

THE CORPORATION OF THE MUNICIPALITY OF STATHROY-CARADOC

BY-LAW NO. 92-19

**A BYLAW TO AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A SITE
PLAN AGREEMENT BETWEEN THE CORPORATION OF THE MUNICIPALITY OF
STRATHROY-CARADOC AND**

**JOSEPH WILLIAM ORNATO, MARGARET CARDOSO ORNATO, SILVIO TEIXEIRA
MARIANO, ROSA CARDOSO MARIANO**

WHEREAS Council deems it expedient to enter into an amendment to an existing Site Plan Agreement with JOSEPH WILLIAM ORNATO, MARGARET CARDOSO ORNATO, SILVIO TEIXEIRA MARIANO, ROSA CARDOSO MARIANO regarding the construction of one additional dwelling unit on Part Lot 57 Plan 34M3 (34M3 Not a plan of subdivision within the meaning of the Planning Act), designated as Part 1, 33R17837 Except Parts 1&2, 33R19776; Municipality of Strathroy-Caradoc, in the Municipality of Strathroy-Caradoc, County of Middlesex more particularly described as PIN 08518-0554 (LT).

**NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:**

1. **THAT:** the Mayor and the Clerk be authorized to execute on behalf of the Corporation of the Municipality of Strathroy-Caradoc an Amendment to an existing Site Plan Agreement with JOSEPH WILLIAM ORNATO, MARGARET CARDOSO ORNATO, SILVIO TEIXEIRA MARIANO, ROSA CARDOSO MARIANO regarding the construction of one additional dwelling unit.
2. **THAT:** this Bylaw shall come into force and take effect upon the date of its final passing in Open Council.

Read a FIRST and SECOND time this 2nd day of December, 2019.

**Read a THIRD time and FINALLY PASSED in Open Council this 2nd day of
December, 2019.**

Mayor

Clerk

SITE PLAN AGREEMENT

THIS AGREEMENT made in quintuplicate this 2nd day of December, 2019.

BETWEEN: JOSEPH WILLIAM ORNATO, MARGARET CARDOSO ORNATO, SILVIO TEIXEIRA MARIANO, ROSA CARDOSO MARIANO

Individually and collectively, the
"OWNER"

OF THE FIRST PART ;

**AND: THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC
"MUNICIPALITY"**

OF THE SECOND PART.

WHEREAS the Municipality has enacted a Site Plan Control By-law 68-19 pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990 (the "*Planning Act*");

AND WHEREAS the Owner represents and warrants that it intends to develop the land described in Schedule 'A' to this Agreement (hereinafter called the "Land");

AND WHEREAS the Owner of the Land has submitted plans to the Municipality for approval in accordance with subsection 41(4) of the *Planning Act*;

AND WHEREAS subsection 41(7) (c) of the *Planning Act* authorizes the Municipality to require the Owner of the Land to enter into an agreement with the Municipality dealing with the provision and approval of the plans referred to in subsection 41 (4) of the *Planning Act*;

AND WHEREAS the *Planning Act*, as amended, permits the registration of this Agreement against the Land to which it applies;

AND WHEREAS the Land is zoned for the purposes proposed by the Owner;

NOW THEREFORE THIS AGREEMENT WITNESSETH that the Parties hereto agree as follows:

1. The following Schedules, being a legal description of the Land affected by this Agreement, the plans required by the Municipality pursuant to subsection (4) of Section 41 of the *Planning Act*, as amended, and particulars of the services being provided are hereby declared to form part of this agreement, comprise the Development, and are attached hereto:

<u>Schedule</u>	<u>Description</u>
'A'	- being a legal description of the Land
'B'	- being the plans showing the facilities, works, grading, elevations, landscaping and matters to be provided on the Land (the "Site Plan")

2. **General Conditions:**

The attached Schedules 'A', 'B' are hereby approved by the Municipality subject to the following conditions:

Dedication of Land for Road Allowance:

The Owner, at its sole expense, shall dedicate lands to the County of Middlesex as shown on Schedule 'B' along County Road 81 (Adelaide Rd.), as required by and to the satisfaction of the County of Middlesex, for road widening purposes.

