

SITE PLAN CONTROL AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made this day of November, 2021.

B E T W E E N:

**THE CORPORATION OF THE MUNICIPALITY OF MIDDLESEX
CENTRE**
(the "**Municipality**")

OF THE FIRST PART;

-and-

LUPINE PROPERTIES LIMITED
(the "**Owner**")

OF THE SECOND PART

WHEREAS:

- A. the Municipality has by By-law No. 2003-035 as amended or replaced, designated all Subject Lands within the boundaries of the Municipality as areas of site plan control, pursuant to the provisions of Section 41 of the *Planning Act*, RSO, 1990, c.P.13, as amended or replaced (hereafter, the "**Planning Act**"), and the Subject Lands described in **Schedule "A"** attached hereto are within such boundaries;
- B. The Owner warrants that it is the registered owner of Subject Lands described in **Schedule "A"** (hereinafter, the "**Subject Lands**") attached hereto, in fee simple;
- C. the Owner has submitted plans for a medical building on the Subject Lands and has submitted for approval a site plan, as shown on **Schedule "B"** (hereinafter referred to as the "**Site Plan**");
- D. the Municipality is prepared to approve the Site Plan in the form attached to this Agreement as **Schedule "B"** upon the condition that the Owner enters into this Agreement;
- E. Site Plan Control and Development Agreements may be entered into and registered on title pursuant to subsection 41(7), (8), and (10) of the *Planning Act* and section 71 of the *Land Titles Act*, RSO 1990, c.L.5, as amended or replaced, and are enforceable pursuant to sections 446 and 442 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended or replaced (hereinafter referred to as the "**Municipal Act**"); and
- F. Provided the Owner and the Municipality have entered into this Agreement, the Municipality may at that time issue a building permit subject to approval of building plans and subject to the site plan being in full compliance with the Zoning By-law and all applicable law.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the payment of the sum of TWO DOLLARS (\$2.00) from each party to the other and for other good and valuable consideration, including the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

Incorporation of Recitals

1. The above recitals are true and are hereby incorporated into this Site Plan Control and Development Agreement (hereinafter referred to as this "**Agreement**") by reference.

Conditional Approval of Development and Site Plan

2. The Municipality approves the development and Site Plan in accordance with the plans and specifications attached hereto as **Schedule "B"**, subject to the covenants in this Agreement. The Owner warrants and undertakes and complete the development of the

Initials: _____

Subject Lands in accordance with the Site Plan and that the Land shall be used by the Owner and by any subsequent Owners and occupiers of the Land in accordance with and in conformity the Site Plan.

Installation of Works and Facilities

3. The Owner covenants to provide, construct, install and maintain the works and facilities set out and provided for in *Schedule "B"* and to the satisfaction of the Municipality (hereinafter, the "**Works and Facilities**"). The Works and Facilities shall be provided, constructed, installed and maintained by the Owner at absolutely no expense to the Municipality.

Responsibility and Cost of the Works and Facilities

4. The Owner is responsible for one hundred percent (100%) of the total cost for completion of the Works and Facilities. Every provision of this Agreement by which the Owner is obliged in any way, even where the provision not specifically enumerate "at the 100% expense of the owner", shall be deemed to include the words "at the 100% expense of the Owner". In the event that the Owner default on any provision of this Agreement, the provisions of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended or replaced (hereafter, the "**Municipal Act**") apply; any monies owing to the Municipality constitute debt to the Municipality and priority lien owing to the Municipality; and the Municipality may use the remedies set out in section 29-30 to address the default.

Compliance with Law

5. The Owner shall:
 - (a) Be one hundred percent (100%) responsible for ensuring that the installation and construction of the Works and Facilities complies with all applicable Federal, Provincial and Municipal laws, statutes regulations, by-laws and codes of conduct; and
 - (b) Be responsible for obtaining, at one hundred percent (100%) its own risk and cost, any and all approvals necessary for said installation, construction or removal, including without limitation, approvals required by the *Environment Assessment Act*, RSO 1990, c. E.18, as amended or replaced, the *Environmental Protection Act*, RSO 1990, c. E. 19, and any applicable Conservation Authority.

Application of Municipal and County By-laws

6. The Owner shall:
 - (a) comply with all Municipal By-laws (collectively, hereafter referred to as the "Municipal By-laws"), as amended or replaced, as applicable. The Municipal By-Laws may apply but not be limited to Access/Entrance Permits, Work Permits, and Oversize Load/Weight Vehicle Permits for commencement of any work on, under and around Komoka Road and Glendon Dr. The Owner shall comply with the Municipal By-laws and where applicable, shall apply for any such permit or require any contractors and/or agents acting on their behalf to apply for permits and pay appropriate fees in accordance with the Municipal By-laws in advance of commencing any work on, under or around Komoka Road and Glendon Dr. The Owner further covenants to provide to the Municipality any security deemed necessary by the Director of Public Works and/or Municipal Engineer, retained or employed, as designated by the Municipality (the "Municipal Designate") in accordance with the Municipal By-laws and will require any contractors and/or agents acting on its behalf to provide any security deemed necessary by the Municipal Designate in accordance with the Municipal By-laws and such security shall take the form of an unconditional and irrevocable letter of credit, certified cheque issued by a Canadian Charter Bank, or similar legal tender in a form approved by the Municipality. The aforementioned security may be drawn upon by the Municipality in the event of default on Municipality permitting conditions.
 - (b) comply with the County By-laws, where applicable, as amended or replaced, and as required by the County.

Development Control

7. Without limiting the covenants and obligations set out elsewhere in this Agreement, the Owner covenants:

Contractors and Agents

- (a) To be responsible for the oversight, supervision, direction, work and service of all contractors and/or agents of the Owner which perform work or services on behalf

Initials: _____

of the Owner in furtherance of this Agreement and to ensure that all work and services performed by its respective contractors and/or agents conforms to the requirements of this Agreement. Any failure by any contractor and/or agent of the Owner to perform work or services to the standard required for the Owner by this Agreement shall constitute a default of this Agreement by the Owner.

Engineering Drawings

- (b) To provide engineering drawings for approval by the Municipal Designate, inclusive of detailed designs and specifications demonstrating details of all Works and Facilities. Without limiting the foregoing, the Owner shall provide engineering drawings detailing, where applicable, all grading, stormwater management, sediment erosion control, easements, servicing, entrance details, road allowance widening, pavement widening, utility construction and any other work required as part of the development. Approval shall be in the sole and absolute discretion of the Municipal Designate. Where any of the drawings forming part of *Schedule "B"* require amendment, such amendments shall be subject to the approval of the Municipal Designate, in his/her sole and absolute discretion, and upon approval such plans and drawings shall form part of *Schedule "B"* to this Agreement where so agreed in writing by the Parties.
- (c) The Owner shall provide to the Municipal Designate "as constructed" drawings to the specifications and satisfaction of the Municipal Designate, if required.

Restoration of Highways

- (d) In the event that any highways of the Municipality or the upper-tier municipality, The Corporation of the County of Middlesex, are affected or damaged by any Works and Facilities installed or constructed, the Owner shall restore to their pre-construction condition at 100% its own cost to the satisfaction to the Municipality and or The Corporation of the County of Middlesex, as applicable.

Water Service

- (e) To construct private watermain located on or under the Subject Lands, private watermains, services and other appurtenances required to service the proposed development with municipal water and connect them to the municipal water pipes as set out and provided for in *Schedule "B"*. The Owner shall complete the works referred to in this sub-paragraph 7(e) to the satisfaction of the Municipality and shall be responsible for one hundred percent (100%) of the total cost for completion of the works, failing which the provisions of the *Municipal Act 2001*, SO 2001, chapter 25, as amended or replaced (hereinafter, the "**Municipal Act**") apply. The parties acknowledge and agree that the following additional provisions apply to the Works and Facilities referred to in this sub-paragraph 7(e):
 - i. No work shall be performed on the existing municipal water distribution system located on, under and around Glendon Dr or Komoka Road without prior written approval of the Municipal Designate and the County Engineer, as applicable.
 - ii. All private watermains, services and appurtenances constructed on or under the Lands shall be regarded as private works not to be assumed by the Municipality.
 - iii. The Works and Facilities referred to in sub-paragraph 7(e) shall be completed to the satisfaction of the Owner's retained engineer and the Municipal Designate provided however, that approval by the Municipal Designate does not relieve the Owner or the Owner's retained engineer of responsibility for any errors or omissions in engineering specifications and construction/installation of the works. The Owner's retained engineer shall provide a certificate, signed and stamped, to the Municipal Designate confirming his or her engineering approval of the as constructed works. The Municipal Designate may rely on the stamped certificate of the Owner's engineer in determining satisfaction with the works. The Owner's engineer shall be responsible for the engineering of the works referred to in this sub-paragraph 7(e) and the Owner shall remain responsible for construction and maintenance of said works as confirmed in sections 3 and 8 of this Agreement.
 - iv. As required by the Municipal Designate, no connection of any water service works or watermains may be made to existing municipal water distribution systems without the prior written approval of the Municipal Designate, which approval shall not be given unless and until the Owners' retained engineer has provided to the Municipal Designate,

Initials: _____

1. a certification report to the effect that all new water service works and watermains have been tested in accordance with current Middlesex Centre and Ministry of the Environment, Conservation and Parks standards and are ready for operation;
2. a certification report to the effect that all new water service works and watermains have been disinfected and that chlorine residuals are all in accordance with current Middlesex Centre and Ministry of the Environment, Conservation and Parks standards. Such certification is to be accompanied by bacteria and chlorine residual test results from a qualified laboratory which are satisfactory to the Municipal Designate;
3. confirmation that the water service works and watermains are in compliance with the Ontario Building Code; and
4. certification that all new water service works and watermains are ready for operation.

