

**By-law 4264(2020) - Site Plan Agreement
Iggy's Farm Ltd.
103 Overholt Road**

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THIS AGREEMENT made this _____ day of _____, 2020.

BETWEEN:

IGGY'S FARM LTD.

Hereinafter called the "Owner"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM

Hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Owner represents and warrants that it is the owner of the lands in the Town of Pelham described in Schedule 'A' attached hereto (the "Lands");

AND WHEREAS the Owner has assumed and agreed to be bound by the terms and conditions of the Site Plan Agreement;

AND WHEREAS the Owner wishes to develop the property for residential use in accordance with Schedules C through F attached hereto;

AND WHEREAS the Town has agreed to permit the said construction subject to certain terms and conditions;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) now paid by the Owner to the Town (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. Definitions

In this Agreement:

- (a) **Chief Building Official** shall mean the Chief Building Official of the Corporation of the Town of Pelham.
- (b) **Clerk** shall mean the Clerk of the Corporation of the Town of Pelham.
- (c) **Council** shall mean the Council of the Corporation of the Town of Pelham.
- (d) **Director of Community Planning & Development** shall mean the Director of Community Planning & Development of the Corporation of the Town of Pelham.
- (e) **Director of Corporate Services** shall mean the Director of Corporate Services of the Corporation of the Town of Pelham.
- (f) **Director of Public Works** shall mean the Director of Public Works of the Corporation of the Town of Pelham.
- (g) **Facilities and Works** shall mean and includes those facilities and works which are shown on or referred to in any one or more of the plans, drawings and schedules to this Agreement.
- (h) **Lands** shall mean the lands described in Schedule 'A' attached hereto.
- (i) **Professional Engineer** shall mean a Professional Engineer registered in good standing

with the Association of Professional Engineers.

- (j) **Surveyor** shall mean an Ontario Land Surveyor registered in good standing with the Association of Ontario Land Surveyors.

2. General Provisions

- (a) The Owner shall develop and maintain the Lands only in accordance with the terms and conditions contained herein and any other applicable by-law of the Town.
- (b) Unless the context otherwise requires, where the Owner is obligated by this Agreement or the approved plans to make any payments or install, construct, or carry out any services or action, the provisions therefore contained herein shall be deemed to include the words, "at the sole expense of the Owner".
- (c) The Owner shall perform any and all construction and installation of works on the Lands and any off-site works in accordance with the terms and conditions contained herein and as shown on Schedules C through E attached hereto and forming part of this Agreement to the reasonable satisfaction of the Town.
- (d) The Owner shall not perform any construction or installation on the Lands except in accordance with the terms and conditions contained herein and shown on said Schedules C through F attached hereto and forming part of this Agreement and to the reasonable satisfaction of the Town.
- (e) The Owner shall maintain and keep in good repair driveways and access servicing the buildings located in the development.
- (f) The Owner shall keep all construction access routes free and ensure that adequate dust control, mud tracking and debris control measures are carried out during the site's development.
- (g) During construction, the Owner shall ensure all construction related vehicles that are not carrying out the works are parked on the subject lands and are not parked within the municipal road allowance.
- (h) All delivery / construction trucks taking materials from the subject lands included within this Agreement shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on neighbouring properties or public roadways.
- (i) Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.
- (j) In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act. Should deeply buried archaeological remains / resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Tourism, Culture & Sport in London (519-675-7742) and the Owner's archaeological consultant shall be notified immediately. In the event that human remains are encountered during construction, the Owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Businesses and Consumer Services in Toronto (416-326-8392), the Ministry of Tourism, Culture & Sport and the Owner's licensed archaeological consultant.

- (k) The Owner grants to the Town, its servants, agents, and assigns permission to enter upon the Lands for the purpose of inspection of any Facilities and Works referred to in this Agreement and for the purpose of the completion of any Facilities and Works in accordance with this Clause and this Agreement.
- (l) The Owner will, at all times, indemnify and save harmless the Town from all loss, costs, damages and injuries which the Town may suffer or be put to for or by reason of the construction, maintenance, or existence of any Facilities and Works done by the Owner, its contractors, servants or agents on the Lands or which the Town may suffer or be put to for or by reason of the completion by the Town of any of the required Facilities and Works in accordance with this clause and this Agreement.
- (m) The Owner shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant, and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceeding.
- (n) In the event that a Mortgagee(s) exercises any rights as to sale, possession or foreclosure or takes any other steps to enforce its security against the subject lands, then such Mortgagee(s) agrees on behalf of itself, its heirs, executors, administrators, successors and assigns not to deal with the lands as a development or part thereof unless and until a new Agreement in the same form, mutatis mutandis, as this Agreement has been entered into with the Town.
- (o) Any lands required to be conveyed by the Owner in accordance with the provisions hereof shall be in a neat and tidy condition, free of all debris and trash, and the Owner shall complete all services for the lands in accordance with the terms of this Agreement.
- (p) Notwithstanding the provisions of this Agreement, the Owner shall be subject to all of the Town's By-laws and all Provincial and Federal government statutes and / or regulations and amendments thereto affecting the site's development and installation of municipal services.
- (q) All work including crossings must be completed outside the limits of the Enbridge pipeline right-of-way.
- (r) The Owner shall notify Enbridge Pipelines Inc. prior to the start of construction to allow our field staff to review the pipeline safety requirements with the construction crew and ensure our pipeline and easement limits are staked.
- (s) The Owner shall install proper sediment and erosion controls for the duration of the construction phase and all disturbed areas are to be reinstated prior to the removal of the fencing.

