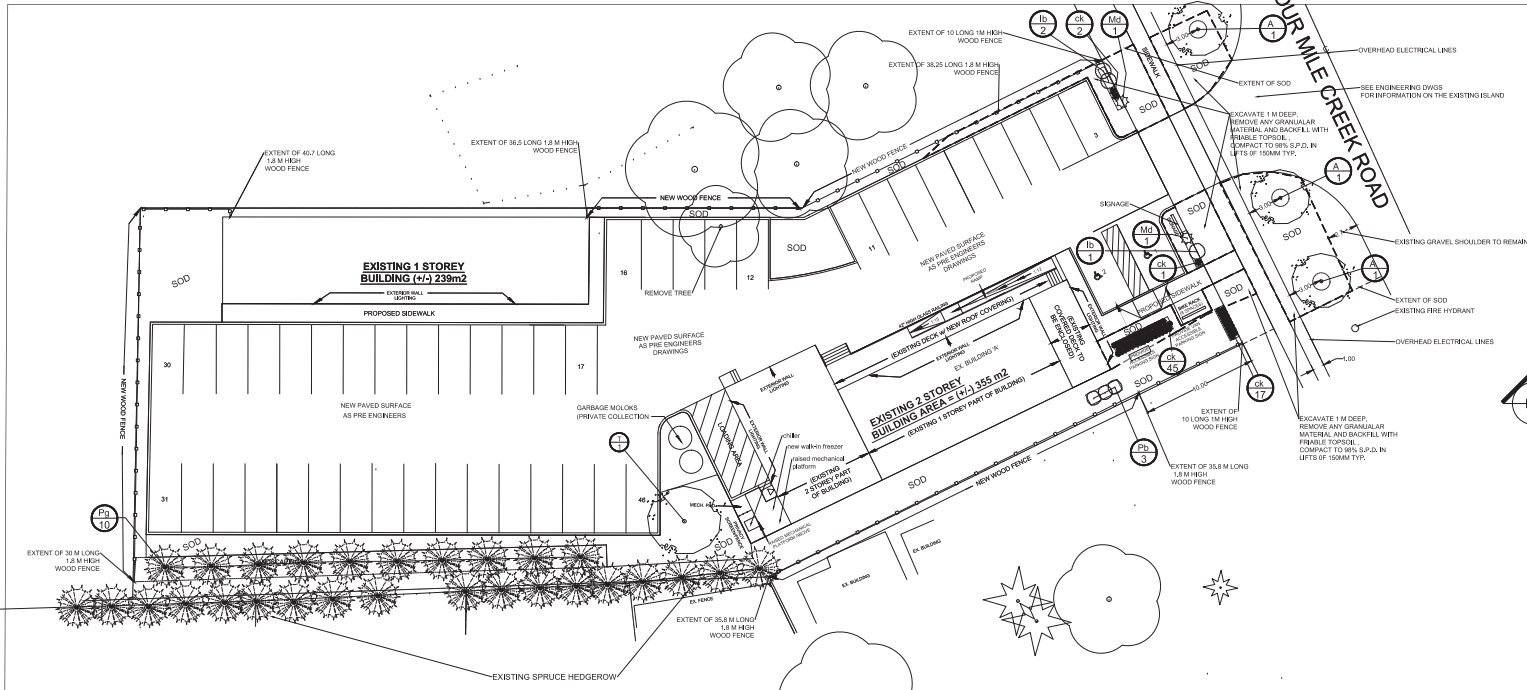
BIKE RACK DETAIL



4 HUMP - ROLLING BIKE RACK

DERO ROLLING BIKE RACK - RR4H

1 SITE PLAN
1 : 200



KEY PLAN N.T.S.

PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDITION	COMMENT
TREES CONIFEROUS:						
Pg	PICEA GLAUCA	WHITE SPRUCE	10	200CM	W.B.	
TREES DECIDUOUS:						
T	TILIA CORDATA	LITTLE LEAF LINDEN	1	60MM	CAL. W.B.	
A	ACER GINNALA 'RUBY SLIPPERS'	RUBY SLIPPERS AMUR MAPLE	3	60MM	CAL. W.B.	MAINTAIN LOWER BRANCHES AT A MIN. 3 M ABOVE GRADE TO ACCOMMODATE SIGHT LINES
SHRUBS CONIFEROUS:						
Md	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	2	40MM	3 GAL	
SHRUBS DECIDUOUS:						
Ib	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS WINTERBERRY	3	40CM	3 GAL	
Pb	PHYSOCARPUS OPUFOLIUS 'BURGUNDY CANDY'	BURGUNDY CANDY NINEBARK	3	50CM	3 GAL	
PERENNIALS, GROUND COVER & VINES:						
ck	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	65	—	CONTAINER	
SOD	100% KENTUCKY BLUEGRASS MIX		599.54	—	ROLLS	

NOTE:
SEE D-1,4 FOR PLANTING, FENCE DETAILS AND TREE PROTECTION MEASURES
ALL PLANT MATERIAL IS TO BE WARRANTED FOR TWO YEARS



OPERATIONS DEPARTMENT APPROVAL

DATE: _____
 SIGNATURE: MIKE KOMIJEVIC
 NAME: _____
 ENGINEERING SUPERVISOR POSITION: _____

OWNER'S NAME: _____

OWNER'S SIGNATURE: _____

TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR: _____

TOWN CLERK: _____

Date: _____

Rev No.	Revision	Date	By
9	ISSUED FOR APPROVAL	01.25.19	DM
8	ISSUED FOR APPROVAL	11.19.18	DM
7	ISSUED FOR APPROVAL	09.07.18	DM
6	CHANGED SPECIES - ISSUED FOR APPROVAL	08.17.18	DM
5	CHILLER ADDED - ISSUED FOR APPROVAL	07.27.18	DM
4	ISSUED FOR APPROVAL	07.18.18	DM
3	FENCE ADDED AS PER INSTRUCTION-ISSUED	05.30.18	DM
2	FENCE ADDED AS PER INSTRUCTION-ISSUED	02.03.18	DM
1	AS PER INSTRUCTION-ISSUED FOR DISCUSSION	01.30.18	DM
0	ISSUED FOR DISCUSSION	01.24.18	DM