All watermain testing and procedures for testing of chlorine residual and pressure tests shall be witnessed by the Municipal Operating Authority (presently the Municipality) or its designate. The Owner shall reimburse the Municipality for all costs associated with the attendance and witnessing of the Municipality's representative of the above noted testing.

Sanitary Sewer Works

- (f) To construct the private sanitary sewers located on or under the Subject Lands, private sanitary sewer Works and Facilities required to service the proposed development with municipal sanitary sewer services as set out and provided for in *Schedule "B"*. The Owner shall complete the works referred to in this sub-paragraph 7(f) to the satisfaction of the Municipality and shall be responsible for one hundred percent (100%) of the total cost for completion of the works, failing which the provisions of the *Municipal Act* apply.
- (i) No work shall be performed on the existing municipal sanitary sewer system located on or under Glendon Drive and on or under Komoka Road, if applicable, without prior written approval of the Municipal Designate and the County Engineer.
 - (ii) All private sanitary sewer works constructed on or under the Lands shall be regarded as private works not to be assumed by the Municipality.
 - (iii) The Works and Facilities referred to in sub-paragraph 7(f) shall be completed to the satisfaction of the Owner's retained engineer and the Municipal Designate provided however, that approval by the Municipal Designate does not relieve the Owner or the Owner's retained engineer responsibility for any errors or omissions in engineering specifications and construction/installation of the works. The Owner's retained engineer shall provide a certificate, signed and stamped, to the Municipal Designate confirming his or her engineering approval of the as constructed works. The Municipal Designate may rely on the stamped certificate of the Owner's engineer in determining satisfaction with the works. The Owner's engineer shall be responsible for the engineering of the works referred to in this sub-paragraph 7(f) and the Owner remain responsible for construction and maintenance of said works as confirmed by sections 3 and 8 of this Agreement.
 - (iv) As required by the Municipal Designate, no connection of any sanitary sewer works may be made to pre-existing municipal sanitary sewer systems without the prior written approval of the Municipal Designate, which approval shall not be given unless and until the Owners' retained engineer has:
 - i. provided to the Municipal Designate a certification report to the effect that all new sanitary service works have been tested in accordance with current Middlesex Centre and Ministry of the Environment, Conservation and Parks standards and are ready for operation;

Initials: _____

- ii. provided to the Municipal Designate a sewer video inspection report and disk (DVD) for all sanitary sewers accompanied by a written report from the inspection company;
- iii. confirmed that deflection testing was satisfactorily completed on all PVC sewers using a suitable mandrel in accordance with Ontario Provincial Standards Specifications;
- iv. all sanitary service works maintenance holes have been leak-tested to the satisfaction of the Municipal Designate in accordance with the Ontario Provincial Standards specifications;
- v. confirmed that all new sanitary sewer works have been flushed and cleaned and if deemed necessary by the Municipal Designate in his/her discretion, has undertaken further video inspection;
- vi. confirmed that the new sanitary sewer works are in compliance with the Ontario Building Code; and
- vii. certified that all new sanitary service works are ready for operation.
- viii. All sanitary sewer testing and pressure tests shall be witnessed by the Municipal Operating Authority (presently the Municipality) or its designate. The Owner shall reimburse the Municipality for all costs associated with the attendance and witnessing of the Municipality's representative of the above noted testing.

Stormwater Management and Municipal Drain Connection

- (g) To connect, construct and install a stormwater management and drainage system on or under the Subject Lands and grade those Subject lands as set out and provided for in *Schedule "B"* and prepared by the Owner's retained engineer and approved by the Municipal Designate. Upon approval of the Municipality's Drainage Superintendent and/or Municipal Designate, as applicable, the Owner shall connect the aforementioned stormwater management and drainage system to the municipal storm sewer in accordance with the plans set out in *Schedule "B"*. The Owner shall complete the Works and Facilities referred to in this sub-paragraph 7(g) to the satisfaction of the Municipality and shall be responsible for one hundred percent (100%) of the total cost for completion of the works, failing which the provisions of the *Municipal Act* apply
 - i. No flows shall be directed to the adjacent properties and neighbouring areas.
 - ii. Flows shall be captured in a on the Subject Lands in accordance with the plans set out in *Schedule "B"*.
 - iii. The Owner acknowledges that improvements to the municipal storm sewer may be required, at the sole and absolute discretion of the Municipality, prior to any connection to the sewer system and the Owner agrees to be responsible for the cost of same.
 - iv. The Owner shall at 100% its own risk and expense videotape the municipal storm sewer within the limits of the site, and shall extend the videotape across to the other side of Komoka Road and Glendon Dr at the time of pre-construction. Upon review of the videotape, the Owner shall at its own expense take corrective action as recommended by the County Engineer and/or Municipal Designate.

Initials: _____

- v. Without limiting any other section of this Agreement, all of the Works and Facilities referred to in sub-paragraph 7(g), shall be completed to the satisfaction of the Owner's retained engineer, the Municipal Designate and the County Engineer, provided however, that approval by the Municipal Designate and the County Engineer and does not relieve the Owner or the Owner's retained engineer responsibility for any errors or omissions in engineering specifications and construction/installation of the Works and Facilities. The Owner's retained engineer shall provide a certificate, signed and stamped, to the Municipal Designate and the County Engineer confirming his or her engineering approval of the as constructed works. The Municipal Designate and the County Engineer may rely on the stamped certificate of the Owner's engineer in determining satisfaction with the works. The Owner's engineer shall be responsible for the engineering of the works referred to in sub-paragraph 7(g) and the Owner remains responsible for construction and maintenance of said works as confirmed by sections 3 and 8 of this Agreement.

Grading of the Lands

- (h) To confine all stormwater to the Subject Lands and maintain appropriate grading. The Owner shall ensure that there is no interruption to any subsurface drainage flow because of construction on the site, which would have an adverse effect on neighbouring properties. Should such an interruption occur, the Owner shall carry out any necessary remedial work to correct the problem as recommended by its consulting engineer and to the satisfaction of the Municipality and the County of Middlesex in the event an upper-tier road allowance be impacted, at no cost to the Municipality, the County, or neighbouring property owners.

Access

- (i) The Owner shall restrict the means of vehicular access to the locations shown on the Site Plan. Prior to any work being undertaken within a road allowance, the Owner will obtain a work permit from the road authority having jurisdiction. The undertaking of such work shall be to the satisfaction of the road authority having jurisdiction.

Location of Buildings

- (j) The Owner agrees to construct all buildings in the locations shown on the Site Plan and in conformity with the regulations of the Zoning By-law.

Fire Routes

- (k) To install at 100% its cost, all signage depicting any fire routes required by the Municipality.

Subject Landscaping and Boulevard Maintenance

- (l) To provide landscaping and grass cover on all areas of the Subject Lands not covered by the building, parking areas and driveways. The Owner shall maintain that portion of road allowances between the lot line and the travelled portion of roads.

Exterior Lighting

- (m) To install necessary exterior lighting on the Subject Lands and surrounding areas as required by the Municipality at 100% the Owner's cost. The Owner warrants that all exterior lighting shall be oriented and its intensity so controlled as to prevent glare on adjacent roadways and properties.

Open Storage

- (n) Not to engage in any open storage. The Owner hereby acknowledges open storage is not permitted.

Property Maintenance and Garbage

- (o) To maintain or cause to be maintained the Subject Lands at all times in as neat and tidy

Initials: _____

a condition as is reasonably consistent with the development of the Subject Lands pursuant to the Building Permit, including weed removal and grass cutting prior to and during the development, and after completion of the development. The Owner warrants to confine garbage storage containers to the existing location as shown on the Site Plan.

Additional Approvals and Amended Site Plan Control and Development Agreement

- (p) To obtain additional approvals from other government agencies or ministries as may be required prior to the issuance of a building permits. The Owner warrants that in advance of constructing any future buildings, it shall submit an application to the Municipality for Site Plan Control approval and agrees to amend this Site Plan Control Agreement to reflect any new development particulars or uses of the Subject Lands.

Signs

- (q) In the event the Owner shall install any signs on the Subject Lands, including their locations and graphics, must receive prior approval by the Chief Building Official, in order to ensure compatibility with surrounding properties and to prevent sight line obstructions. The owner acknowledges that portable signs are not permitted.

Concrete Barrier Curb

- (r) To maintain the curb in accordance with the plans in *Schedule "B"* and, if applicable, as required by Municipal and County by-laws.

Municipal Water By-Law and Fees By-law

- (s) The Owner agrees to pay for water usage in accordance with the Municipality's Water By-Law and Fees By-Law, as amended or replaced.

Maintenance of Works and Facilities

- 8. The Owner covenants to maintain, at its sole risk and expense, all of the Works and Facilities as provided for and set out in *Schedule "B"*. Such obligation does not apply to any works which have been formally assumed by the Municipality pursuant to Assumption By-law. In the event that the Owner fails or neglects to provide such maintenance to the satisfaction of the Municipality or in the event of any failure, malfunction or unauthorized alteration to the Works and Facilities. The Owner will be in default of this Agreement and the Municipality may remedy the default as set out in section 29-30 of this Agreement.