3. Design & Supervision of Construction of Services

- (a) The Owner shall employ, at its cost, a competent and qualified Professional Engineer consultant approved by the Director of Public Works to:
 - (i) Carry out all soil investigations required by the Director of Public Works;
 - (ii) Design all of the works required to be completed in this Agreement;
 - (iii) Provide the Director of Public Works with an estimate of the costs of design, construction and maintenance of all works to be constructed under this Agreement to be used as the basis for determining the amount of security to be posted by the Developer prior to execution of this Agreement to guarantee the construction and maintenance of all works required under this Agreement;
 - (iv) Prepare engineering drawings that include plans, profiles and specifications for the

works and to submit detailed plans, profiles and specifications to the Director of Public Works for approval prior to the installation or construction of such works;

- (v) Submit to the Director of Public Works the detailed plans for signing and also provide two (2) sets of full-sized, signed hard copies and two (2) sets of signed hard copies reduced to 11"x17" size;
 - (vi) Obtain, in conjunction with the Town, all of the necessary approvals prior to installation or construction of the works;
 - (vii) Call tenders for the installation and construction of the works;
 - (viii) Obtain the approval from the Director of Public Works of the contractor employed to install or construct the works;
 - (ix) Provide full-time resident supervision, inspection and contract administration of all works within the municipal road allowance covered by this Agreement; or in the event that full-time inspection cannot or is not provided, the Town will provide inspection services at a per diem rate of \$1100.00 per day;
 - (x) Provide the Director of Public Works, or designate, 48 hours of notice prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;
 - (xi) Have a pre-construction meeting with the Director of Public Works, or designate, prior to commencing construction on the works. Failure to do so will result in a Stop Work Order being placed on the lands;
 - (xii) Maintain all of the records of the installation or construction of the works and submit a copy of the same to the Director of Public Works;
 - (xiii) Obtain from the Director of Public Works, the details regarding the form and scale of these drawings prior to their presentation;
 - (xiv) Provide the Director of Public Works with individual record sheets illustrating location & depths for all sanitary sewer, storm sewer and water services;
 - (xv) Provide building levels for construction purposes as hereinafter provided;
 - (xvi) Furnish the Director of Public Works with the preliminary lot grading certificate for the subject lands; and
 - (xvii) Provide the Town with the final lot grading certificate.
- (b)** The Owner shall not install works prior to a receipt in writing from the Director of Public Works of the detailed plans and specifications therefor.
- (c)** All of the works to be installed or constructed under this Agreement shall be installed or constructed under the direct supervision of the Owner's consulting Professional Engineer.
- (d)** The Owner shall not close / restrict any public roadway prior to receipt in writing from the Director of Public Works for such activity. In the event that construction works require lane restrictions and / or full closures, a minimum of 48 hours of notice must be given to the Director of Public Works. In addition, the Owner must submit a traffic management plan and is responsible for notification of all affected emergency and non-emergency agencies.

4. Grading

- (a)** The Owner shall have prepared by an Ontario Land Surveyor or Professional Engineer, a detailed site drainage plan for the site, said Plan to clearly indicate the existing drainage pattern on all adjacent Lands originally flowing through, into, or over the area of the site, to

the street storm sewer system or other outlet approved by the Director of Public Works. This Plan, attached hereto as Schedule 'F', shall be approved by the Director of Public Works prior to the execution of this Agreement. Minor changes to the Plan may be permitted subject to the approval of the Director of Public Works.

- (b) The Owner shall submit, upon completion of Facilities and Works, a certificate signed by an Ontario Land Surveyor or Professional Engineer which indicates that the grades as stipulated on Schedule 'F' to this Agreement have been complied with.
- (c) Unless otherwise approved or required by the Town, the Owner shall not alter the grades of the said Lands until such time as a Building Permit is issued for the construction of the buildings contemplated herein on the said Lands.
- (d) The Owner shall provide his Design Engineer's verification that all grading, drainage, and servicing provisions have been installed in conformance with the approved civil plans, prepared by Rivercourt Engineering Inc., dated December 13, 2019, and prepared by Forestgreen Creations dated May 25, 2020 attached hereto as Schedules 'E' and 'F'. The Owner shall provide a copy of the Design Engineer's verification to the Town.

5. Sanitary Sewer System

- (a) The Owner undertakes to repair and forever maintain the private septic sewer system located on the said Lands.
- (b) The Owner will obtain a required Sewage Permit from the Development Services Division, Niagara Region Planning and Development Services Department prior to any building permits being issued.