CONCEPT LANDSCAPE PLAN 1:200



DONALD MARTIN LANDSCAPE ARCHITECT

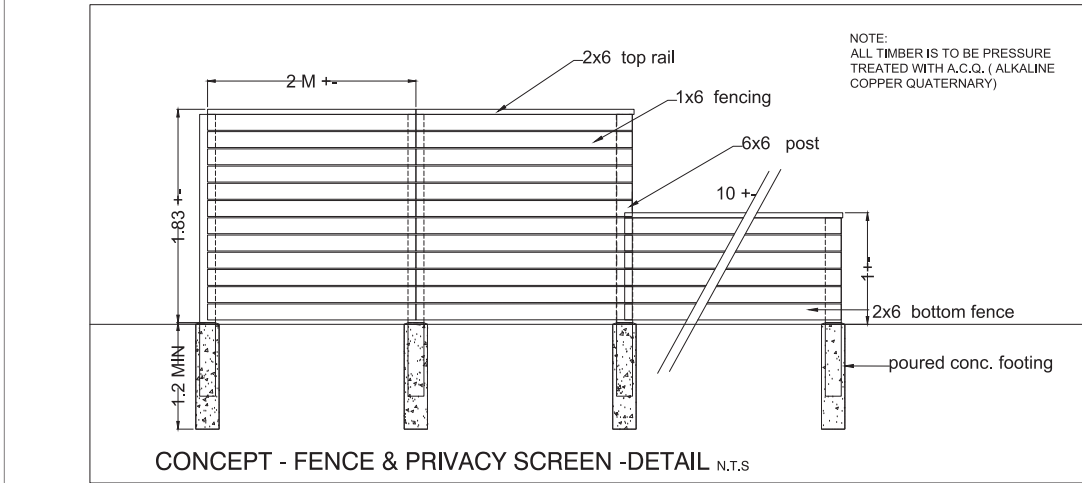
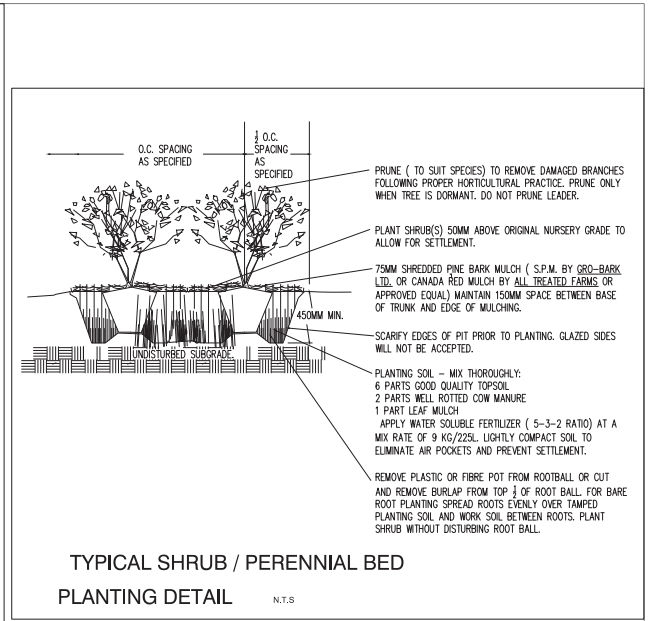
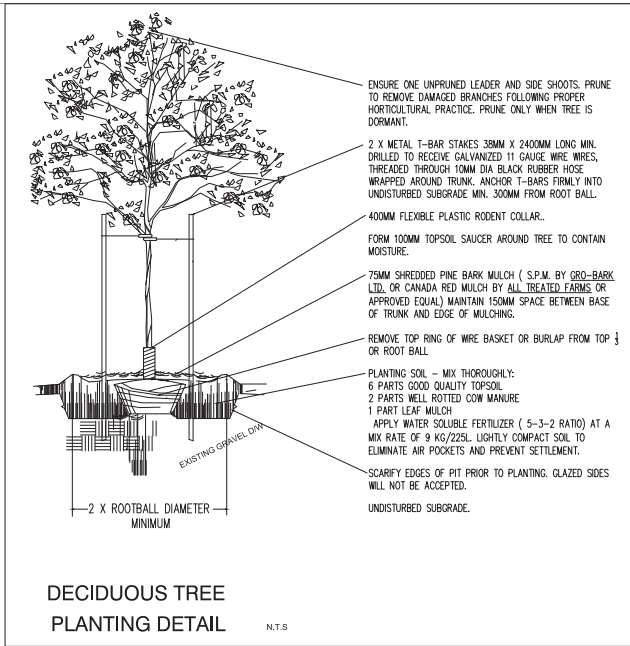
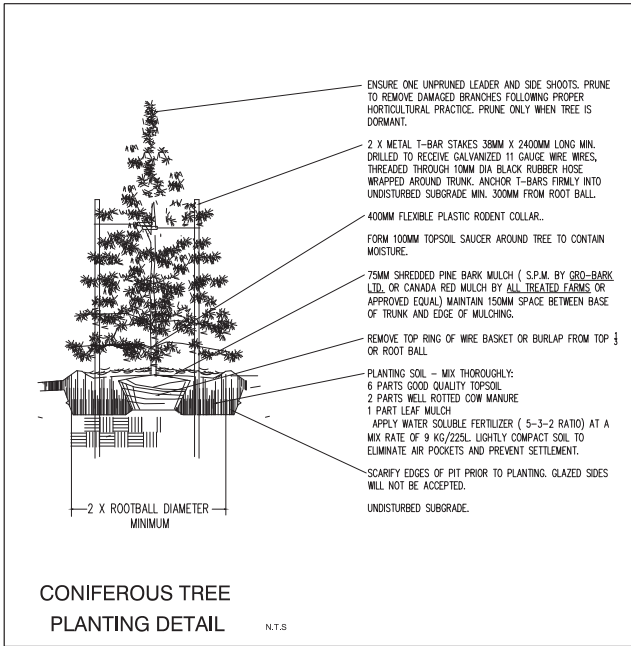
4655 Fifth Avenue . Niagara Falls . Ontario
 phone . fax 905 . 357 . 1947

Project: **78 FOUR MILE CREEK ROAD**

Owner: _____

Sheet Title: **CONCEPT LANDSCAPE PLAN**

Design: DM	Drafting: DM
Date: 01.24.18	Scale: 1:200
Dwg No. 0124181	Sheet No. L-1 Rev. No. .9



Niagara-on-the-Lake EST. 1781

OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: MIKE KOMLJENOVIC DATE: ENGINEERING SUPERVISOR POSITION

OWNER'S NAME

OWNER'S SIGNATURE

TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR

TOWN CLERK

Date

Rev No.	Revision	Date	By
.4	ISSUED FOR APPROVAL	11.19.18	DM
.3	FENCE CHANGE - ISSUED FOR APPROVAL	07.27.18	DM
.2	SIGNING BLOCK ADDED - ISSUED FOR APPROVAL	07.18.18	DM
.1	FENCE DETAIL AS DIRECTED - ISSUED FOR APPROVAL	02.13.18	DM
.0	ISSUED FOR APPROVAL	02.03.18	DM

DETAILS.