Work/Entrance Permits:

The Owner shall, at its sole expense, obtain from the County of Middlesex all permits required by the County of Middlesex prior to commencing any works within the County Road 81 (Adelaide Rd.) road allowance.

Asphalt Removal and Restoration on County Road 81 (Adelaide Rd.)

The Owner hereby agrees that all asphalt removals required for the connection of the Development to services located under County Road 81 (Adelaide Rd.) shall be saw cut and restored to the edge of the travelled lane or to the centreline of County Road 81 (Adelaide Rd.) as required by and to the satisfaction of the County of Middlesex. The Owner agrees that only full lane asphalt removals and restorations are permitted, as required by and to the satisfaction of the County of Middlesex. All asphalt removals and restorations within the road allowance of County Road 81 (Adelaide Rd.) shall be at the sole expense of the Owner.

Construction in Accordance with the Plans:

- a) The Owner hereby agrees that the Development shall be carried out and completed in accordance with the attached Schedules.
- b) The following shall be provided by the Owner to the satisfaction of and at no expense to the Municipality:

Parking and Loading Facilities:

- i) All parking areas and access thereto shall be constructed with a hard surface to the satisfaction of the Municipality and shall be completed prior to occupancy.
- ii) All parking spaces shown on Schedule 'B' shall be clearly demarcated. Parking areas shall be delineated with raised concrete curbs.
- iii) All parking spaces shown on Schedule 'B' shall comply with the required dimensions as set out in the Municipality's Comprehensive Zoning By-law.

Water Supply:

- iv) Adequate water supply shall be provided to the site and buildings prior to occupancy and this water supply shall be to the satisfaction of the Municipality.

Walkways:

- v) Internal sidewalks and walkways shown on Schedule 'B' shall be constructed with a hard surface such as concrete, pavement or interlocking brick.

Firefighting Access and Signage:

- vi) Fire routes as shown on Schedule 'B' shall be approved by the Municipality and maintained in an unobstructed manner and shall be constructed in a manner that will accommodate the Municipality's firefighting vehicles and equipment. The Owner shall install signs which denote the designated fire route prohibiting parking, storage or other obstructions.

Protect and Restore Streets:

- vii) The Owner shall be responsible for protecting existing streets affected by the construction of this project and shall restore such streets to their previous condition to the satisfaction of the Municipality.

Landscaping:

- viii) All yards shall be properly graded and landscaped, in accordance with the grading plan, if applicable, as shown on Schedule 'B'. All trees and other landscaping materials will be trimmed and maintained by the Owner so as not to interfere with the passage of vehicles, particularly through areas designated as fire routes.

- ix) The Owner shall complete landscaping and planting on the Land in accordance with Schedule 'B'.

Lighting:

- x) Adequate lighting shall be provided to ensure the security and safety of the public and the property. All exterior lighting shall be directed away from abutting properties.

Grading and Water Disposal:

- xi) Any required extensions or expansions to storm, sanitary and/or water services on the site shall be installed at the expense of the Owner to the satisfaction of the Municipality's Engineer. The location and installation of any required fire hydrants shall be approved by the Municipality's Fire Chief and Engineer. Any required hydrants will be supplied and installed at the expense of the Owner in accordance with the Municipality's standards.

Drainage:

- xii) The property shall be drained to the satisfaction of the Municipality and in accordance with Schedule "B" so that:
- the flow of water resulting from the Development or any grading and drainage facilities shall not create an erosion problem or aggravate an existing problem, and;
 - the flow of water shall not cause a drainage problem on the development site or on other land.

Snow Removal:

- xiii) The Owner shall keep parking areas free from snow. In the event that the snow storage areas cannot accommodate the accumulated snow, the Owner shall have snow removed from the Land at its sole expense.