6. Water Supply

The Owner shall, at its own expense, forever maintain all necessary connections and all internal private water supply services necessary to serve the development.

7. Storm Sewer System

The Owner undertakes the installation, repair, and forever maintenance of the private storm water system as identified on the Lot Grading Plan.

8. Roads & Access

- (a) The Owner shall obtain a driveway/entrance permit from the Town Public Works Department for the new driveway.
- (b) The Owner shall, at its own expense, prior to construction taking place within a Town road allowance, obtain a Town Temporary Works Permit from the Public Works Department.
- (c) The Owner shall, at its own expense, restore any curb cuts and trench excavations within the roadway as per Town standards. All road restorations shall take place no later than two (2) weeks after completion of the installation. No temporary measures will be permitted.
- (d) The Owner shall locate all private signs within the Owner's Lands in accordance with the Site Plan attached as Schedule 'C'.

9. Landscaping

- (a) The Owner shall, at its own expense, adequately landscape, plant and maintain all of the Lands not required for buildings, parking or roads in accordance with the approved Site Plan prepared by Forestgreen Creations Inc., dated 03.20.20, attached hereto as Schedule 'C'. Minor changes to the Plan may be permitted subject to the approval of the Director of Community Planning & Development.

- (b) The Owner agrees to install appropriate sediment and erosion control fencing prior to the commencement of construction and maintain it in good condition until all construction is complete and all areas are revegetated.

10. Waste Collection

The Owner is advised that if the waste collection limit cannot be met or if curbside collection is not desirable, waste collection will be the responsibility of the owner through a private contractor and not Niagara Region. However, the site remains eligible for Regional recycling and organics collection subject to compliance with the current Regional Waste Collection Policy.

11. Easements / Rights-of-Way

In the event any easements are required by Enbridge Gas to service the development, the Owner shall provide these to Enbridge Gas Distribution at no cost.

12. Photometry

The Owner shall ensure that any lighting facility used to illuminate any building or parking area shall be designed and installed as to deflect from adjacent buildings and streets.

13. Parking, Curbing, Driveways & Sidewalks

- (a) The Owner shall, at its own expense, provide and at all times maintain on the said Lands, gravel parking and driveway areas acceptable to the Town.
- (b) Overflow parking shall be limited to the size shown on Schedule "C" and shall not be hard surfaced but remain grass.

14. Building & Services

The Owner shall construct and the Town shall permit the construction of the buildings and other structures on the Lands in accordance with the Schedules attached hereto to permit the development provided that all such uses shall comply with all building and zoning requirements of the Town.

15. Administrative & Consulting Costs

The Owner shall pay the Town's reasonable costs (\$2,700 or Two-thousand, seven hundred dollars) in connection with this Agreement for preparation, processing, administration and supervision including, but not limited to, all administrative, legal, inspection and consulting expenses.

16. Deposit for Facilities and Works

- (a) At the time of execution of this Agreement, the Owner shall pay to the Town a deposit to guarantee its compliance with this Agreement in an amount equal to:
 - (i) 20% of the estimated cost of completing the on-site Facilities and Works; and
 - (ii) 100% of the estimated cost of completing the off-site works.

The parties have calculated that the estimated cost for completion to be **\$10 106.20** (Ten thousand one hundred and six dollars and twenty cents) excluding taxes. Therefore, security in the amount of **\$2 021.24** (Two thousand and twenty-one dollars and twenty-four cents) shall be provided to the Town.

- (b) The deposit shall be paid to the Town in cash or in the form of an irrevocable letter of credit from a chartered bank or from a recognized lending institution, subject to the approval of

the Director of Corporate Services and shall be held as security to ensure the completion of the Facilities and Works until such time as the Town permits its release as ordered herein. The deposit may be used to pay for the cost of any work performed by the Town in accordance with the following clause in the event of the failure of the Owners to comply with the terms of this Agreement.

- (c) Upon completion of the Facilities and Works, the Owner shall provide to the Town, at the Owner's expense, confirmation in writing by the Owner's Qualified Designer or Professional Engineer, or both, that the approved plans appended hereto have been complied with. When such confirmation has been received, the Chief Building Official shall confirm such compliance and the deposit, less any amounts expended to enforce compliance with the Agreement and any amounts refunded or reduced as the work required by this Agreement progresses, shall be returned to the Owner, without interest.
- (d) The Town may, from time to time, demand an increase in the sum of the deposit in accordance with increases in the cost of performing the Facilities and Works required herein to be completed and the Owner covenants and agrees to make such increase. At the sole discretion of the Chief Building Official the amount of the deposit may be reduced at any time after the Owner has reached the stage where the costs to complete the Facilities and Works is less than the amount of the deposit.
- (e) The release of the deposit by the Town does not release the Owner from their obligation to maintain all of the Facilities and Works pursuant to this Agreement.
- (f) The Owner agrees that all of the Facilities and Works required to be provided by the Owner shall be provided, installed or constructed by the Owner within one hundred and eighty (180) days after the date of substantial completion of the proposed development as determined by the Chief Building Official and shall be maintained at all times in good condition. An extension of the completion of Works may be considered by the Director of Community Planning & Development.