Mud and Debris Clean-up; Dust Suppression

- 9. The Owner is responsible for all mud and debris tracked onto roadways from vehicles entering or leaving the construction site and for all dust generated during construction. The Owner shall, upon verbal and/or written request by the Municipality or County immediately proceed with clean-up operations at the Owner's expense. To eliminate dust, the Owner may be required to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Municipality.

Timing for Completion

- 10. The Owner shall comply with the requirements of this Agreement within a within one (1) year from the date of issuance of a building permit that relates to the requirement. The Owners shall provide proof of completion of the Works and Facilities to the satisfaction of the Municipal Designate. Without limiting the foregoing, the proof required shall include but is not limited to a survey, engineering certification, architectural (including subject landscape architectural) certification and/or any other type of certification.
- 11. Upon failure of the Owner to complete the requirements of this Agreement within the said one (1) year period, such will constitute a default of this Agreement and the Municipality may proceed to remedy the default as set out in sections 29-30 of this Agreement.

Initials: _____

Retained Engineer Certificate

12. All Works and Facilities installed in accordance with *Schedule "B" and this Agreement* shall be installed to the satisfaction of the Owner's retained engineer, the Municipal Designate and the Municipal Chief Building Official, provided however, approval by the Municipal Designate and Municipal Chief Building Official does not relieve the Owner and/or Owner's retained engineer from full responsibility for any errors or omissions in engineering specifications and construction/installation of the Works and Facilities. The Owner's retained engineer shall provide a certificate, signed and stamped (hereinafter referred to as the "**Engineer Certificate**"), to the Municipal Designate and the Municipal Chief Building Official confirming his or her engineering approval of the as constructed works. The Municipal Designate and Municipal Chief Building Official may rely on the stamped certificate of the Owner's engineer in determining satisfaction with the Works and Facilities. The Owner's retained engineer shall be responsible for the engineering of the Works and Facilities and the Owner remains responsible for construction and maintenance.

Security

13. So as to ensure due performance of the requirements of this Agreement with respect to the development of the Subject Lands, the Owner shall, prior to endorsement of this Agreement by the Mayor and Clerk of the Municipality, deposit with the Municipality a performance bond or irrevocable letter of credit in favour of and satisfactory to the Municipality for the principal sum of Two Hundred Fifty-Eight Thousand One Hundred Thirty-Four dollars (\$258,134.00) (hereinafter, the "**Security**").
14. In the event the form of Security chosen by the Owner is an irrevocable letter of credit, the Owner covenants to keep such letter of credit in full force and effect and warrants that it will pay all premiums for the said letter of credit as they become due. The letter of credit will be able to be drawn upon by the Municipality at its discretion to address any default of the Owner or debt owing pursuant to this Agreement.

Registration and Priority of Agreement

15. The Parties acknowledge and direct that this Agreement be electronically registered on title of the Subject Lands at the appropriate Land Titles Office by legal counsel for the Owner at one hundred percent (100%) the expense of the Owner to the to the intent and purpose that this Agreement and all of the Owner's covenants herein shall run with the Subject Lands. The Owner shall provide the Municipality with proof of registration.
16. The Owner hereby agrees that if at the time of registration of this Agreement there are any encumbrances on the title to the Subject Lands held by any party other than the Municipality, then the Owner shall arrange for the discharge of such encumbrances from title. In the alternative, the Owner shall, prior to the registration of this Agreement, obtain a postponement and consent in favour of the Municipality for each encumbrance to this Agreement's priority on title of the Subject Lands.

Responsibility and Indemnity

17. The Owner expressly acknowledges and agrees that the development of the Subject Lands, including the installation and construction of the Works and Facilities, is entirely and solely at its own risk and expense without liability or responsibility of the Municipality.

Initials: _____

18. Without limiting the foregoing, the Owner releases, indemnifies, completely holds harmless and agrees to defend the Municipality, its Councillors, officers, employees, legal counsel, agents and contractors, from and against any and all suits, judgments, claims, demands, expenses, actions, causes of action, duties, assessments, fees, penalties, liabilities, losses and costs (including without limitation, legal expenses on a solicitor-client basis and for any claim for lien made pursuant to the *Construction Act* (Ontario) and for any and all liability for:
- (a) damages to any property, including property other than the Subject Lands;
 - (b) any direct, indirect, special or consequential damages; and
 - (c) any injury to any person (including death) however caused;

which in any manner arise out of or are in any manner related to this Agreement, the development of the Subject Lands and/or the installation and construction of the Works and Facilities pursuant to *Schedule "B"* and this Agreement.

Insurance

Owner Insurance

19. Forthwith upon execution of this Agreement, the Owner shall provide the Municipality with insurance policies from the Owner supplied by an insurance broker/provider licenced to provide insurance in Ontario, which provides coverage limits of not less than Five Million Dollars (**\$5,000,000.00**) and names the Municipality as an additional insured from and against personal injury/bodily harm (including death), property damage, errors and omissions, and contractual liability arising from this Agreement, which arise out of the installation/construction and maintenance of the Works and Facilities of this Agreement. In addition, such insurance policies shall contain a cross liability and severability of interest clause, and endeavor to provide for a minimum of thirty (30) days written notice of cancellation. The Owner shall upon the request of the Municipality, and in any event, prior to the commencement of any work, provide a copy of the certificate of insurance and other documentation confirming that the premiums for the above mentioned insurance policies of the Owner shall continue until all of the Works and Facilities are constructed to the satisfaction of the Municipality.

Contractor/Agent Insurance

20. Forthwith upon execution of this Agreement, the Owner shall require any contractor and/or agent providing services or work in relation to this Agreement to provide the Municipality with insurance policies supplied by an insurance broker/provider licenced to provide insurance in Ontario, which provides coverage limits of not be less than Five Million Dollars (**\$5,000,000.00**) for each of the contractor(s) and/or agent(s) and names both the Municipality as an additional insured from and against personal injury/bodily harm (including death), property damage, errors and omissions, contractual liability (from this Agreement), employer's liability, employee benefits liability and non-owned auto liability which arise out of the installation and construction of the Works and Facilities of this Agreement. In addition, such insurance policies shall contain a cross liability and severability of interest clause, and endeavor to provide for a minimum of thirty (30) days written notice of cancellation. The contractor(s) and/or agent(s) shall upon the request of the Municipality and in any event, prior to the commencement of any work, provide a copy of the certificate of insurance and other documentation confirming that the premiums for the abovementioned insurance policies have been paid and that such policies are in full force and effect. Such insurance policies of contractors and/or agents of the Owner retained for construction of the works described herein, shall continue until all of the aforementioned works are constructed to the satisfaction of the Municipality.

Retained Engineer Insurance

21. The Owner further warrants that its respective retained engineer carries Professional Liability Insurance in the amount of at least Two Million Dollars (**\$2,000,000.00**) and that it will require its retained engineer to provide a copy of the certificate of insurance and other documentation to the Municipality confirming that the premiums for the abovementioned insurance has been paid and that such policy is in full force and effect with respect to coverage for the engineering work related to this Agreement.

WSIB Clearance

Initials: _____

22. Upon execution of this Agreement, the Owner shall arrange for a Certificate of Clearance from the Workplace Safety and Insurance Board (“**WSIB**”) for any contractor and/or agent stating that all assessments or compensations payable have been paid and all the requirements of the WSIB have been complied with. From time to time and when requested, the Owner will be required to provide a certificate of clearance from the WSIB to the Corporation from any contractor and/or agent. Such Certificate of Clearance shall indicate that the contractor and/or agent and any subcontractors have complied with the requirements of the WSIB and are in good standing in the books of the WSIB.

Work Standards and Compliance with Laws

23. The Owner shall ensure that all work completed on property owned by the Municipality or the County is carried out in a manner that is in conformity with the *Occupational Health and Safety Act*, R.S.O. 1990, Ch. O.1, as amended or replaced, and other legislation or requirements. The Municipal Designate shall provide an “Authorization to Proceed with Construction” and give the Owner a copy that must be on site at all times and available upon request. The Owner shall require that the any contractor and/or agent must complete the form “Registration of Constructors and Employers Engaged in Construction” and it must be on site and available upon request.
24. The Owner shall ensure that the contractor(s) and/or agent(s) employees and subcontractors perform all the work and services described in this Agreement with the degree of care, skill and diligence of a professional contractor, as defined by normal industry practice. The Owner shall further ensure, that at all times the contractor(s) and/or agent(s) as well as their subcontractors and employees are in compliance with all Federal, Provincial and municipal laws, statutes, regulations, by-laws, and codes of conduct. All certificates of training must be available upon request of the Municipality.

Legal Costs

25. The Owner, within thirty (30) days of the approval of this Agreement by Municipal Council, shall pay to the Municipality, two-thousand and two hundred fifty dollars (\$2,250.00) for reimbursement of a portion of the Municipality’s actual legal fees and disbursements incurred by the Municipality in the drafting and reviewing of this Agreement. Further, the Owner agrees that it does not dispute the reasonableness of the aforementioned payment and is estopped from doing so. Pursuant to the *Municipal Act, 2001*, the costs are a debts and priority liens owing to the Municipality.

Engineering, Planning, Administration, or Surveying Costs

26. In addition to and without limiting section 25 above, the Owner shall reimburse the Municipality, on demand, for its in-house engineering, planning, and administrative consultation, supervision, work and services provided and any external engineering, planning, or surveying costs incurred by the Municipality in connection with this Agreement, including without limitation, the negotiations leading to and the preparation of this Agreement. Pursuant to the *Municipal Act, 2001*, the costs are a debts and priority liens owing to the Municipality.

