

THE CORPORATION OF THE TOWN OF GEORGINA

The Regional Municipality of York

3525-3527 Baseline Road, Georgina

**Partial Demolition and Expansion of Garage Bay and Office
Part of Lot 23, Concession 5 (NG)**

**SITE PLAN AMENDING AGREEMENT
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THIS THIRD AMENDING SITE PLAN AGREEMENT made in duplicate, this 18th day of February, 2025.

B E T W E E N:

THE REGIONAL MUNICIPALITY OF YORK

hereinafter called the "OWNER"

OF THE FIRST PART:

AND –

THE CORPORATION OF THE TOWN OF GEORGINA,
in the Regional Municipality of York,

hereinafter called the "TOWN"

OF THE SECOND PART:

WHEREAS the Owner has represented to the Town that it is the Owner of the land described in Schedule "A" attached hereto (the "Lands") as stated in the Region Solicitor's Certificate attached to this Agreement as Schedule "B";

AND WHEREAS the Owner entered into a Site Plan Agreement with the Town on the 17th day of May, 1999, for the construction of a district headquarters police station on the Lands, which Site Plan Agreement was registered on title to the Lands as Instrument LT1359887 ("Original Site Plan Agreement");

AND WHEREAS the Original Site Plan Agreement was amended in 2001 for the construction of a maintenance yard and depot ("First Amending Site Plan Agreement");

AND WHEREAS the Original Site Plan Agreement and First Amending Site Plan Agreement were amended in 2022 for the construction of a road maintenance equipment shelter ("Second Amending Site Plan Agreement");

AND WHEREAS the Owner applied to the Town under s.41 of the Planning Act, R.S.O. 1990, s.P.13, as amended, for site plan approval in respect of partial demolition of existing 2-storey office and garage facility, 1-storey building expansion, two areas of asphalt paving, existing berm to be relocated further north towards Baseline Road, existing overhead hydro lines to be buried, and stormwater management ponds to be modified on the Lands (the "Works");

AND WHEREAS the parties hereto have agreed to the terms and conditions hereinafter set forth;

NOW THEREFORE this agreement witnesseth that in consideration of the mutual covenants hereinafter contained, the parties hereto agree, each with the other, as follows:

PART I DEFINITIONS

1.1 Definitions

In this Agreement the following terms shall have the meanings set out below, unless otherwise internally redefined or where the subject matter or context requires under the meaning to be ascribed:

- a) **“Agreement”** means this Third Amending Site Plan Agreement;
- b) **“Approval”** means Site Plan approval under the Planning Act;
- c) **“Consultant”** means the Owner’s Professional Consultant;
- d) **“Director”** means the Director of Development Services of the Town of Georgina or his designate;
- e) **“Engineer”** means a Professional Engineer retained by the Owner in accordance with Part II;
- f) **“Final Acceptance”** means the date when all Internal Works under this Agreement have been completed, including Director approval of the completed Internal Works checklist in Schedule “G”.
- g) **“Internal Works”** means all municipal infrastructure to be constructed pursuant to this Agreement which will not be assumed by the Town, as summarized in Schedule “D”;
- h) **“Lands”** means the lands and premises described in Schedule “A”
- i) **“Landscape Architect”** means a Professional Landscape Architect retained by the Owner in accordance with Part II;
- j) **“Maintenance Period”** means the period of time following Preliminary Acceptance of the Public Works and prior to Assumption of same by the Town;
- k) **“Owner”** means the registered Owner(s) of the Lands;
- l) **“Region”** means The Regional Municipality of York;
- m) **“Security”** means the securities and deposit referred to in Schedule “E”;
- n) **“Site Alteration”** means dumping of fill, the removal of topsoil from land, or the alteration of the existing grade of land by any means including placing fill, clearing and grubbing, the compaction of soil or the creation of impervious surfaces, or any combination of these activities;
- o) **“Town”** means The Corporation of the Town of Georgina; and,
- p) **“Works”** means those matters set out in Schedule “D”.