Security:

- xiv) It is further acknowledged by and between the Parties hereto that all of the aforesaid work shall be completed by the Owner to the satisfaction of the Municipality to the extent required by the Municipality prior to building occupancy. The Owner agrees to provide the Municipality, prior to the issuance of any building permits, an unconditional and irrevocable security in the amount of **\$5,000.00** in order to ensure compliance with all of the requirements of this Agreement. The Owner shall ensure that the security is kept in full force and effect until advised by the Municipality that the security can be released. The security may be drawn upon by the Municipality, at its sole discretion, to repair or address any deficiency or breach related to this Agreement and will only be released upon one hundred percent (100%) of the works and facilities being completed by the Owner to the satisfaction of the Municipality; upon receipt by the Municipality of as-built drawings and as-built Site Plan as required in this Agreement; and upon evidence that any arrears of taxes outstanding against the lands have been paid. If the Owner defaults in the performance of any of its obligations with regards to this Agreement, the Municipality may at its sole discretion complete the work, perform the service and supply the materials so in default or any part thereof and the Owner shall pay the Municipality forthwith on demand the costs thereof to the Municipality. The payment of these costs shall be drawn on the said security. Should the deposit be insufficient to cover the cost of rectifying deficiencies or breaches of this Agreement, the Owner shall forthwith pay to the Municipality such sum as may be required to make up the total cost of the work.

As-Built Drawings and Site Plan:

- xv) The Owner agrees to provide to the Municipality as-built drawings of all service installations and connections and as-built Site Plan, in both electronic and paper formats within sixty (60) days of the issue of occupancy permits.

Development Charges:

- xvi) **Owner shall pay development charges in the amount of \$9,199.00**

Notification of Archaeological Material:

- xvii) The Owner agrees to notify the Ontario Ministry of Culture in London (519-675-7742) if any deeply buried archaeological material be found during construction.

Notification of Human Remains:

- xviii) The Owner agrees to notify the Ministry of Culture and the Cemeteries Regulation Unit in the Ontario Ministry of Consumer and Commercial Relations in Toronto, as well as the municipal police and local coroner if human remains are found during construction.

Site and Roads to be Kept Tidy:

- xix) The Owner agrees to keep the site tidy during construction so that the raising of dirt and dust is kept to a minimum and further that all roads adjacent and in the vicinity of the development are kept clean of mud and debris.

Municipal Addressing and Unit Numbers:

- xx) The Municipality will assign a municipal address to the Land. Where multiple buildings and/or units are situated on the Land, the Municipality will assign a unit number to each such building and unit. The Owner shall install signage displaying the municipal address and all building and unit numbers, to the satisfaction of the Municipality. The Owner shall install clearly visible signage denoting the building/unit number on the exterior of each building and unit situated on the Land, and such signage shall be clearly visible at the entrance(s) of each building and unit, all to the satisfaction of the Municipality. All such signage shall be at the sole expense of the Owner.

Sole Risk and Expense of Owner:

- c) The Owner shall maintain to the satisfaction of the Municipality and at the sole risk and expense of the Owner those facilities, works or matters required to be provided under subclause 2 b) of this Agreement.

Approval to Lapse:

- d) The approval of the attached Schedule 'B' by the Municipality shall lapse if development of the land:
- i) is not carried out and completed in accordance with the said Schedule; or
 - ii) is not completed within two (2) years of the execution of this Agreement unless an extension has granted in writing by the Municipal Council.

Planning Act Compliance:

3. The Owner hereby acknowledges and agrees that:
- a) Pursuant to subsection 41(10) of the *Planning Act*, this Agreement is to be registered against the Land and the Municipality is entitled to enforce the provisions hereof against the Owner, and subject to the provisions of the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the Land. Any such costs relating to the preparation and registration of this Agreement are the responsibility of the Owner.
 - b) Pursuant to subsection 41(11) of the *Planning Act*, Section 446 of the *Municipal Act*, 2001 applies to any requirements made under subclauses 2 (a), (b) and (c) of this Agreement and to any other requirements made under this Agreement.
 - c) Upon completion by the Owner all of the Terms and Conditions of this Agreement and at the written request of the Owner, the Municipality shall provide a letter affirming such compliance.

Amendment of Agreement:

4. Amendments to this Agreement may be carried out at any time with the consent, in writing, of the Municipality and the registered Owner of the Land at the time of such amendment.