Realization of Security Costs

27. In addition to and without limiting sections 25 and 26 above, the Owner shall reimburse the Municipality, on demand, for its costs incurred realizing upon any security given under this Agreement. Pursuant to the *Municipal Act, 2001*, the costs are a debts and priority liens owing to the Municipality.

Interest and Lien

28. In the event that there are monies due from the Owner to the Municipality which have not been paid within fifteen (15) days after demand thereof by the Municipality, interest shall be payable on the amount due at the rate of fifteen percent (15%) per annum (in accordance with section 446 of the *Municipal Act*) calculated from the date of demand. The amount due together with interest thereon shall constitute a debt to the Municipality and priority lien owing to the Municipality.

Default and Remedies

29. In the event the Owner fails to provide for or deliver on any covenants or obligations set out in this Agreement as set out herein, the Owner shall deemed to be in default of this Agreement. Where the Owner is in default of this Agreement, the provisions of the *Municipal Act* apply.

Initials: _____

30. To remedy any default, and without limiting any remedy otherwise available at law, the Municipality at its discretion may: claim on any bond provided as Security; enter upon the Subject Lands without notice to the Owner and cause itself and/or its agents perform any actions or complete any repairs to remedy the default; draw upon any letter of credit provided as Security to pay for any expenses incurred by the Municipality in addressing the default; add any expense incurred by itself or its authorized agents to address the default to the tax roll of the Subject Lands and collect for such expenses in like manner as municipal taxes; withdraw or revoke any other building permit granted to any other person in respect of the Subject Lands and refuse to issue further building permits in respect of the Subject Lands until the default has been rectified; and/or seek redress by legal action.

Entire Agreement

31. This Agreement, including its schedules, constitutes the entire agreement between the parties with respect to the development of the Subject Lands, including any and all other Site Plan Control Agreements which may have been entered into and/or registered against title to the Subject Lands. This Agreement, inclusive of its schedules, supersedes and replaces in their entirety any and all prior agreements, understandings, negotiations and discussions, whether oral or written, between the parties concerning the development of the Subject Lands and the parties hereby acknowledge that there are no representations, warranties or other agreements between the parties in connection with the subject matter of this Agreement and its schedules. No party has been induced to enter into this Agreement in reliance on, and there will be no liability assessed either in tort or contract with respect to any warranty, representation, opinion, advice or assertion of fact, except to the extent it has been reduced to writing and included as term in this Agreement. Except as amended in accordance with section 32-33 of this Agreement, the terms of this Agreement shall remain in full force and effect.

Amendment and Waiver

32. No amendment, discharge, modification, restatement, supplement, termination or waiver of this Agreement or any section of this Agreement is binding unless it is in writing and executed by the parties to be bound. No waiver of, failure to exercise, or delay in exercising, any section of this Agreement constitutes a waiver of any other section (whether or not similar) nor does any waiver constitute a continuing waiver unless otherwise expressly provided.

Future Site Plans and Amending this Agreement

33. The Owner agrees to enter into such further or amended site plan control and development agreements as may be deemed necessary by the Municipality, in its discretion. The Owner warrants that in advance of constructing any future buildings, it shall submit an application for Site Plan Control approval to the Municipality and agrees to amend this Site Plan Control and Development Agreement to reflect any new development or uses on the Subject Lands.

Enurement

34. The covenants, agreements, conditions and undertakings herein contained on the part of the Owner shall run with the Subject Lands and shall be binding upon the Owner and upon the Owner's heirs, executors, administrators, estate trustees, trustees, personal or legal representatives, successors, assigns, and all occupiers of the Subject Lands. This Agreement shall enure to the benefit of and be binding upon the appropriate authority and its successors and assigns. In the event at any point in time, there is more than one Owner of the Subject Lands, the Owners of the Subject Lands, all covenants and responsibilities under this Agreement shall be joint and several amongst the Owners.

Notice

35. Any notice or any other communication required or permitted to be given under this Agreement shall be in writing. E-mail correspondence shall be considered to be 'in writing' and shall be deemed effective if and at the time delivery is confirmed to the e-mail addresses of the representative officer of a party listed below or to such other e-mail address as provided by a party in writing during the course of this Agreement to serve as an e-mail address to which notice may be provided. Notice may also be effected if delivered by registered mail or personal delivery and/or by courier with receipt verified by signature, to the officer position noted below for a party or to such other address as may be provided by a party in writing during the course of this Agreement to serve as an address and officer to which notice may be provided. Notice shall be deemed effective at the time of delivery.

Initials: _____

36. Any notice in writing may be delivered to each of the parties by delivering to the acting officers and addresses set out below:

To Lupine Properties Limited at:

2800 Woodhull Road
London, Ontario, N6K 4S5
Attention: John Lean, President
E-mail: _____

To the Municipality at:

Municipality of Middlesex Centre
Municipal Offices
10227 Ilderton Road
RR#2 Ilderton, ON N0M 2A0
Attention: James Hutson, Clerk
E-mail: _____

or to any other address as any party may at any time advise the other of, in writing.

Voluntary Agreement

37. The Parties warrant that this Agreement is voluntary, that none of the parties are under any legal disability and that each party has had an opportunity to seek the advice of independent legal counsel with respect to this Agreement.

Estoppel

38. The Owner shall not call into question, directly and indirectly, in any proceedings whatsoever, in law or in equity, or before any administrative tribunal, the right of the Municipality to enter into this Agreement or to enforce each and every term, covenant and condition herein contained and this Agreement shall establish estoppel against the Owner in such proceeding where the Owner argues otherwise.

Severability

39. Each section of this Agreement is distinct and severable. If any provision of this Agreement, in whole or in part, is or becomes illegal, invalid, void, voidable, unenforceable or deemed *ultra vires* in any jurisdiction by any court of competent jurisdiction, then the provision, in whole or in part, shall conclusively be severable and the extent of illegality, invalidity or unenforceability of that section, in whole or in part, will not affect:
- (a) the legality, validity or enforceability of the remaining sections of this Agreement, in whole or in part; or
 - (b) the legality, validity or enforceability of that section, in whole or in part, in any other jurisdiction.

The remainder of this Agreement *mutatis mutandis*, shall be and remain in full force and effect.

Time

40. Time shall be of the essence hereof in all respects and the right of the Municipality to require strict performance by the Owner of any and all obligations imposed upon it herein shall not be affected in any way by any previous waive, forbearance or course of dealing.

Electronic Endorsement and Counterparts

41. This Agreement may be executed and intended by the parties by original or electronic signature and be delivered by the parties in separate counterparts by e-mail or other functionally equivalent electronic means of transmission. Execution and delivery copy of this Agreement as set out above shall be deemed to effectively bind the parties. Each counterpart will be considered an original and each, when held together, shall constitute one and the same instrument.

Governing Law

42. This Agreement is governed by and is to be construed and interpreted in accordance with

Initials: _____

the laws of the Province of Ontario and the laws of Canada applicable in that Province.

[ONE (1) ENDORSEMENT PAGE FOLLOWS]

Initials: _____

IN WITNESS WHEREOF the Parties have affixed their respective signatures hereto, being the effective endorsement of their duly authorized officers:

LUPINE PROPERTIES LIMITED.

Address for Service:

Per: _____
Name: John Lean
Title: President

Per: _____
Name:
Title:
/We have authority to bind the Corporation.

THE CORPORATION OF MUNICIPALITY OF MIDDLESEX CENTRE

Address for Service:

Per: _____
Name: Aina DeViet
Title: Mayor

Per: _____
Name: James Hutson
Title: Clerk
/We have authority to bind the Corporation.

Initials: _____

SCHEDULE "A"