1.2 Lands Affected

This Agreement applies to the Owner’s Lands, which lands are described in Schedule “A”.

1.3 Scope of Agreement

This Agreement shall define the obligations and duties of the Owner with respect to the development of approval granted for the Lands under File B.1.396.1 and without limiting the generality of the foregoing, shall include the installation, construction, repair and maintenance obligations of the Owner pertaining to the certain municipal services and such other matters as are more specifically set out herein all in accordance with the plans and specifications as approved by the Town as set forth in Schedule “D” attached hereto, all to the satisfaction of the Director. These requirements shall be completed within the time limits specified by the Agreement and all works shall be undertaken in a good and workmanlike manner.

PART II PROFESSIONAL ENGINEER

The Owner covenants and agrees to retain a Professional Engineer (hereinafter referred to as the “Engineer”) who holds a Certificate of Authorization with Professional Engineers of Ontario to prepare the design of grading, site and external servicing plans, municipal service connection designs, and stormwater management reports that are to be submitted to the Director for his approval.

The Owner’s Engineer will be required to inspect and certify to the Director that all internal and external services, grading, asphalt and stormwater management requirements have been constructed in accordance with the approved Engineering Drawings and reports, prior to the reduction of the security held for engineering-related works. The certificate, or certificates, shall be in a format acceptable to the Director.

PART III PROFESSIONAL LANDSCAPE ARCHITECT

The Owner agrees to retain a competent Professional Landscape Architect experienced in site plan and municipal horticulture and arboriculture. This Landscape Architect shall prepare all landscaping plans required pursuant to this Agreement and shall provide its certificate respecting the same for acceptance purposes. The Landscape Architect shall be in good standing with the Ontario and/or Canadian Association of Landscape Architects.

PART IV DESIGN AND SPECIFICATIONS

Notwithstanding any review, approvals, criticisms or modifications given by the Town or its consultants, neither the Town, the Director nor the Town's Consultants shall in any way be responsible for the design drawings or the plans and specifications and the Owner shall bear sole responsibility for the soundness of the engineering design and for ensuring that the Works required to be done will function as intended and contemplated.

PART V SITE PLAN - GRADING AND DRAINAGE

If, in the opinion of the Director in his or her sole discretion and in consultation with the Engineer, drainage deficiencies have been identified, whether or not shown on the plans listed in Schedule “C”, upon being notified of such deficiencies by the Director, the Owner shall correct such deficiencies by grading or constructing any other works or structures as may be necessary in accordance with the directions and under the supervision of the Engineer prior to the final release of any securities held for such purposes. Such Works shall be deemed to be included in Public Works.

PART VI LANDSCAPE PLAN

INTENTIONALLY DELETED.

PART VII ACCESS TO THE DEVELOPMENT

The Owner covenants and agrees to gain access to the proposed

development during the period of construction by way of **BASELINE ROAD** unless otherwise agreed to by the parties hereto.

PART VIII INSPECTION OF WORKS

The Director or persons acting on his behalf shall have the right to inspect the construction of the Works at all times both on Town property and on private property.

The Owner agrees to provide all documentation and carry out all inspections in accordance with Schedule "G" being the security release checklist of the Town, prior to requesting release of securities.

If at any time the construction of the Works, in the opinion of the Director, is not being carried out in accordance with good engineering practice, then the Director may order that further construction of all or any part of the Works shall cease until such work has been placed in satisfactory condition by verbal and/or written notice to the Owner or the Owner's on-site project manager and the Owner agrees to comply with such order immediately upon receipt of such notice.

The costs incurred by such stoppages and remedial action shall be paid for by the Owner.

PART IX INCOMPLETE OR FAULTY WORK

In the event that the Director deems that the Works are not being proceeded with in accordance with the plans listed in Schedule "C" to this Agreement and specifications or if the Works have not been completed within the time limit as hereinafter set out, then the Director may take such remedial action the Director deems necessary to complete such work upon giving the Owner seven (7) days' notice in writing of his or her intention to do so.