Breach by Owner:

5. Upon breach by the Owner of any covenant, term or condition of this Agreement, and if such breach has not been rectified to the satisfaction of the Municipality by the Owner within seven (7) days of notice from the Municipality, the Municipality at its sole option, may:
 - a) require all work on the land to cease; and
 - b) complete any necessary work and the Owner agrees to forthwith indemnify the Municipality for any expense in this regard, such expense shall form a lien against the land and may be collected by the Municipality in the same manner as realty taxes pursuant to Section 446 of the *Municipal Act, 2001*. The remedies provided in this paragraph shall be in addition to any other remedy available to the Municipality pursuant to this Agreement or at law.

Notices:

6. All payments, notices, demands, requests, approvals, representations, and consents which may be or are required to be given by either party to the other herein, shall be in writing and delivered or sent by prepaid registered mail to the parties at their respective addresses. Unless notice of change of address shall be given by either party to the other, their respective addresses shall be:

If to the Municipality, to it at:

52 Frank St.
Strathroy, ON N7G 2R4

Attention: Clerk

If to the Owner, to it at:

Joseph & Margaret Ornato and Silvio & Rosa Mariano
8824 Glendon Drive
Mt. Brydges ON N0L 1W0

Attention: Joseph and Margaret Ornato

and if any such notice, demand, request, approval, representation or consent is sent by prepaid registered mail, it shall be conclusively deemed to have been received on the third business day following the mailing thereof and if delivered, it shall be conclusively deemed to have been received at the time of delivery. It is agreed, however, that notwithstanding the foregoing provisions with respect to mailing, in the event that it may be reasonably anticipated that due to any strike, lock-out, or similar event involving a postal service, any payment, notice, demand, request, approval, representation or consent will not be received by the addressee within the time hereinbefore provided, then the mailing of any payment, notice, demand, request, approval, representation or consent as aforesaid shall not be an effective means of sending the same but rather any payment, notice, demand, request, approval, representation or consent must be sent by the most reasonably expeditious means of transportation available.

Governing Law and Jurisdiction:

7. This Agreement shall be governed and construed in accordance with the laws of the Province of Ontario and the courts of such Province shall have exclusive jurisdiction to ascertain any action in connection with this Agreement.

Entire Agreement and Assignment:

8. This Agreement constitutes the entire agreement among the Parties and shall not be modified, amended or assigned except with the consent in writing of the Parties hereto. A consent to any assignment required hereunder may be arbitrarily or unreasonably withheld until the proposed

assignee executes and delivers such documents as, in the opinion of the legal counsel of the Municipality, are necessary to oblige himself or itself hereunder.

Enurement:

9. The provisions hereof shall enure to the benefit of the Parties hereto and their heirs, executors, administrators, successors and assigns.

Severability:

10. If any of the Terms of this Agreement shall be found to be ultra vires of the Municipality, or otherwise unlawful, such terms shall inclusively be deemed to be severable, and the remainder of this Agreement mutatis mutandis shall be and remain in full force and effect.

Interpretation:

11. The headings, subheadings, and section, subsection, clause and paragraph numbers are inserted for convenience of reference only and shall not affect the construction or interpretation of this Agreement.

[The remainder of this page is left blank intentionally.]

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their signatures and Corporate Seals attested to by the hands of their proper officers, duly authorized.

MUNICIPALITY

(SEAL)
**Corporation of the Municipality
of Strathroy-Caradoc**

Mayor

Clerk

OWNER

JOSEPH WILLIAM ORNATO

Joseph William Ornato

MARGARET CARDOSO ORNATO

Margaret Cardoso Ornato

SILVIO TEIXEIRA MARIANO

Silvio Teixeira Mariano

ROSA CARDOSO MARIANO

Rosa Cardoso Mariano

Authorized by By-law No.
Adopted the ____ day of
_____, 2019.