17. Default

Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making any assignment for the benefit of creditors, the Town, at its option, may declare the Owner to be in default. Notice of such default shall be given by the Town, and if the Owner shall not remedy such default within such time as provided in the notice, the Town may declare the Owner to be in final default under this Agreement. Upon notice of default having been given, the Town may require all work by the Owner, its servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default shall have been remedied, and in the event of final default, may require all work as aforesaid, to cease. Upon final default of the Owner, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

- (i) Enter upon the subject Lands by its servants, agents and contractors and complete any work, service, repair or maintenance wholly or in part required herein to be done by the Owner, and collect the cost thereof from the Owner and/or enforce any security available to it;
- (ii) Make any payment which ought to have been made by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (iii) Retain any sum of money heretofore paid by the Owner to the Town, for any purpose, and apply the same in payment or part payment for any work which the Town may undertake;
- (iv) Bring action to compel specific performance of all or any part of this Agreement for damages; and

(v) Exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

18. Special Events

All events shall be cidery-related and not exceed a capacity of 60 people. The events shall also be limited in number to not more than 15 per year and no more than 2 per month.

19. Covenants

The Owner covenants for itself, its successors and assigns and the Owners from time to time of the said Lands and the burden of the covenants contained in this Agreement shall be deemed to be negative and shall run with and be binding upon the Lands to and for the Town, its successors and assigns.

20. Registration

The Owner agrees and consents to the registration of notice of this Agreement against the said Lands.

21. Obligation

This Agreement and the provisions hereof do not give to the Owner or any person acquiring any interest in the said Lands (each hereinafter in this paragraph called "such person") or any other person any rights against the Town with respect to the failure of any such person to perform or fully perform any obligation under this Agreement, or the failure of the Town to force any such person to perform or fully perform any obligation under this Agreement or any negligence of any such person in the performance of the said obligation.

22. Building Permit

Notwithstanding any of the provisions of this Agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws, as amended, of the Town at the time of the issuance of a Building Permit required pursuant to the terms of the Agreement or at the time of the execution of this Agreement, whichever is applicable.

23. Plans

The Owner agrees that all plans shall be drawn by a Qualified Designer or by a Professional Engineer and all surveys by an Ontario Land Surveyor, subject to the reasonable satisfaction of the Town.

24. Notices

Any notice, demand, acceptance or request provided for in this Agreement shall be in writing and shall be deemed to be sufficiently given if personally delivered or sent by registered mail (postage prepaid) as follows:

To the Town at:	Clerk Town of Pelham P.O. Box 400 20 Pelham Town Square Fonthill, ON L0S 1E0
To the Owner at:	Iggy's Farm Limited 6527 Tripoli Terrace Mississauga, ON L5N 4L1

or as such other address as the party to whom such notice is to be given shall have last notified the party giving the notice in the manner provided in this Section 24. Any notice

delivered to the party to whom it is addressed in this Section 24 shall be deemed to have been given and received on the day it is so delivered at such address. Any notice mailed as aforesaid shall be deemed to have been given and received on the fifth day next following the date of its mailing.

25. Schedules

The originals of the plans set out in Schedule 'C', 'D', 'E' and 'F' are available at the offices of the Town at the address set out in Section 24.

26. Binding Effect

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date and year first above written.

WITNESS

IGGY'S FARM LTD.

(printed name)

(printed name)

(signature)

(signature)

(date)

(date)

'I have the authority to bind the Corporation'

THE CORPORATION OF THE TOWN OF PELHAM

Mayor Marvin Junkin

Clerk Nancy J. Bozzato

SCHEDULE 'A'

LEGAL DESCRIPTION

PIN: 64039-0126 (LT)

Part Lot 2 Concession 6 Pelham as in RO524835 Lying South of Hydro Lands;
S/T AA68048; PELHAM

PIN 64039-0115 (LT)

Part Lot 2 Concession 6 Pelham as in RO524835 Lying North of Hydro Lands;
PELHAM

SCHEDULE 'B'

Cost Estimates, Security Deposits & Cash Payments

On-Site Work (excludes HST)	
New Gravel Driveway	\$4 160.00
Remove and Restore Existing Driveway	\$1 808.00
Subtotal	\$5 968.00
Contingency (15%)	\$895.20
	\$6 863.20
Landscaping (excludes HST)	
White Cedar Hedging	\$1 320.00
Subtotal	\$1 320.00
Contingency (15%)	\$198.00
Total	\$1 518.00
Grading (excludes HST)	
General Grading	\$1 500.00
Subtotal	\$1 500.00
Contingency (15%)	\$225.00
Total	\$1 725.00

Securities

On-Site	20% (\$10 106.20)	= \$2 021.24
Off-Site	100% (\$0)	= \$0

Total = \$2 021.24

In accordance with Section 14 (a) of this Agreement, that the estimated cost for completion shall be in the amount of **\$10 106.20** (Ten thousand one hundred and six dollars and twenty cents) excluding taxes. Therefore, security in the amount of **\$2 021.24** (Two thousand and twenty-one dollars and twenty-four cents) shall be provided to the Town.