In the event of any undertaking as aforesaid, it is understood and agreed between the parties hereto that such undertaking shall be as agent of the Owner and shall not be deemed for any purpose whatsoever as an acceptance or assumption of any portion of the Works by the Town.

The costs incurred by such remedial action together with the costs of all consultant, solicitor, and permit fees' shall be paid for by Owner. The Town may recover such expenses by drawing on the Letter of Credit or cash security posted pursuant to this Agreement.

Where the Security is insufficient to cover the costs, in addition to and without prejudice to any other rights which it may have pursuant to this Agreement or otherwise at law, the Town may add the amount of the shortfall to the Tax Collector's roll against the land and the shortfall may be recovered in a like manner as municipal taxes pursuant to Section 446 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended.

PART X ACCEPTANCE OF THE WORKS

INTERNAL WORKS

Following the completion of all the Internal Works, the Consultant shall submit a '*Certificate of Completion*' and all documentation as specified in Schedule "G" being a security release checklist to the Director. The Director shall, within thirty (30) days from the receipt of the Certificate, either advise the Consultant in writing that such works have been satisfactorily completed, or

set forth in writing particulars wherein the work(s) has not been completed. In the event that the Director submits a list of requirements, the Consultant shall submit his Certificate as to the completion of such requirements and the Director shall similarly advise as to his satisfaction or otherwise in respect to such requirements. The written acceptance by the Director of the Consultant's *Certificate of Completion*, receipt of the "as built" drawings and all documentation as specified in Schedule "G" being a security release checklist shall constitute Final Acceptance of the Internal Works by the Town.

Prior to the granting of any such reduction, the Owner shall submit to the Town a Statutory Declaration that they have paid all contractors and subcontractors associated with the construction of the works and services and complied fully with the provisions of the *Construction Act*.

PART XI COMMENCEMENT OF CONSTRUCTION

The Owner covenants and agrees to give the Town seven (7) days' notice in writing of the date upon which construction shall commence.

PART XII TIME LIMIT FOR COMPLETION OF WORKS

The Owner agrees that it shall complete the construction and installation of all Works as set out in Schedule "D" within two (2) years of the date of this Agreement.

PART XIII CONSTRUCTION ACT

Upon receiving notice or upon any liens being filed pursuant to the Construction Act, as amended, which may affect any of the lands in this Agreement in which the Town may have an interest, this Agreement shall be deemed to be defaulted by the Owner. Upon discovering such default, the Town may forthwith give the Owner notice in writing of the said lien or claim and the Owner shall be allowed to cure or remedy such default by discharging or vacating the said lien to the satisfaction of the Town within ten (10) days of such notice.

If such default is not remedied or cured as above, the Town may, notwithstanding any other remedies it may have, draw upon any security or Letter of Credit which may be held pursuant to this Agreement to secure its interests and may pay into Court any holdback and costs provided by the Construction Act as may be necessary therefore.

PART XIV LIABILITY INSURANCE

Prior to execution of this Agreement by the Town, the Owner covenants and agrees to supply the Town:

- a) General Liability Insurance in the amount of Five Million Dollars (\$5,000,000.00) in a form satisfactory to the Town Solicitor including but not limited to bodily injury including death, personal injury, property damage including loss of use thereof, non-owned automobile and contain a cross liability/severability of interest clause. The Town shall be named as an additional insured.
- b) The policies shall be endorsed to provide the Town with not less than thirty (30) days' written notice of cancellation.

In the event that the Owner fails to maintain insurance as required the Town shall have the right to provide and maintain such insurance and

the Owner must pay all costs to the Town within fourteen (14) days.

- c) Evidence of insurance must be satisfactory to the Town and shall be provided prior to the signing of the Agreement and shall remain in effect until Final Acceptance.
- d) As determined by the Town, the Owner may be required to provide and maintain additional insurance coverage(s), which are related to this Agreement.