SUBJECT LANDS

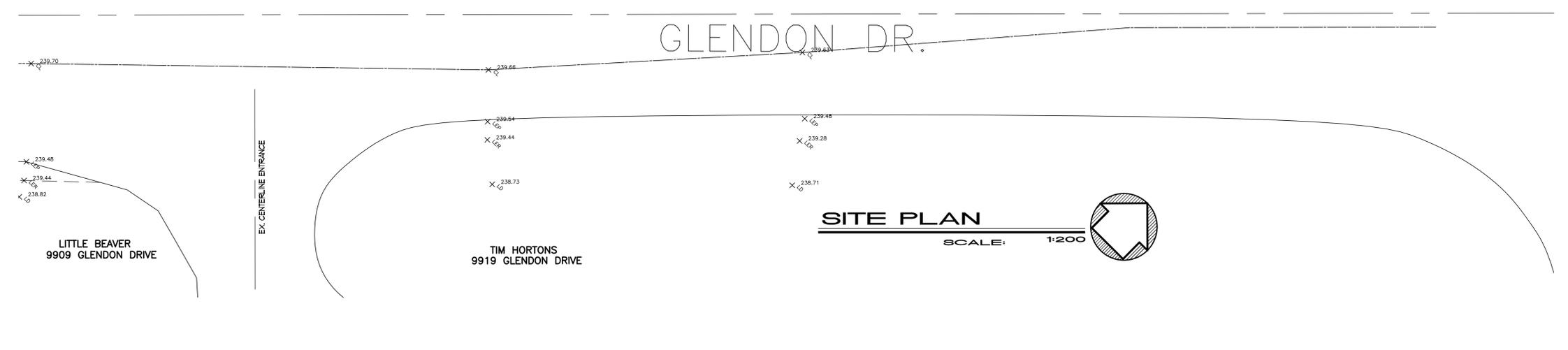
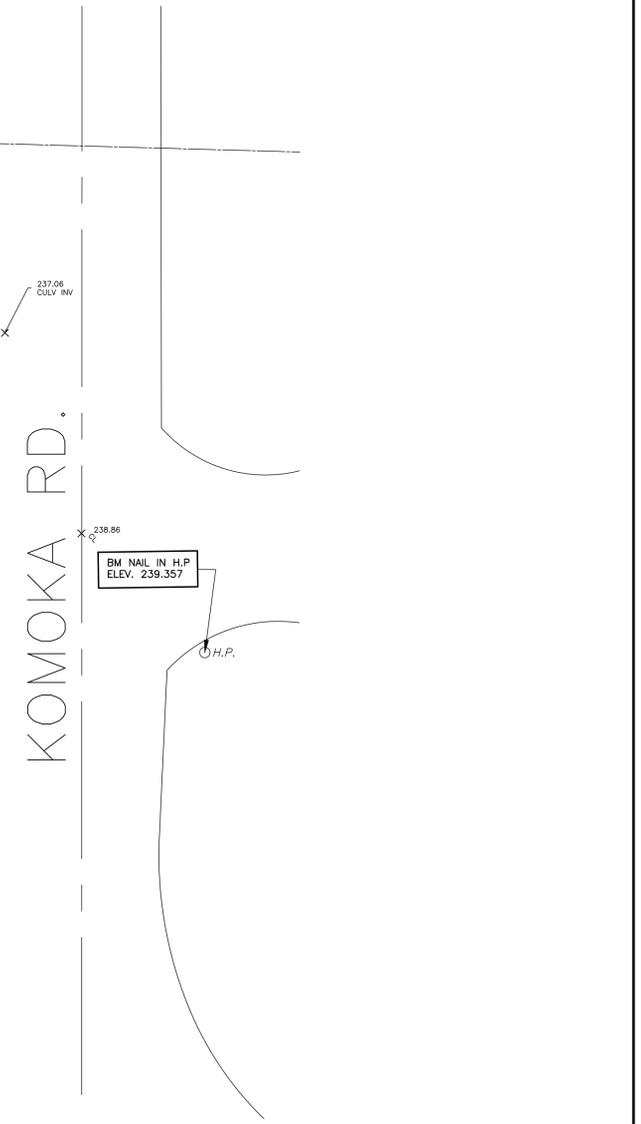
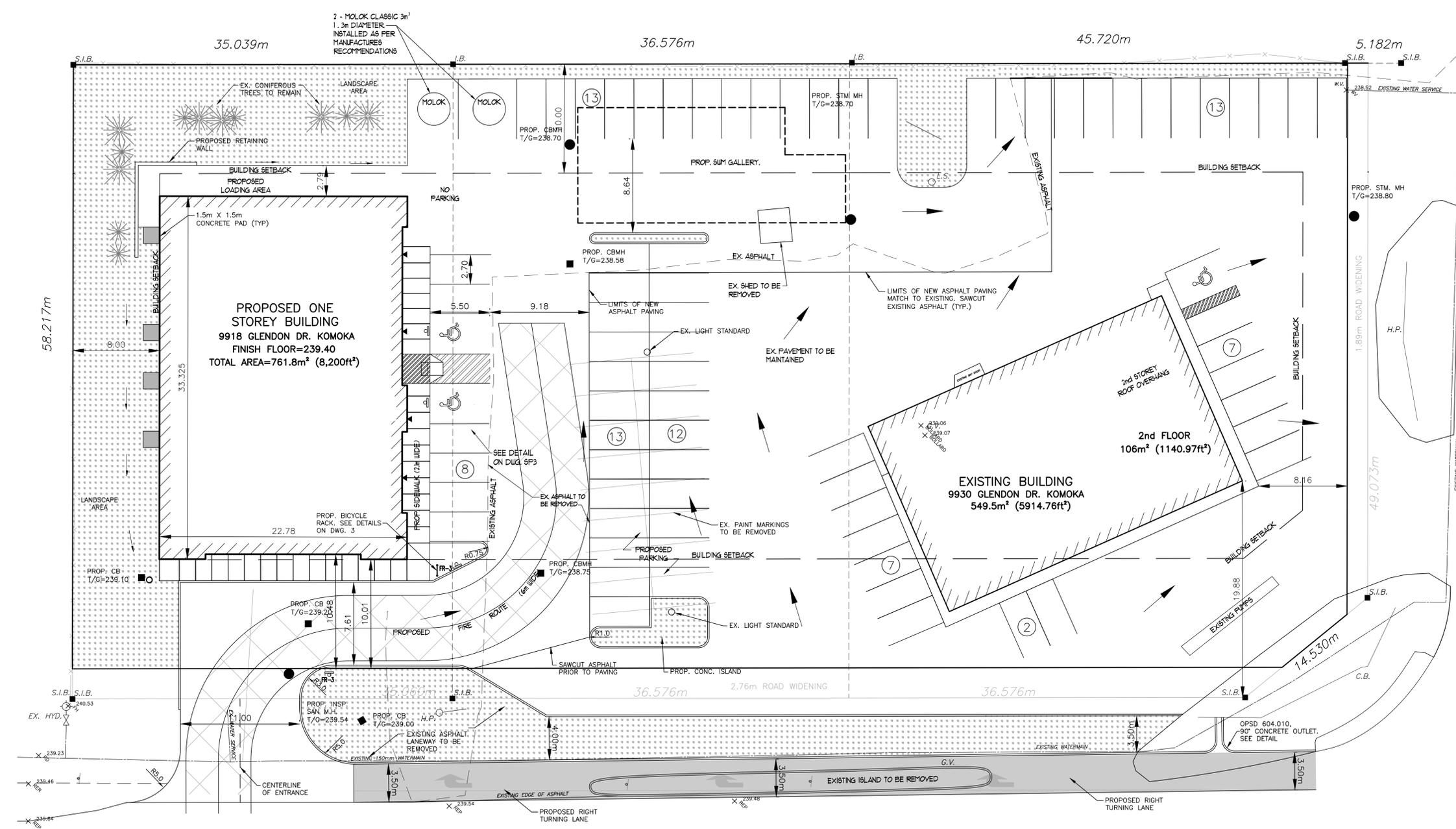
Concession 3 Part lot 4 and Designated as Parts 1 to 3 on Plan 33R-1997; Municipality of Middlesex Centre; and municipally known as 9918 Glendon Dr, Lobo, Ontario

Initials: _____

SCHEDULE "B"

SITE PLAN

| File No. | Drawing Name & No. | Prepared By: | Date: |
|------------|-----------------------------------------------------------------------|--------------------------------------|--------------------|
| 2182 23 | Sheet No. 1 of 4 – Proposed Office Building – Architectural Site Plan | Spriet Associates London Limited | August 8, 2021 |
| 2182 23 | Sheet No. 2 of 4 – Proposed Office Building – Servicing Site Plan | Spriet Associates London Limited | October 8, 2021 |
| 2182 23 | Sheet No. 3 of 4 – Proposed Office Building – Details & Notes | Spriet Associates London Limited | August 8, 2021 |
| 2182 23 | Sheet No. 4 of 4 – Proposed Office Building – Paint Marking Plan | Spriet Associates London Limited | October 8, 2021 |
| | Landscape Plan | Parterre Landscape Design Associates | September 22, 2021 |
| CE-5137 | Electrical Site Lighting Layout | Callidus Engineering | July 13, 2021 |



| ZONING BY-LAW REGULATIONS - Glendon Dr. Komoka, ON | | |
|----------------------------------------------------|----------------------------------------------------------------|-------------------------|
| LINE | REQUIRED | PROPOSED |
| 1 | ZONE | C2 - HIGHWAY COMMERCIAL |
| 2 | PERMITTED USES | See Section 16.1.1 |
| 3 | LOT AREA (m ²) | 2,000 sq m ² |
| 4 | LOT FRONTAGE | 30.0m (MIN.) |
| 5 | FRONT AND EXTERIOR BUILDING SETBACKS | SEE SECTION 4.18 or 10m |
| 6 | INTERIOR SIDE & REAR BUILDING SETBACKS (ABUTTING NON-RES.) | INTERIOR - 6m |
| 7 | | REAR - 10m |
| 8 | YARD DEPTH REQUIREMENT ADJACENT TO A RAILWAY LINE OR SPUR LINE | 60.0 m MIN. |
| 9 | LANDSCAPED OPEN SPACE (%) MIN. | N/A |
| 10 | LOT COVERAGE & OPEN STORAGE COMBINED (%) MAXIMUM | 35% |
| 11 | HEIGHT MAXIMUM | 12.0 m |

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| PARKING REQUIREMENTS: 1 space per 40m ² (offices) 1 space per 25m ² (store) 1 space per 30m ² (animal clinic) HIGHWAY COMMERCIAL - Office Buildings, Animal Clinic or Store | Proposed Buildings: COMMERCIAL - 761.8m ² ANIMAL CLINIC - 549m ² STORE - 106m ² | TOTAL REQUIRED = 55 spaces TOTAL PROVIDED = 75 spaces BF SPACES REQUIRED = 3 spaces BF SPACES PROVIDED = 3 spaces |
| | COMMERCIAL - 761.8/25=31 ANIMAL CLINIC - 549/30=19 STORE - 106/25=5 | |

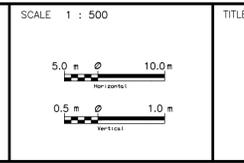
SITE PLAN
SCALE: 1:200

| AS CONSTRUCTED NOTES | COMPLETION | No. | REVISIONS | DATE | BY |
|----------------------|---------------------|-----|-------------------------------|------------|--------|
| | DESIGN: J.M.S. | 1. | ISSUED FOR SITE PLAN APPROVAL | JUNE 22/21 | J.M.S. |
| | DRAWN: A.H. | 2. | REVISED AS PER COMMENTS | AUG. 8/21 | J.M.S. |
| | CHECKED: J.M.S. | | | | |
| | APPROVED: J.M.S. | | | | |
| | DATE: Nov. 19, 2020 | | | | |

SPRIET ASSOCIATES
 LONDON CONSULTING ENGINEERS LIMITED
 155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8

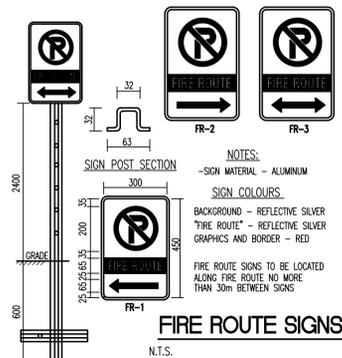


CLIENT
LUPINE PROPERTIES LTD.