DONALD MARTIN LANDSCAPE ARCHITECT

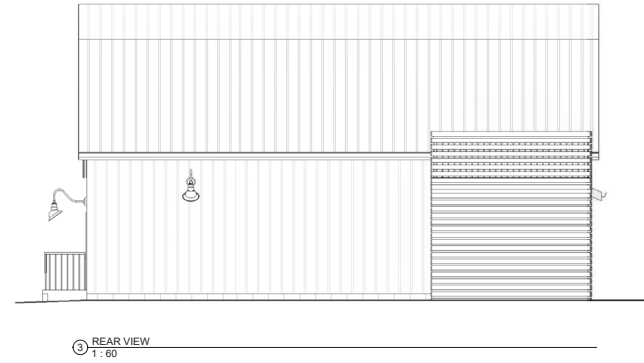
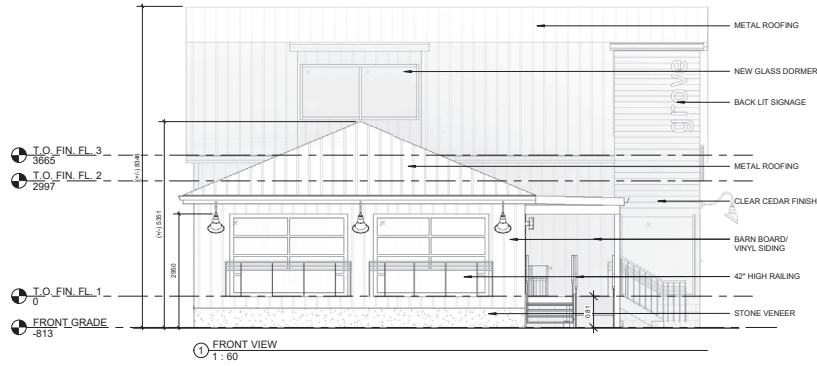
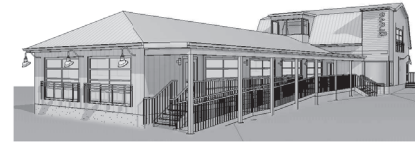
4655 Fifth Avenue . Niagara Falls . Ontario
phone . fax 905 . 357 . 1947