PART XV INDEMNIFICATION

The Owner covenants and agrees to indemnify and save harmless the Town and its officers, employees, agents and elected and appointed officials from and against all claims, demands, losses, damages, costs (including reasonable legal costs), actions and other proceedings made, sustained, brought, prosecuted, threatened to be brought or prosecuted in any manner based upon, occasioned by or attributable to an injury to or death of a person or damage to or loss of property, infringement of rights or any other loss or damages whatsoever, arising in relation to the Works, including, without limitation, the construction and/or maintenance of all or any of the Works or the lack of maintenance of such Works by the Owner in accordance with this Agreement, from the date of commencement of any Works until final acceptance thereof by the Town.

PART XVI SECURITY AND MAINTENANCE INTERNAL WORKS

Maintenance of Internal Works

The Owner shall maintain all the Internal Works provided for in this Agreement free from defects and repair or rectify any defects which may occur to the works and services on the Lands. Without limiting the generality of the foregoing, this shall include snow clearing, streetlighting, freestanding signs, entrance feature, all landscaping within the private road allowances, including shrubbery and trees and replacement of same when necessary, watermains, service connections and hydrants, valves, backflow preventers, sanitary sewers and service connections, forcemain, and the stormwater management, catch basins and service connections, storm sewers, low impact developments (LIDs), grading, asphalt and road base.

PART XVII FINANCIAL PAYMENTS

Payments to the Town

The Owner covenants and agrees to pay to the Town the amounts set out in Schedule "E" (Summary of Payments and Security) hereto. The Owner further acknowledges the Town's right and requirement to assess levies on the Lands.

Tax Arrears

The Owner covenants and agrees to pay all arrears of taxes outstanding against the property herein described, prior to the execution of this Agreement by the Town.

Designated Charges and Imposed Rates

The Owner agrees to commute and pay forthwith, prior to the execution of this Agreement by the Town, designated charges and imposed rates now or to be assessed and levied upon the lands within the said plan, including but not

limited to levies under the *Ontario Water Resources Act*, the *Public Utilities Act*, the *Municipal Drainage Act* and the *Municipal Act*.

Lawful Levies and Rates

The Owner further undertakes and agrees to pay all taxes levied, or to be levied, on the said lands on the basis and in accordance with the assessment and collector's roll.

Notwithstanding the Works to be constructed and installed by the Owner, the services to be performed and the payments to be made pursuant to this Agreement, the Lands shall remain liable in common with all other assessable property in the Town to all lawful rates and levies of the Town.

Interest shall be payable by the Owner to the Town on all sums of money payable under this Agreement, which are not paid within thirty (30) days from the due date. The rate of interest payable shall be fifteen per cent (15%) per annum.

Upon execution of this Agreement, the Owner agrees to pay the Town the amounts listed in Schedule "E".

Upon registration of this Agreement, the Owner agrees to pay the Town's legal fees reasonably associated with the registration of this Agreement on title. Such costs shall be invoiced by the Town to the Owner and shall be paid within twenty-one (21) days of the mailing of such invoice by registered mail to the Owner.

In the event that the Town requires the services of its Peer Review Consultants respecting the Works or building contemplated herein this Agreement, the Owner agrees to pay all requisite invoices plus an additional 15% administration fee. within twenty-one (21) days of the account being rendered by the Town to the Owner. As per Planning fee by-law 2018-0074 as amended.

PART XVIII BUILDING REQUIREMENTS

The Owner agrees that once the building permits have been issued, not to permit occupancy of any building or part thereof until the Work for which the building permit was issued is completed in accordance with the requirements of Ontario Building Code and the building by-laws as amended.

PART XIX APPROVALS

INTENTIONALLY DELETED.

PART XX GENERAL PROVISIONS

The Owner agrees to develop the Lands and construct and maintain the Project in substantial conformity with the plans and drawings listed in Schedule "C" to this Agreement.

The Owner agrees to complete at its own expense and in a good and workmanlike manner the construction of all site facilities and services all to the satisfaction of the Director and without limiting the generality of the foregoing, this shall include the installation, construction, repair and maintenance of all matters herein referred to in this Agreement.