SCHEDULE 'A'

LEGAL DESCRIPTION OF LAND AFFECTED BY THE SITE PLAN AGREEMENT

PART LOT 57 PLAN 34M3 (34M3 NOT A PLAN OF SUBDIV WITHIN THE MEANING OF PLANNING ACT), DESIGNATED AS PART 1, 33R17837 EXCEPT PARTS 1&2, 33R19776; MUNICIPALITY OF STRATHROY-CARADOC

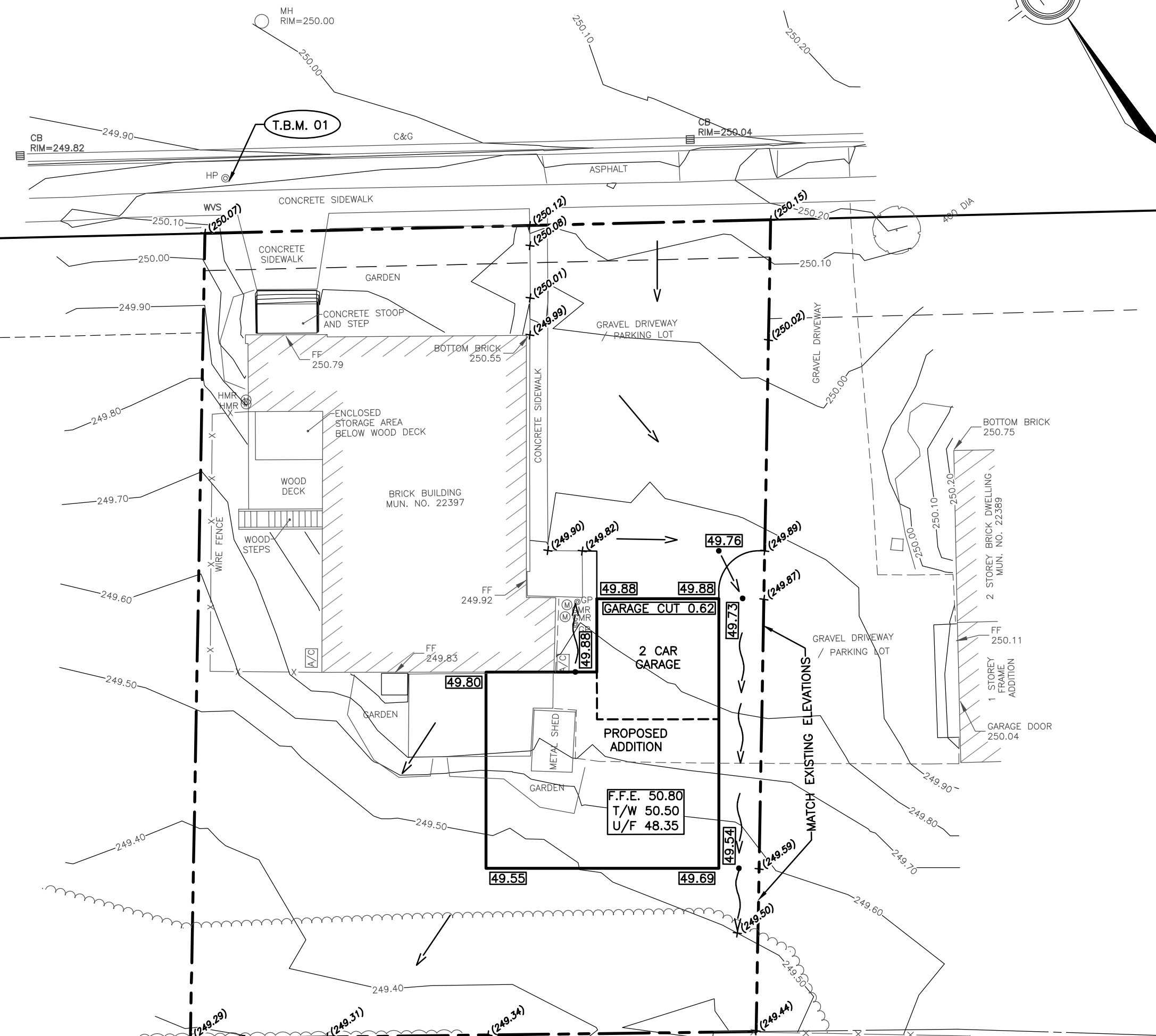
PIN 08518-0554 (LT)