Cash Payments

Administration	\$2 700.00
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SCHEDULE 'C'

PRELIMINARY

FORE
SISGR
FFEN

FORESTAL CREATIONS INC.
DESIGN-BUILD
12311 Highway 11, Box 107
R.R. 10, Box 107, Box 107
R.R. 10, Box 107, Box 107

26 Acre Ciderly

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ENGINEER. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED.

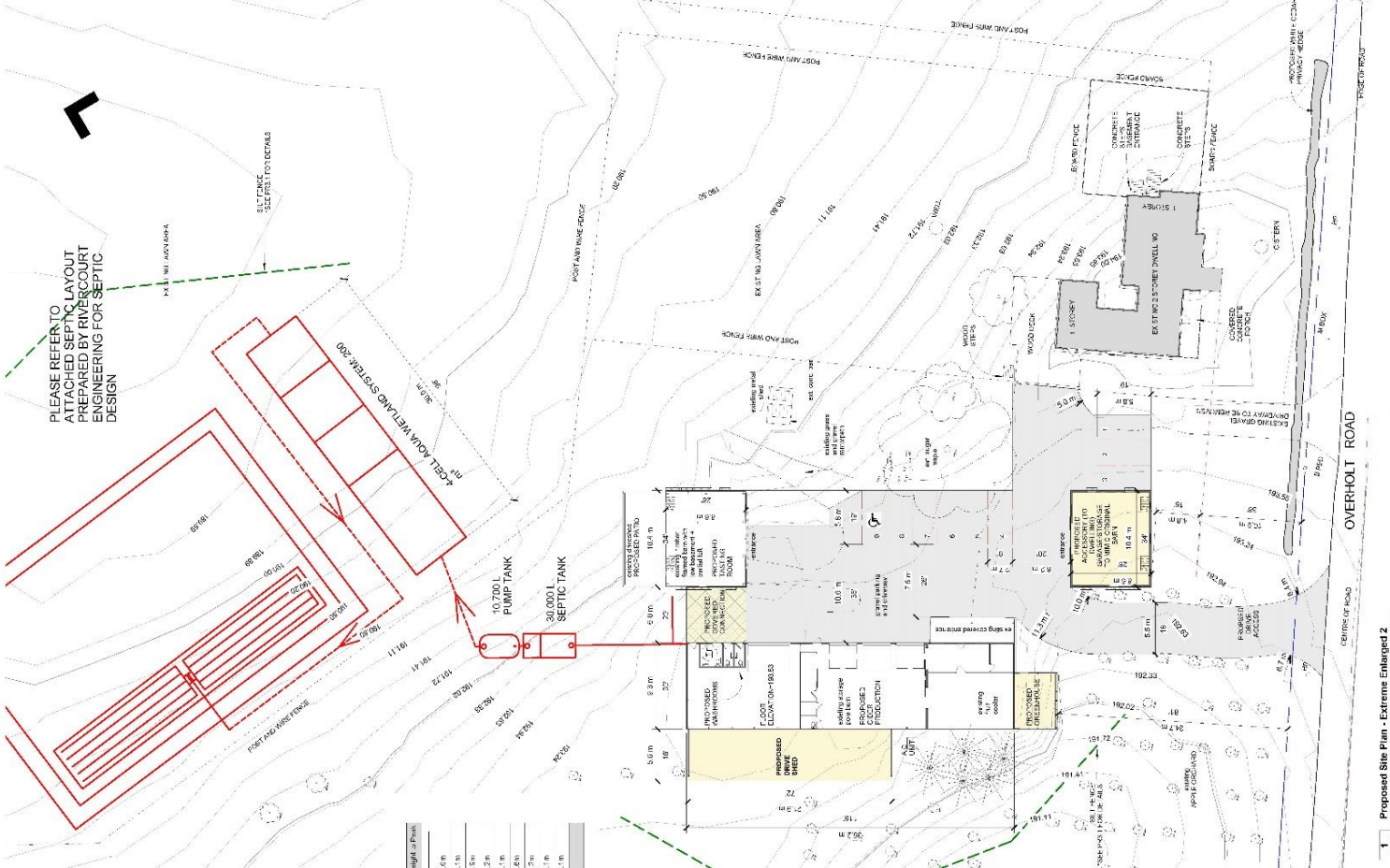
REVISION	DESCRIPTION	DATE
1	Initial Design	07/20/10
2	Revised Design	12/1/10
3	Final Design	12/20/10
4	Final Design	12/20/10

DATE	2010.07.20
SCALE	AS SHOWN
PROJECT	26 Acre Ciderly
CLIENT	IGGY'S FARM LTD.

The undersigned has reviewed and approved the design for the construction of the 26 Acre Ciderly. It is understood that the undersigned is not responsible for the design of the building or other structures shown on this plan, and that the owner shall be responsible for the design and construction of such structures.