The Owner covenants and agrees that a reasonable amount of the topsoil to be removed from the Lands shall be stockpiled during grading operations and as building construction is completed, the said topsoil shall be

placed at an approximate depth of at least six (6") inches or one-hundred and fifty millimetres (150mm) on all land not covered by buildings, driveways or pavement provided the topsoil is tested and suitable for sodding.

The Director may have qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any Works required by this Agreement and the costs or such tests shall be paid by the Owner within fourteen (14) days of the account being rendered by the Town to the Owner.

During construction of the Works, the Owner covenants and agrees that Public Land will not be used by the Owner its officers, agents, consultants and contractors for the depositing of junk, debris, refuse, topsoil or other materials and the Owner further covenants and agrees to restrain, insofar as it is able to do so, all others from depositing such materials on Public Land and further covenants and agrees to remove all junk, debris, refuse or other materials excluding original topsoil deposited on Public Land by the Owner, its officers, agents, consultants and contractors immediately when so directed by the Town, at the Owner's expense.

The Owner covenants and agrees to clear debris and garbage originating from the Works in the Project and deposited on vacant public and private Lands outside the limits of the Lands if so requested in writing by the Director. If the Owner fails to do so within five (5) days, the Town will remove such debris and garbage at the cost of the Owner.

During construction of the Works, the Owner agrees not to allow the fouling of public highways leading to the Lands and further agrees to provide the necessary notice at all times, to keep such public roads clean from construction related material and if, in the opinion of the Director, such roads are not cleaned to municipal requirements, then the work shall be done by the Town at the Owner's expense.

The Town agrees to issue a statement of compliance at the written request of the Owner provided that all of the conditions and requirements of this Agreement have been fulfilled to the satisfaction of the Director.

The Owner agrees to protect and preserve where possible all healthy trees located on the Lands. Removal of any trees shall be subject to the approval of the Town and in accordance with The Regional Municipality of York's Forest Conservation By-law.

The Owner covenants and agrees that all signs to be erected on the site shall be located in accordance with the provisions of the Town's Zoning By-law 500, as amended, and the Town's Sign By-law 2006-0062 (PUT-1), as amended.

The Owner covenants to maintain to the satisfaction of the Town and at the sole risk and expense of the Owner, any and all of the facilities and works referred to in Schedule "D" hereto including grading and stormwater management facilities and in the event that the Owner fails or neglects to provide such maintenance to the satisfaction of the Town, or in the event of any failure, malfunction or unauthorized alteration to such works and facilities the Town is hereby authorized to enter upon the lands described in Schedule "A", without notice to the Owner in the event of urgency, to make all necessary repairs and perform all necessary maintenance the cost of which shall be borne and paid by the Owner, failing which the *Municipal Act*, as amended, shall apply and the Town may recover the expense incurred in so doing by action or in the same manner as municipal taxes.

The Owner covenants and agrees to comply with the municipal by-law

regulating the open burning of materials and obtain the necessary permits from the Town's Fire Department, all in accordance with By-law 2000-0071 (REG-1).

PART XXI SPECIAL PROVISIONS

Construction Management Plan

The Owners agree to provide a Construction Management Plan complete with detailed construction schedule outlining the Works, complete with a phasing plan as may be required and to carry out a pre-construction meeting prior to any works commencing on site.

PART XXII ADMINISTRATION

The Owner consents to the registration by the Town of this Agreement upon the title of the Lands at the full discretion of the Town.

The Owner agrees to obtain and register a discharge or a consent and postponement of any mortgage or other encumbrance on the subject Lands, at its expense, with the intent that any such prior encumbrance will postpone any rights or interest which it may have in the Lands, so that this Agreement shall take effect as though executed and registered prior to the creation of such right or interest of such party by the execution and registration of any mortgage or other encumbrance creating or defining such rights or interests. Any consent and postponement by a mortgagee of the Lands shall be in form and substance satisfactory to the Town's Solicitor and shall be annexed hereto prior to the execution of this Agreement by the Town.