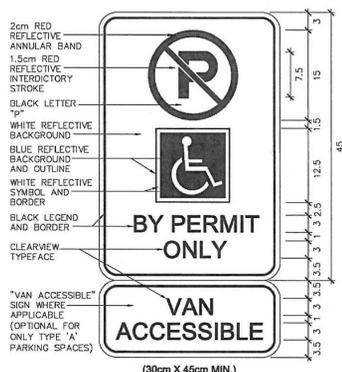
PROPOSED OFFICE BUILDING
 9918 & 9930 Glendon Drive
 ARCHITECTURAL SITE PLAN

Project No. 218223
 Sheet No. 1 of 4
 Plan File No.



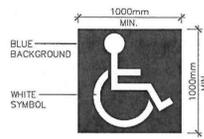
FIRE ROUTE SIGNS
N.T.S.

FIGURE 7.3
ACCESSIBLE PARKING SIGN
HIGHWAY TRAFFIC ACT, REGULATION 581
MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES

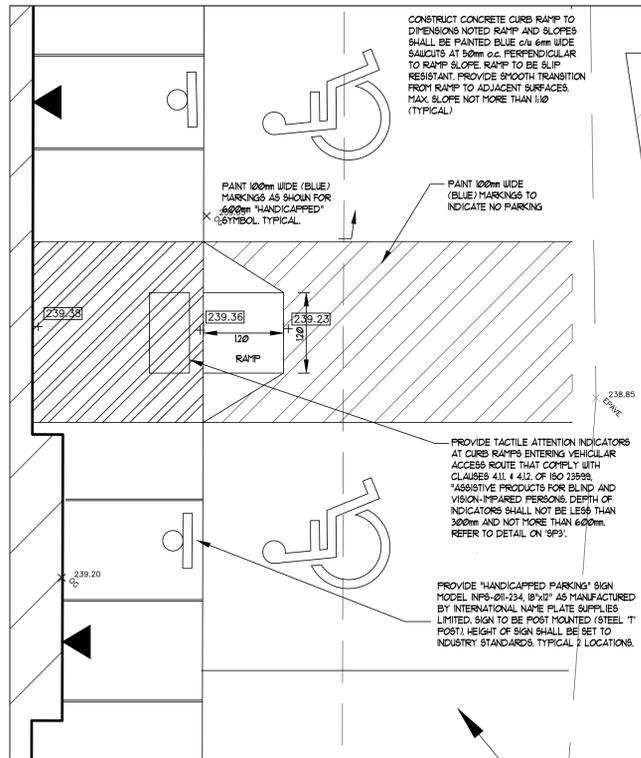


NOTE: SIGN ON A POST TO BE AT LEAST 1.5M ABOVE GRADE AND NOT MORE THAN 2.5M WHEN MEASURING FROM GRADE TO THE CENTRE OF THE SIGN.

FIGURE 7.4
INTERNATIONAL SYMBOL OF ACCESS
(OPTIONAL ON THE SURFACE OF THE PARKING SPACE)



Schedule "D"

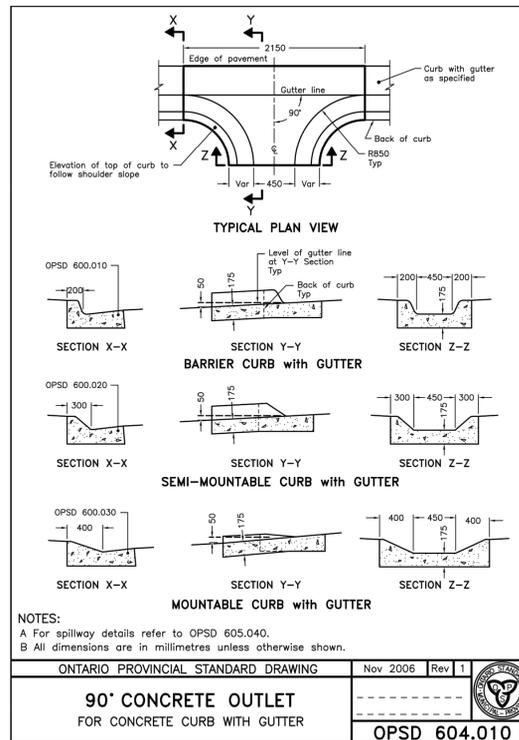


ACCESSIBLE PARKING DETAIL
SCALE: 1 : 50

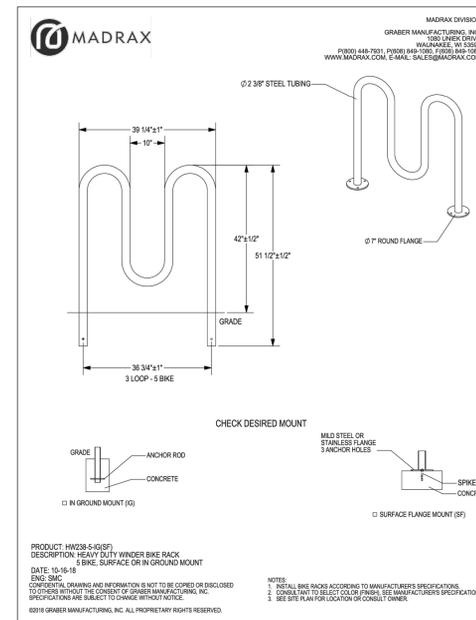


- MolokClassic 3m³**
- diameter 130 cm, installation depth 1.5 m
 - suitable for mixed and burnable waste, paper, cardboard, metal and glass recycling

MOLOK GARBAGE SYSTEM
SCALE: N.T.S.



90' CONCRETE OUTLET
FOR CONCRETE CURB WITH GUTTER
OPSD 604.010



BICYCLE RACK DETAIL
SCALE: N.T.S.

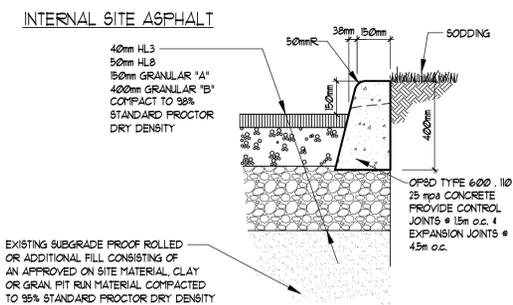
GENERAL NOTES

- CONTRACTOR SHALL OBTAIN ALL REQUIRED WORK PERMITS AT HIS OWN COST.
- DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- ALL CONNECTIONS TO BE IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION.
- ALL MATERIALS ARE TO BE IN ACCORDANCE WITH CSA STANDARDS AND ONTARIO PROVINCIAL STANDARD DOCUMENTS.
- EXISTING DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
- ALL ORGANIC, UNSTABLE OR UNSUITABLE MATERIALS BENEATH THE PROPOSED SERVICES, ASPHALT, CONCRETE, LANDSCAPED AREAS MUST BE REMOVED AND THESE AREAS BACKFILLED WITH AN APPROVED FILL MATERIAL, ALL TO THE SATISFACTION OF A GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONNECTIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION.
- CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONNECTIONS. ALL CONNECTIONS TO BE IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITIES.

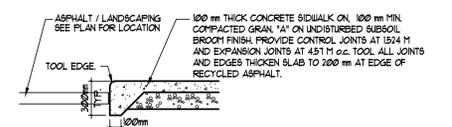
- OVERLAND FLOW ROUTE
- +266.65 - INDICATES EXISTING ELEVATION.
- 266.57+ - INDICATES PROPOSED FINISH ELEVATION.

CATCH BASINS TO BE 600x600mm
CATCH BASINS 4 CATCH BASIN MAINTENANCE HOLES TO BE HAVE OPSD TYPE 400/10 FRAMES 4 GRATES. ALL OTHER MAINTENANCE HOLES TO HAVE OPSD 400/10 TYPE 'A' FRAME 4 GRATE
ALL CATCHBASINS, CATCHBASIN MAINTENANCE HOLES, STORM MAINTENANCE HOLES TO CONTAIN 300mm OF RISER SECTIONS. (1-150mm RISER, 3-50mm RISERS)
STORM SEWER TO BE HDPE BELL 4 SPIGOT BSS POLY-TITE PIPE OR APPROVED EQUAL
WATERSERVICES TO BE PE 50mm DIA. SERVICE PIPE
SANITARY SEWER TO BE SDR-35 PVC PIPE
ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION.

| | | | |
|----------|------------------------------|------|---------------------------|
| C.B.M.H. | CATCH-BASIN MAINTENANCE HOLE | W.M. | WATERMAIN |
| C.B. | CATCH-BASIN | FR | FIRE ROUTE SIGN |
| HP | HYDRO POLE | HP | HANDICAPPED PARKING STALL |
| STM | STORM | SAN | SANITARY |



ASPHALT/CURB DETAIL
SCALE: N.T.S.