FORESTAL CREATIONS INC.
26 Acre Ciderly
12311 Highway 11, Box 107
R.R. 10, Box 107, Box 107

PR3

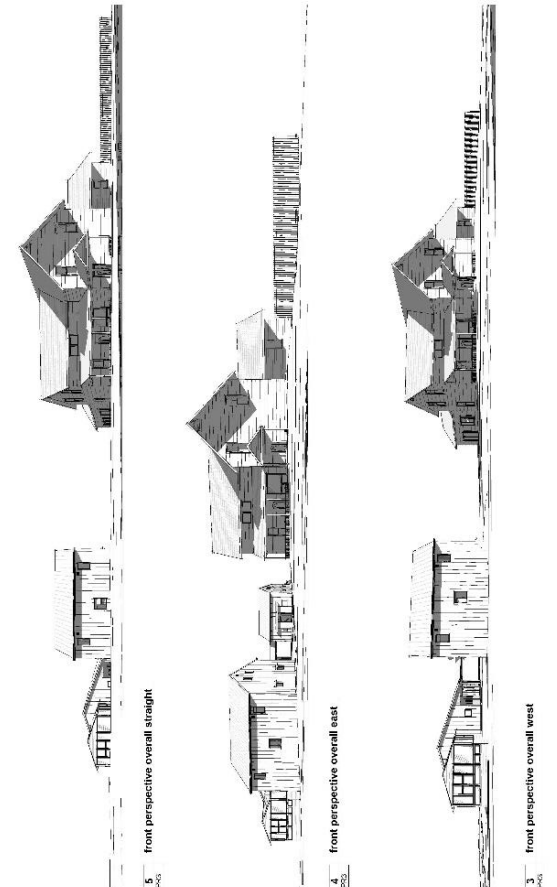


PLEASE REFER TO ATTACHED SEPTIC LAYOUT PREPARED BY RIVERCOURT ENGINEERING FOR SEPTIC DESIGN

Item	Area	%	Use	Height or Peak
Office	11700 m ²	100%	Down to	6.6 m
Existing parking	965.64 m ²	0.1%	Down to	7.1 m
Existing timber framed barn	89750 m ²	0.2%	Down to	7.1 m
Existing stone shed	47.87 m ²	0.04%	Down to	3.1 m
Existing stone shed	6.88 m ²	0.003%	Down to	3.1 m
Proposed accessory participation	89777 m ²	0.02%	Down to	7.1 m
Proposed greenhouse	2782 m ²	0.02%	Down to	4.6 m
Proposed stone shed	122344 m ²	0.11%	Down to	3.1 m
Existing storage shed	36277 m ²	0.3%	Down to	3.1 m
Proposed covered connection	3849 m ²	0.03%	Down to	3.1 m
Total lot coverage	86287 m ²	0.08%		
Proposed main barn	85720 m ²	0.3%	Down to	3.1 m
Proposed main barn to barn lot	89750 m ²	0.04%	Down to	3.1 m
Proposed main barn to barn side	8787 m ²	0.04%	Down to	3.1 m
Proposed accessory participation	85720 m ²	0.02%	Down to	3.1 m
Proposed stone shed	1322 m ²	0.1%	Down to	3.1 m
Proposed stone shed	5937 m ²	0.3%	Down to	3.1 m
Proposed stone shed on existing stone shed	19225 m ²	0.2%	Down to	3.1 m
Proposed stone shed on existing stone shed	6731 m ²	0.7%	Down to	3.1 m
Leases and easements	27333 m ²	1.7%	Down to	3.1 m
Total area of site to be developed				



Proposed Site Plan Key Plan
1:200



5 Front perspective overall straight

4 Front perspective overall east

3 Front perspective overall west

Proposed Site Plan - Extreme Enlarged 2
1:250

SCHEDULE 'D'

PRELIMINARY

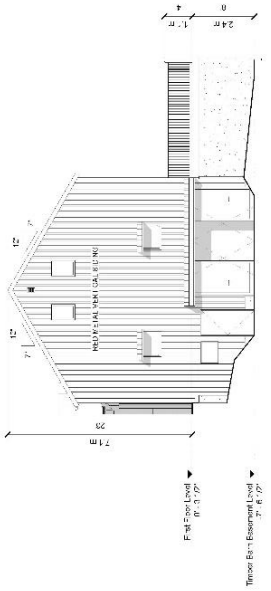
FORESTGREEN CREATIONS INC.
 1422 Palmetto Ave., Ft. Meade, MD 21051
 Tel: 410.327.4747
 Fax: 410.327.4747
 Email: info@forestgreen.com