WITH THE MUNICIPAL ADDRESS OF 22397 ADELAIDE RD. MT. BRYDGES ON N0L 1W0

SCHEDULE 'B'
SITE PLAN

Drawing 01 Site Plan & Grading Plan, stamped by S.P. Brown, dated October 30, 2019

ADELAIDE ROAD



LEGEND

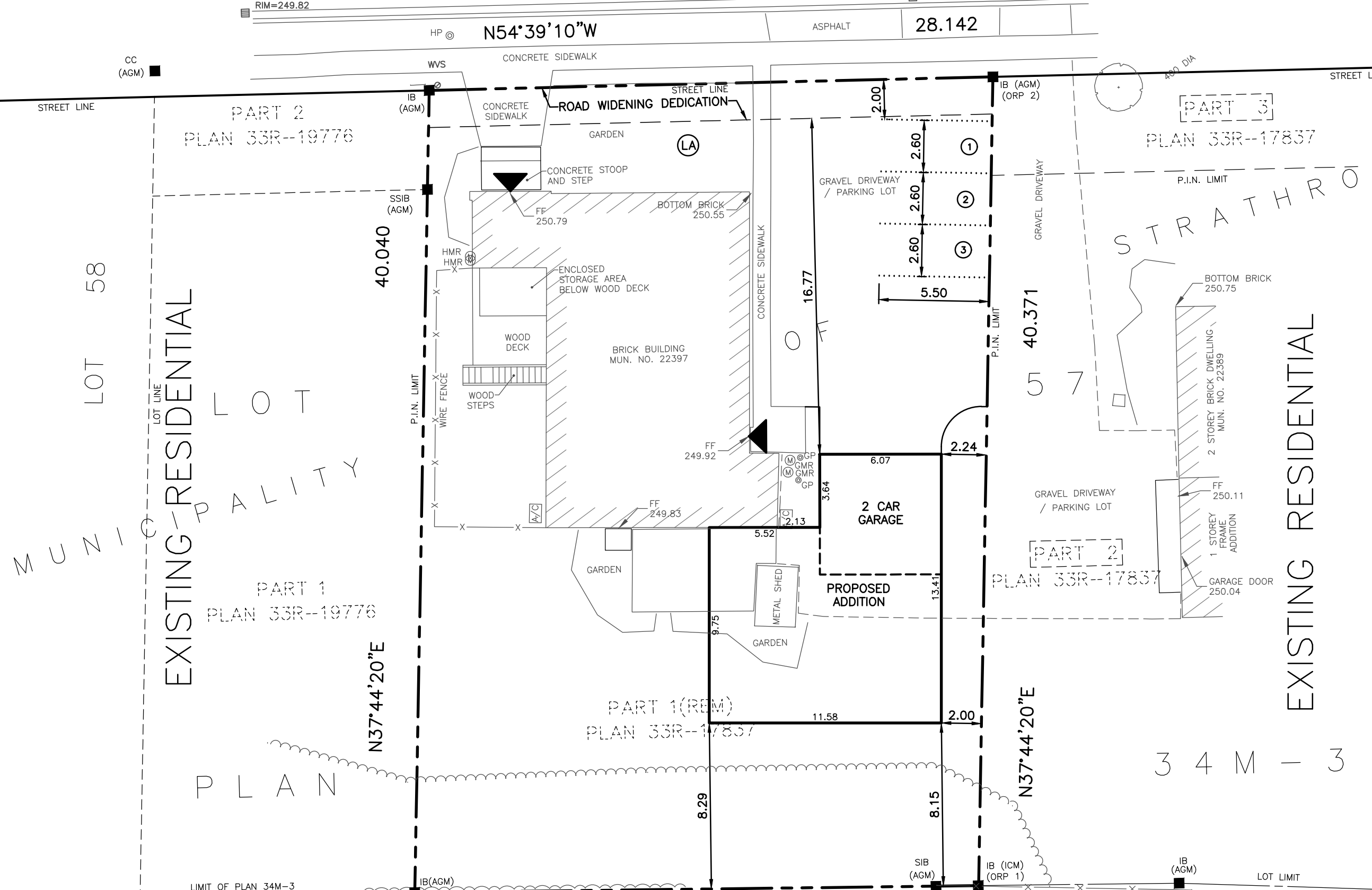
- EXISTING TREE
- PROPOSED SWALE
- DIRECTION OF SURFACE DRAINAGE
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED TOP OF FOUNDATION WALL ELEVATION
- PROPOSED UNDERSIDE OF FOOTING ELEVATION
- PROPOSED FINISHED GROUND ELEVATION
- MATCH EXISTING ELEVATION