The Owner agrees to pay all of the Town's legal costs with respect to the preparation and registration of this Agreement and other required documents, including but not limited to any applicable subsearch, execution search and registration fees.

It is declared and agreed that this Agreement and the covenants contained herein, and the Schedules attached hereto shall enure to the benefit of the Town and be binding upon the respective successors and assigns of the Owner.

Notwithstanding anything herein contained, the Town shall not be obligated under this Agreement until the Owner has obtained any and all approvals required to be obtained from the Lake Simcoe Region Conservation Authority and nothing herein shall relieve the Owner from obtaining all approvals required by any governmental authority.

This Agreement is to be read with all changes in gender or number as required by the context.

PART XXIII GOVERNING LAW

This Agreement shall be interpreted under and be governed by the laws of the Province of Ontario.

PART XXIV NAME AND ADDRESS OF OWNER, ENGINEER AND TOWN

If any notice is required to be given by the Town to the Owner and/or its Consultant with respect to this Agreement, such notice shall be mailed or delivered by courier or facsimile transmission to:

Owner: The Regional Municipality of York

Address: 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Attention: Michael Shatil
Phone: 1-877-464-9675 x71684

Consultant Name: GEC Architecture

Address: 179 JOHN ST, UNIT 403, TORONTO, ON M5T 1X4
Attention: Tyson Bolduc
Phone: 647-749-3388
Email: tyson.bolduc@gecarchitecture.com

Town: The Corporation of the Town of Georgina 26557 Civic Centre
Road Keswick, Ontario L4P 3G1
Attention: Rachel Dillabough, Town Clerk
Phone: (905) 476-4301 / Fax: (905) 476-1475

or such other address of which the Owner and/or Consultant has notified the Director in writing and any such notice mailed or delivered by courier or facsimile transmission, shall be deemed to have been given on the day and at the time of personal delivery or facsimile transmission, if delivered or transmitted prior to 5:00 p.m. on a business day, or if not prior to 5:00 p.m. on a business day, on the business day next following the day of delivery or facsimile transmission, as the case may be. In this Agreement, a “business day” shall mean any day other than a Saturday, Sunday or statutory holiday or a banking holiday in Ontario. Notice by mail shall be deemed delivered on the third (3rd) business day following posting.

PART XXV CONSENT TO ASSIGN

The Owner shall not assign this Agreement without the written consent of the Town. Such consent may not be unreasonably withheld.

Part XXVI COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which such counterparts, together, shall constitute one and the same agreement. Counterparts may be executed in original or electronic form, and the parties shall accept any signatures received in electronic form as if they were original signatures of the parties.

PART XXVII SUMMARY OF SCHEDULES

The following schedules are attached hereto and form party of this Agreement:

Schedule “A”,
being the Legal Description of Lands subject to this Agreement

Schedule “B”,
Being a Solicitor’s Certificate of Ownership of the lands affected by this Agreement

Schedule “C”,
being a List of Approved Plans and Drawings

Schedule “D”,
being a Summary of the Works to be Constructed by the Owner

Schedule “E”,
being a Summary of the Payments and Security to be Provided by the

Owner

Schedule “F”,
Being the Estimated Costs of Construction

Schedule “G”,
being an Internal Works Security Release Checklist

WITNESS the corporate seals of each of the parties hereto, attested to by the hands of their proper signing officers duly authorized in that behalf, the day first above written.

Authorized by Bylaw 2023-31
as adopted by Regional Council
on May 18, 2023.

Approved as to form
and content

Initial
AA
Solicitor

) THE REGIONAL MUNICIPALITY OF YORK

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DocuSigned by:

Dino Basso

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Dino Basso, Commissioner of Corporate Services

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) TOWN OF GEORGINA

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Margaret Quirk

Margaret Quirk, Mayor

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Rachel Dillabough

Rachel Dillabough, Town Clerk

We have the authority to bind the Corporation



Property Services Branch
Corporate Services Department

Schedule A: Legal Description of the lands subject of this agreement

Re: 3525 Baseline Road
Sutton, ON L0E 1R0
Third Amending Site Plan Agreement
Schedule A – Legal Description of the lands subject to this agreement

PT LT 23 CON 5 N GWILLIMBURY AS IN R725475; GEORGINA

- Teranet PIN No. is 03505-0012.