SIDEWALK DETAIL
SCALE: N.T.S.

| AS CONSTRUCTED NOTES | COMPLETION | No. | REVISIONS | DATE | BY |
|----------------------|---------------------|-----|-------------------------------|------------|--------|
| | DESIGN: J.M.S. | 1. | ISSUED FOR SITE PLAN APPROVAL | JUNE 22/21 | J.M.S. |
| | DRAWN: A.H. | 2. | REVISED AS PER COMMENTS | AUG. 8/21 | J.M.S. |
| | CHECKED: J.M.S. | | | | |
| | APPROVED: J.M.S. | | | | |
| | DATE: Nov. 19, 2020 | | | | |

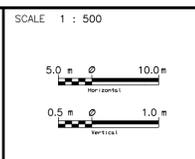
CONSULTANT

SPRIET ASSOCIATES
LONDON CONSULTING ENGINEERS LIMITED
155 YORK STREET -- LONDON (519) 672-4100 -- N6A 1A8



CLIENT

LUPINE PROPERTIES LTD.

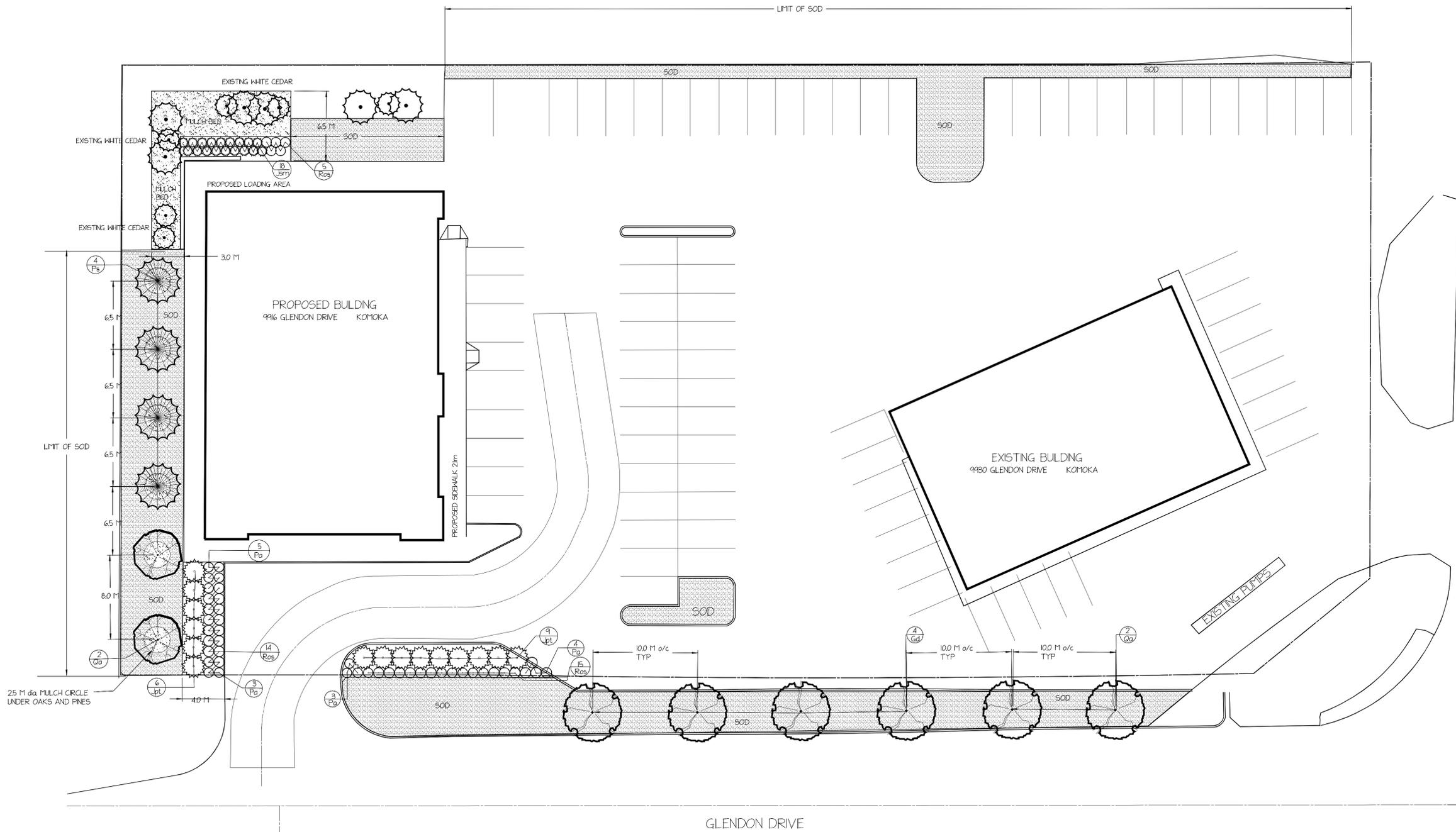


SCALE: 1 : 500

TITLE

PROPOSED OFFICE BUILDING
9918 & 9930 Glendon Drive
DETAILS & NOTES

| | |
|---------------|--------|
| Project No. | 218223 |
| Sheet No. | 3 of 4 |
| Plan File No. | |



Notes

General

1. The contractor is responsible for the location of all utilities.
2. All discrepancies shall be reported to the Landscape Designer or his agent immediately and before proceeding with work.
3. This drawing is the property of **Parterre Landscape Design Associates** and may not be replicated or used for construction without the expressed written permission of the Landscape Designer.
4. The contractor shall repair at his expense all damage to all existing structures/utilities/conditions caused by his work.

Topsoil

1. Topsoil to be a sandy loam mix. Approx. 2:1 mix of sand to loam with loam containing min. 4% organic matter plus .6 kg per cu. metre (1 lb/cu. yd) of bone meal of finished mixture.
2. Topsoil to be friable, free of roots, debris and stones larger than 5mm.
3. All sodded areas to have a minimum depth of 150mm (6") of topsoil.
4. Planting beds to be backfilled sandy loam mix to specified depths.

Plant Material

1. All workmanship shall meet the standards of **Landscape Ontario**.
2. Install plant material true to name, size and condition as specified.
3. All plant material shall be nursery grown and shall conform to the standards of the **Canadian Nursery Trades Association**.
4. All plant material shall be staked or placed by **Landscape Contractor** for review and approval by **Landscape Designer** prior to installation.
5. All tree pits and planting beds shall be mulched with a minimum depth of 75mm (3") of **Gro-Bark Shredded Pine Mulch** as specified.
6. All trees shall be planted by approved procedures and oriented to provide best appearance.
7. All trees to be staked upon planting as specified.
8. All trees planted to have plastic rodent guard installed around trunk as specified.
9. All plant material shall be guaranteed for one (1) year from date of acceptance. Plant material which does not survive satisfactorily during the guarantee period shall be replaced at no extra cost to the owner.
10. Any and all substitutions of plant size or species/variety shall be reported to the Landscape Designer or his agent prior to proceeding with work. All substitutions must receive **written approval** by the **Landscape Designer** prior to delivery to the site.

DRAWING TITLE:

LANDSCAPE PLAN

DESIGNER:



PROJECT NAME & ADDRESS:

PROPOSED KOMOKA BUILDING
9918 & 9930 Glendon Drive
Komoka, Ont.

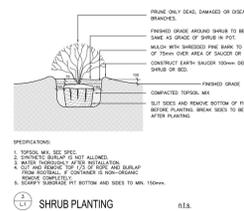
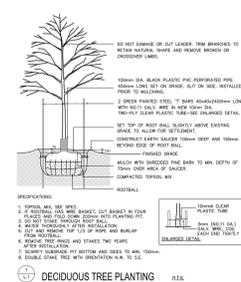
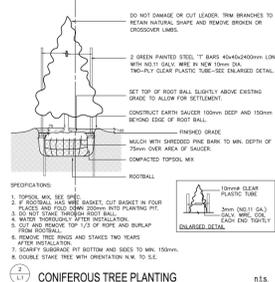
SCALE: 1:200 metric