NOTE:
ADD 200 METRES TO OBTAIN
GEODETIC DESIGN ELEVATIONS

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THE PROPOSED GRADING AND
APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND
ENGINEERING DESIGN AND DRAINAGE PATTERNS ON
AND ACROSS THESE LANDS AND THE ADJOINING
LANDS OR APPLICABLE MUNICIPAL BY-LAWS.

GRADING PLAN

ADELAIDE ROAD
(COUNTY ROAD NO. 81) (WIDTH VARIES)



LEGEND

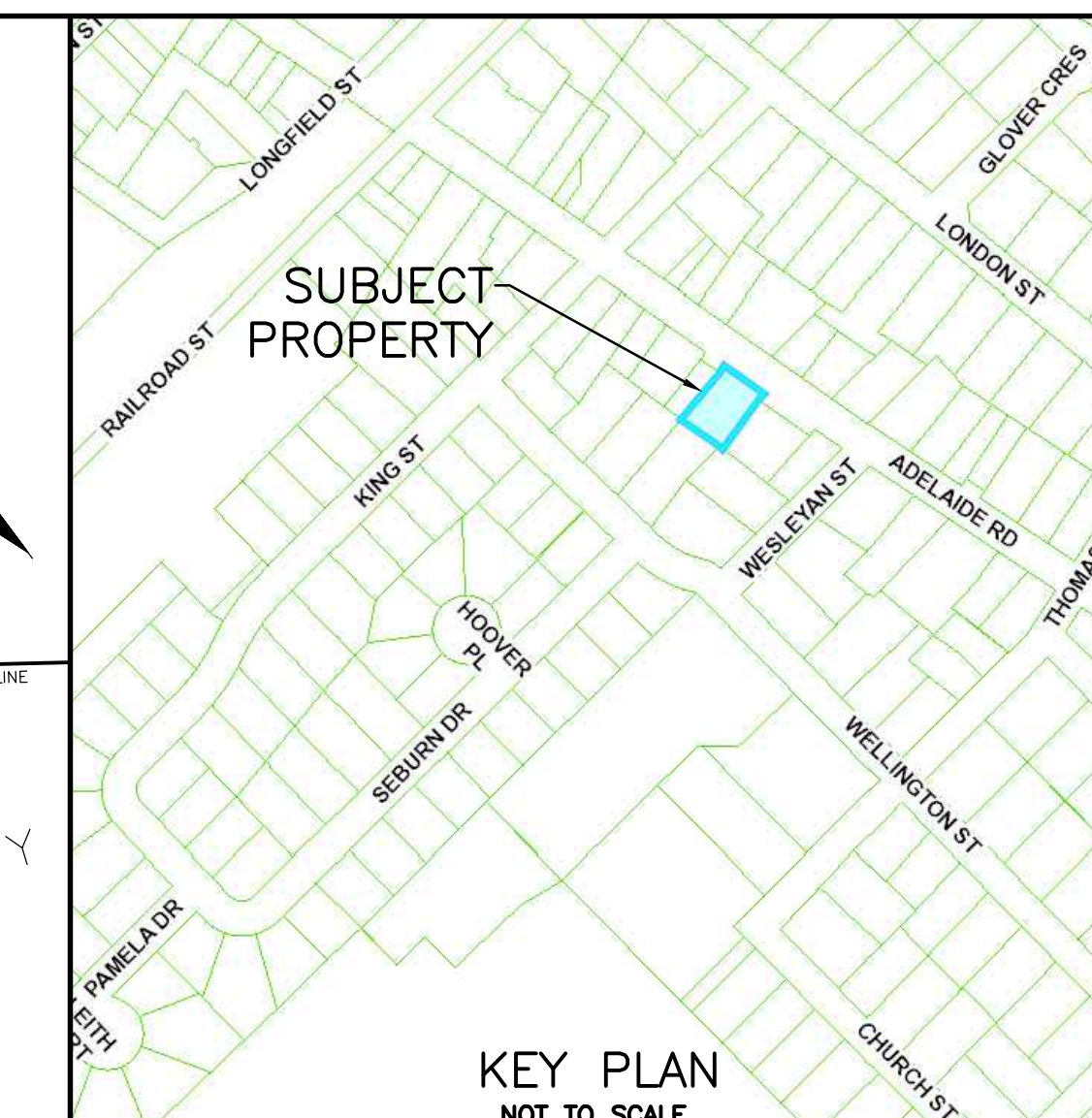
- FR-1 FIRE ROUTE SIGN
- 6 METRE WIDE FIRE ROUTE ON 12.0m CENTRELINE RADIUS
- FIREFIGHTERS PRINCIPAL ENTRANCE
AND/OR
BARRIER-FREE ENTRANCE
- PROPOSED LANDSCAPED AREA
- D.P.N. 31 DOOR POINT NUMBER
- PROPOSED BUILDING MOUNTED LIGHT
- TO BE REMOVED