CORPORATE SERVICES DEPARTMENT



SCHEDULE 'B'
SOLICITOR'S CERTIFICATE

TO: The Corporation of the Town of Georgina (the “Town”)

RE: Part of Lot 23, Concession 5, North Gwillimbury as in R725475,
Town of Georgina (PIN 03505-0012)
Municipal Address: 3527 Baseline Road
Municipal Assessment Roll No.: 1970 000 109
93000 (the “Property”)

I, Heather Babcock-Cormier, solicitor, do hereby confirm that The Regional Municipality of York is the registered and sole owner in fee simple of the Property.

I further confirm that there are no executions on the file in the office of the Land Titles or in the Sheriff's Office against the Property as of the date thereof.

This confirmation is given by the undersigned to the Town for the purpose of having the said Town act in reliance on it in entering into this Site Plan Agreement.

DATED at Newmarket this 7th day of September, 2022.

THE REGIONAL MUNICIPALITY OF YORK
by its solicitor



Heather Babcock-Cormier

SCHEDULE "C"
LIST OF APPROVED PLANS AND DRAWINGS

The Owners covenant and agree to construct all buildings, structures, works, services and facilities required under this Agreement in accordance with the following plans/drawings:

GEC Architecture

1. Drawing No. A053 Site Plan
2. Drawing No. A054 Enlarged Site Plan
3. Drawing No. ESC-01 EROSION AND SEDIMENT CONTROL PLAN
4. Drawing No. ESC-02 ENVIRONMENTAL DETAILS
5. Drawing No. C-01 REMOVAL PLAN
6. Drawing No. C-02 GRADING PLAN
7. Drawing No. C-03 SERVICING PLAN
8. Drawing No. C-04 UP FLO FILTER DETAIL
9. Drawing No. C-05 FIRE TANK DETAIL
10. Drawing No. C-06 EQUIPMENT CONCRETE SLAB DETAIL
11. Drawing No. C-07 SITE PLAN AND DRAINAGE AREA MAP
12. Drawing No. C-08 BASELINE POND MODIFICATIONS
13. Drawing No. C-09 MCMINNOWS POND MODIFICATIONS
14. Drawing No. C-10, POND SECTIONS
15. Drawing No. C-11 SWALE MODIFICATIONS
16. Drawing No. C-12 BERM MODIFICATIONS
17. Drawing No. C-13 CONSTRUCTION DETAILS
18. Drawing No. C-14 POND DESIGN CROSS SECTION
19. Drawing No. LP01, LANDSCAPE PLAN
20. Drawing No. LP01, LANDSCAPE PLAN ENLARGEMENT
21. Drawing No. LD01, LANDSCAPE DETAILS
22. Drawing No. E0-22, SITE PLAN – PHOTOMETRIC CALCULATIONS
- NEW WORKS
23. Drawing No. E0-01, ELECTRICAL & ICAT SYMBOL LEGEND,
DRAWING LIST & GENERAL NOTES
24. Drawing No. E0-11, SITE PLAN - ELECTRICAL & ICAT - DEMOLITION
25. Drawing No. E0-21, SITE PLAN - ELECTRICAL & ICAT - NEW WORKS

SCHEDULE "D"
SUMMARY OF THE WORKS TO BE
CONSTRUCTED BY THE OWNERS

Construction of the site facilities and services shown on the plans/ drawings listed in Schedule "C", all in accordance with the reviewed plans, design and specifications, and to the satisfaction of the Director, including the following:

1. Partial demolition of existing 2-story office & garage maintenance facility
2. Proposed 1-story building expansion to the south
3. Two areas of new asphalt paving where currently gravel
4. Relocation of existing berm further north towards Baseline Road.
5. The existing overhead hydro line is to be buried.
6. Stormwater management ponds to be modified.