DATE: 22 SEPTEMBER 2021

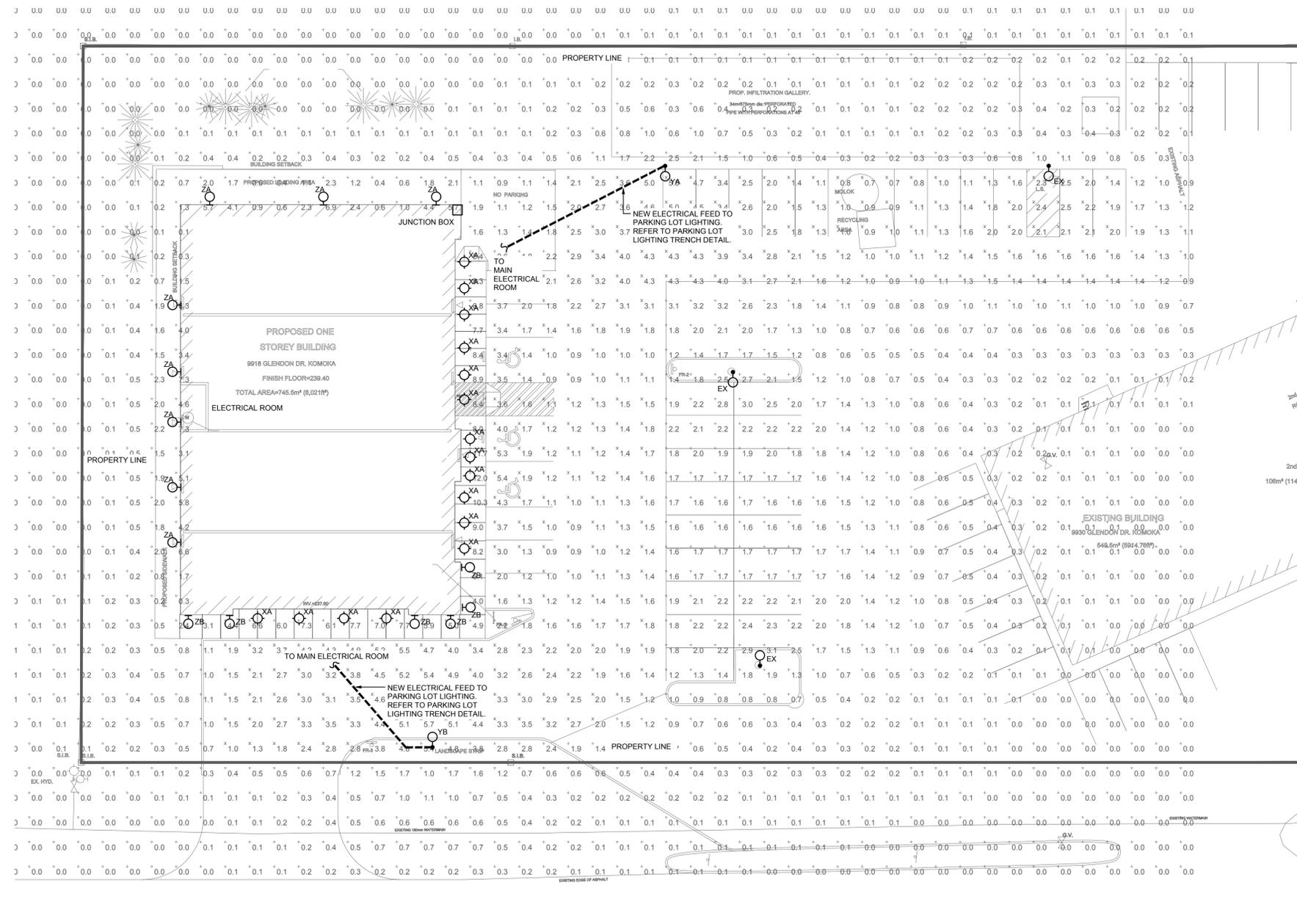
DRAWN & CHECKED BY:
SB/RNC

PAGE NO: 1

GLENDON DRIVE



| Komoka Office Building Plant List | | | | | |
|-----------------------------------|-------------------------------------------|-------------------------|-----|----------|----------------------|
| KEY | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COMMENT |
| Ps | <i>Pinus strobus</i> | White Pine | 4 | 250cm WB | plant 6.5m o/c |
| Jpf | <i>Juniperus x pfitzeriana 'Compacta'</i> | Compact Pfitzer Juniper | 15 | 50cm/3ga | plant 1.8m o/c |
| Jsm | <i>Juniperus sabina Moor-Dense</i> | Moor-Dense Juniper | 18 | 50cm/3ga | plant 1.0m o/c |
| Gd | <i>Gymnocladus dioica</i> | Kentucky Coffee Tree | 4 | 50mm/WB | spacing as indicated |
| Qa | <i>Quercus alba</i> | White Oak | 4 | 50mm/WB | plant 8.0m o/c |
| Ros | <i>Rosa x Showy Pavement</i> | Showy Pavement Rose | 34 | 2ga | plant 1.0m o/c |
| Pa | <i>Perovskia atriplicifolia</i> | Russian Sage | 15 | 2ga | plant 80cm o/c |



ELECTRICAL SITE LIGHTING LAYOUT

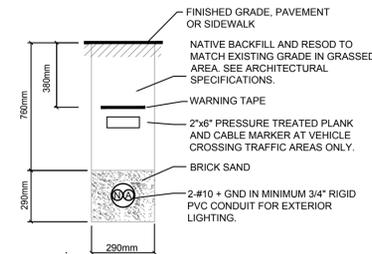
SCALE: 1:200

GLENDON DR.

| LIGHT CALCULATION STATISTICS | | | | |
|------------------------------|---------|---------|---------|---------|
| DESCRIPTION | AVG(Fc) | MAX(Fc) | MIN(Fc) | AVG/MIN |
| PARKING LOT | 22 | 5.5 | 0.7 | 7.9:1 |
| | | | | 3.1:1 |

| LIGHTING FIXTURE SCHEDULE | | | | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------|-------------------------------------------|
| FIXTURE TAG | DESCRIPTION AND MODEL SERIES | INPUT | LIGHT SOURCE | MOUNTING |
| XA | WET LOCATION RATED 6" WAFER-THIN RECESSED LED DOWNLIGHT. LITHONIA: WF6 LED SERIES | 120-277V 10W | LED 920L 4000K 90CRI | RECESSED |
| YA | POLE MOUNTED LED SITE/AREA LIGHTING WITH BUILT IN HOUSE-SHIELD, PHOTOCELL OPTION, 1000mA DRIVER. LITHONIA: DSX0 SERIES | 120-277V 166W | LED 1433L 4000K 70 CRI TYPE III | POLE MOUNTED @ 20'-0" (6.1m) A.F.F. |
| YB | POLE MOUNTED LED SITE/AREA LIGHTING WITH BUILT IN PHOTOCELL OPTION, 1000mA DRIVER LITHONIA: DSX0 SERIES | 120-277V 134W | LED 13055L 4000K 70CRI TYPE III | POLE MOUNTED @ 20'-0" (6.1m) A.F.F. |
| ZA | OUTDOOR RATED LED WALL PACK, ADJUSTABLE FOR UP-LIGHTING, DOWNLIGHTING OR FLOOD-LIGHTING. TO BE CONTROLLED BY BUILT-IN PHOTOCELL. LITHONIA: OLWX1 SERIES | 120V 13W | LED 1154L 4000K 70CRI | WALL MOUNTED @ 9'-0" (2.7m) A.F.F. |
| ZB | OUTDOOR RATED UP AND DOWNLIGHT WALL SCENCE. LITHONIA: OLLWU LED SERIES | 120-277V 14W | LED 1154L 4000K 70CRI TYPE P1 | WALL MOUNTED @ 9'-0" (2.7m) A.F.F. |

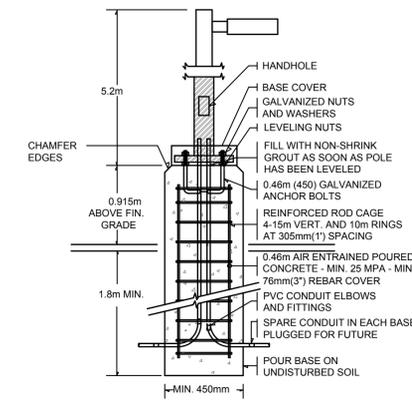
NOTES:
 • PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR A COMPLETE INSTALLATION.
 • COORDINATE WITH ARCHITECTURAL CEILING PLAN TO CONFIRM CEILING MATERIAL AND MOUNTING TYPE.
 • CONFIRM LIGHT FIXTURE FINISH AND COLOUR WITH THE ARCHITECT.



NOTES: PROVIDE CSA APPROVED UNDERGROUND PULL BOX FOR EVERY 360 DEGREE
 NOTET: CONDUIT BENDS IN COMPLIANCE WITH OESC.

LIGHTING- TRENCH DETAIL

SCALE: N.T.S.



NOTE: COORDINATE EXACT ANCHORING REQUIREMENTS AND CONCRETE BASE DIAMETER WITH POLE MANUFACTURER. POLE TO BE DYNAPOLE SRS SERIES.

TYPICAL POLE BASE DETAIL

SCALE: N.T.S.

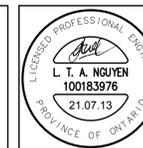
| ELECTRICAL LIGHTING LEGEND | |
|----------------------------|-----------------------|
| SYMBOL | DESCRIPTION |
| ⊙ | WALL SCENCE/WALL PACK |
| ⊙ | POT LIGHT |
| ⊙ | POLELIGHT |
| EX | EXISTING |

KEYPLAN

REVISIONS

| NO. | REVISIONS | DATE |
|-----|----------------|----------|
| 00 | ISSUED FOR SPA | 21.07.13 |

NORTH



| DESIGN | CT | DRAWN | CT |
|---------|----|----------|----|
| CHECKED | LN | REVIEWED | LN |

PROJECT

KOMOKA MEDICAL BUILDING

ADDRESS

9930 GLENDON DRIVE
 KOMOKA, ON.

PROJECT NO.

CE-5137

DRAWING TITLE

ELECTRICAL SITE LIGHTING
 LAYOUT

DRAWING NUMBER

E0