Project: **78 FOUR MILE CREEK ROAD**

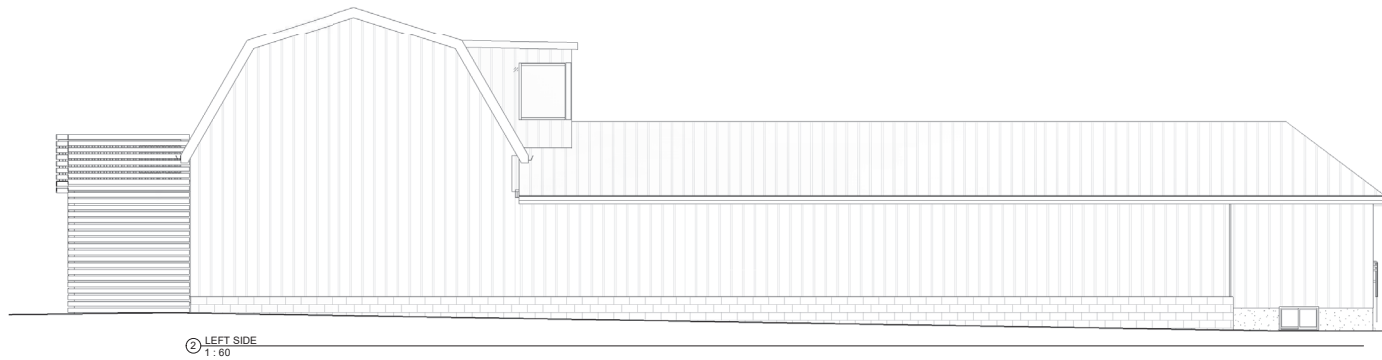
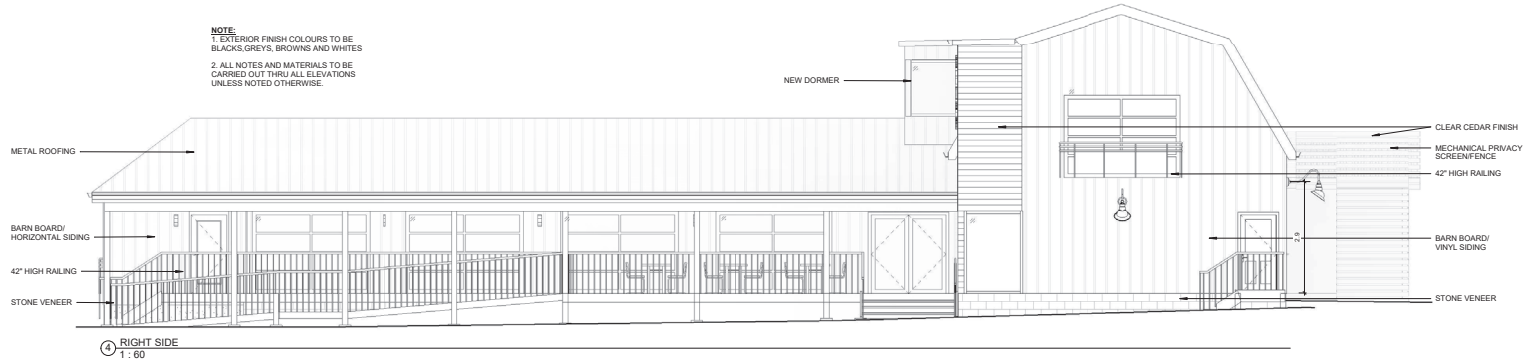
Owner:

Sheet Title: **DETAILS**

Design	Drafting
DM	DM
Date: 02.03.18	Scale: NTS
Dwg No. 020318-D	Sheet No. D-1 Rev. No. .4



NOTE:
 1. EXTERIOR FINISH COLOURS TO BE BLACKS, GREYS, BROWNS AND WHITES
 2. ALL NOTES AND MATERIALS TO BE CARRIED OUT THRU ALL ELEVATIONS UNLESS NOTED OTHERWISE.



JASON PIZZICCOLA DESIGN - ARCHITECTS INC.
 206 RIDGE ROAD N.
 RIDGEWAY, ONTARIO, L5S 1K0
 T: 905-894-8300
 F: 905-894-8400
 e-mail: jppizziccola@jdesign.ca
 CERTIFICATE OF PRACTICE: # 4653



PROPOSED RESTAURANT

78 FOUR MILE CREEK ROAD
 NIAGARA ON THE LAKE, ON

No.	Description	Date

SITE PLAN

08/03/2019 5:17:33 PM

SHEET TITLE:

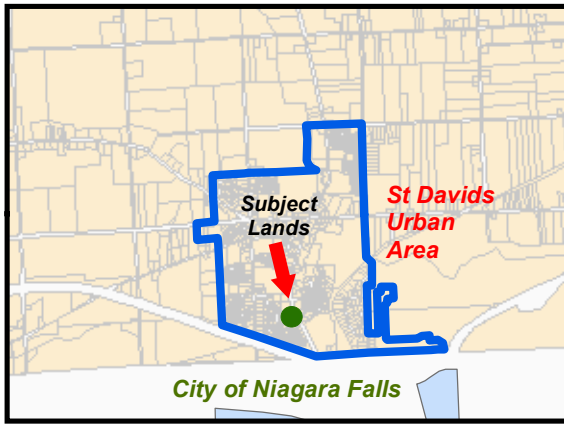
PROPOSED ELEVATIONS

JOB #: 17167

SCALE: 1:60

SHEET NO: **SP3**

Key Map



MAP 1: LOCATION MAP
78 Four Mile Creek Road
File No: SP-13-2021

A north arrow pointing upwards, labeled 'N'. Below it is a scale bar with markings at 0, 20, 40, and 80 meters.

1:2,000