26 Acre Cidery
 100 Overholt Road, Pikesville, MD 21110

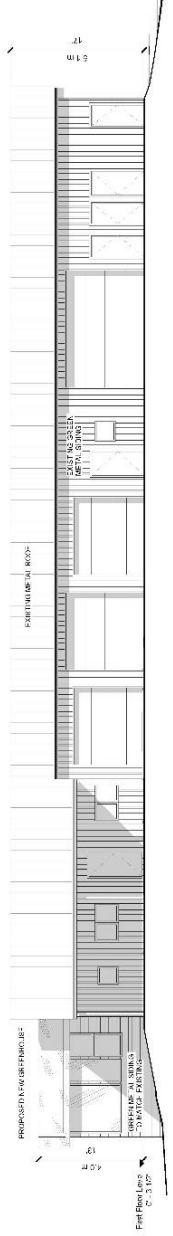
GENERAL NOTES:
 Contractor is to check and verify all dimensions and conditions before commencing work. Dimensions shown on drawings are to be used unless otherwise noted. All work is to be in accordance with the applicable codes and regulations. All work is to be in accordance with the applicable codes and regulations. All work is to be in accordance with the applicable codes and regulations.

REVISION	DESCRIPTION	DATE
1	Issue for Review	12/20/2019
2	Revised for 100% Agreement	01/04/2020

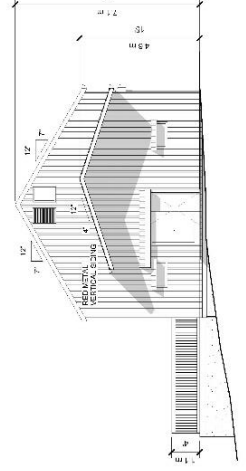
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO REMAIN AS IS



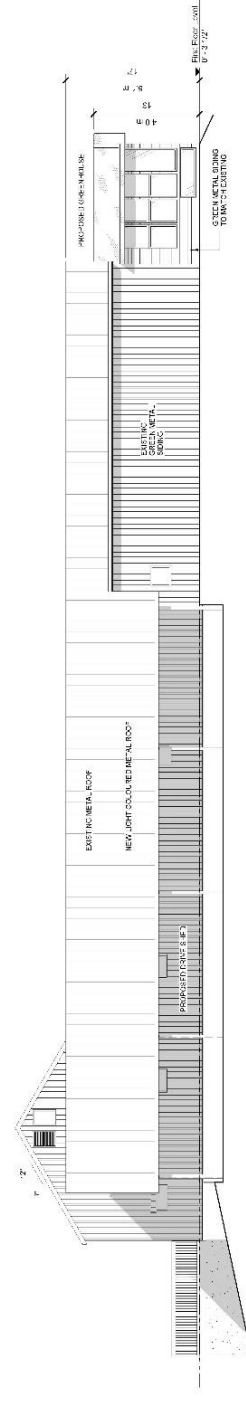
4 Existing Timber Barn East Elevation
ASD 187'-10 1/2"



1 Existing Pole Barn & Proposed Green House East Elevation
ASD 187'-10 1/2"



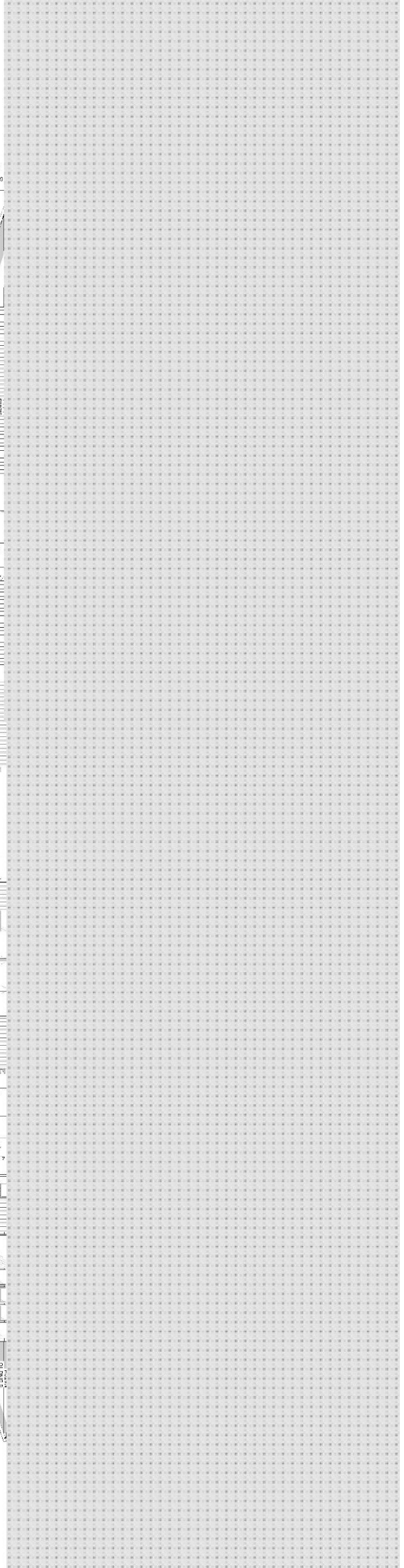
5 Timber Barn West Elevation
ASD 15'-10"