SITE BENCHMARK:

NAIL IN HYDRO POLE
Elevation=250.415m

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SITE PLAN



PLAN OF
LOT 57, PLAN 34M-3
IN THE
MUNICIPALITY OF
STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SITE DATA

1. GROSS SITE AREA:	1,078.55 m ² 0.11 ha.
2. BUILDING AREA:	324.13 m ²
3. DRIVEWAY/PARKING AREA:	173.42 m ²

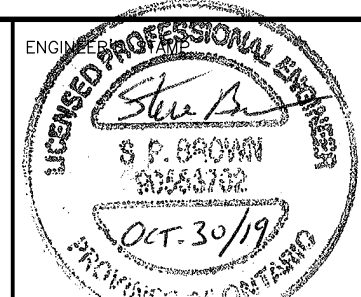
ITEM	PROVISION	REQUIREMENTS	PROPOSED
4. ZONES		R2-4	R2-4
5. PERMITTED USES		SEE NOTE 1	MULTI-UNIT DWELLING (3 UNITS)
6. (1) MINIMUM LOT AREA (PER UNIT)		130 m ²	359.52 m ²
7. (2) MINIMUM LOT FRONTAGE		20 m	28.142 m
8. (3) FRONT YARD DEPTH & EXTERIOR SIDE WIDTH		5 m	16.77 m
9. (4) SIDE YARD WIDTH		2 m	2.00 m
10. (5) REAR YARD DEPTH		8 m	8.15 m
11. (6) MAXIMUM LOT COVERAGE		40%	30%
12. (7) LANDSCAPED OPEN SPACE		30%	53%
13. MAXIMUM PARKING AREA COVERAGE		20%	16% (DRIVEWAY)
14. PARKING SPACES (1.5 PER UNIT)		5	5

NOTE 1 - THE FOLLOWING ARE PERMITTED USES IN THE R2-4 ZONE:
A) SINGLE DETACHED DWELLING; B) MULTI-UNIT DWELLING (MAXIMUM 3 UNITS)

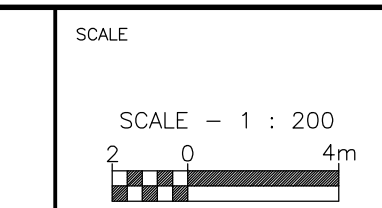
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AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	DATE	BY	CONSULTANT OR DIVISION
DESIGN	DTW	1.	REVISED PER MUNICIPAL COMMENTS	OCTOBER 2019	MAMG	
DRAWN	MAMG					
CHECKED	DTW					
APPROVED	SPB					
DATE	SEPTEMBER 2019					

AGM ARCHIBALD, GRAY & McKay
ENGINEERING LTD.
1514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE: 519-485-5300 FAX: 519-485-5303
EMAIL: info@agm.on.ca WEB: www.agm.on.ca



MAGGIE ORNATO



PROJECT No.	1000-145
SHEET No.	01
PLAN FILE No.	