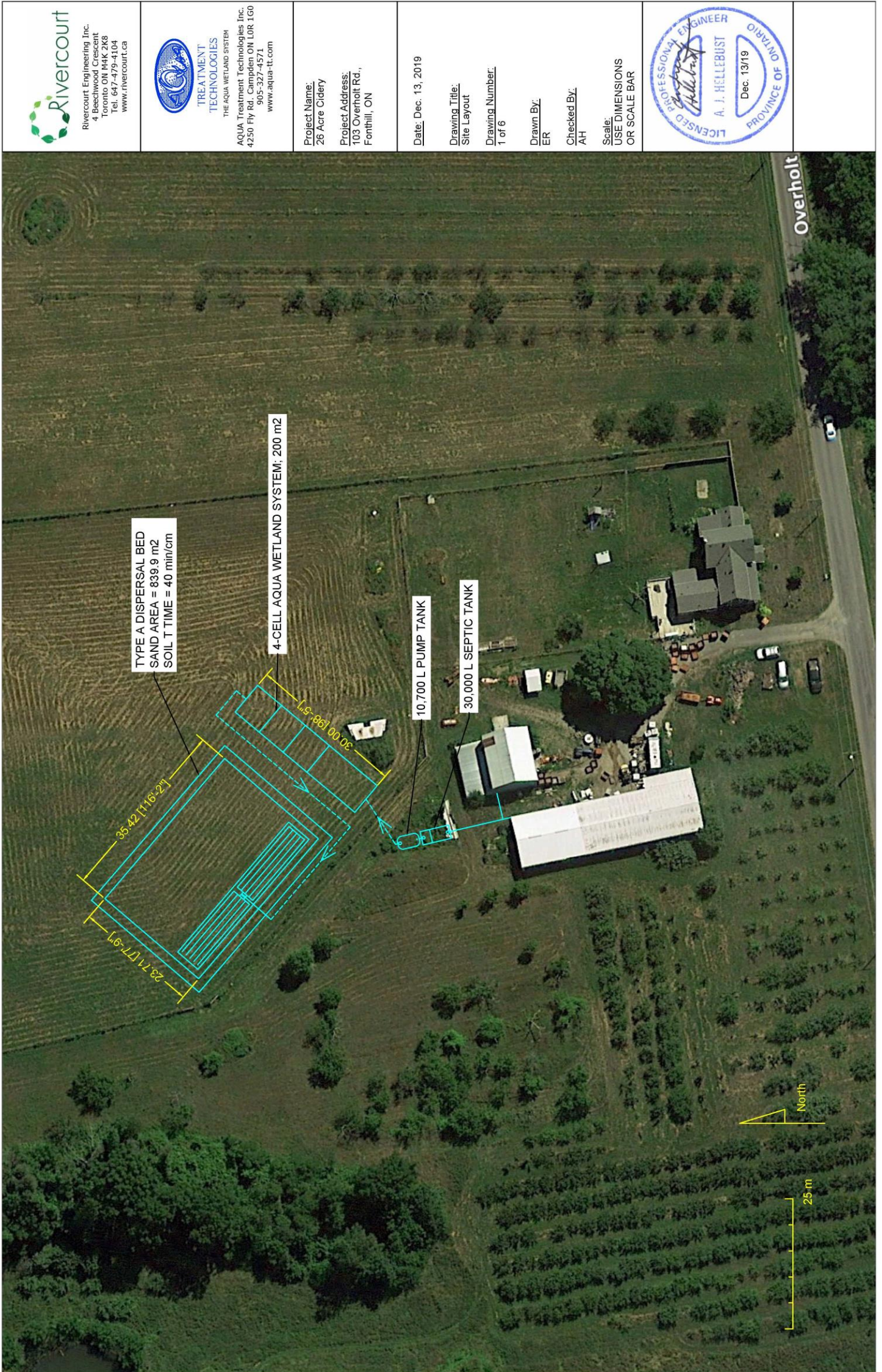
6 Existing Pole Barn & Green House West Elevation
ASD 187'-10 1/2"



6 Existing Pole Barn & Green House West Elevation
ASD 187'-10 1/2"



SCHEDULE 'E'



Rivercourt Engineering Inc.
4 Beechwood Crescent
Toronto ON M4K 2K8
Tel. 647-479-4104
www.rivercourt.ca



TREATMENT TECHNOLOGIES
THE AQUA WETLAND SYSTEM
AQUA Treatment Technologies Inc.
4250 Fry Rd. Campden ON L0R 1G0
905-327-4571
www.aqua-tt.com

Project Name:
26 Acre Cider

Project Address:
103 Overholt Rd.,
Fonthill, ON

Date: Dec. 13, 2019

Drawing Title:
Site Layout

Drawing Number:
1 of 6

Drawn By:
ER

Checked By:
AH

Scale:
USE DIMENSIONS
OR SCALE BAR





Rivercourt Engineering Inc.
4 Beechwood Crescent
Toronto ON M4K 2K8
Tel: 647-479-4104
www.rivercourt.ca



THE AQUA WETLAND SYSTEM
TREATMENT TECHNOLOGIES
AQUA Treatment Technologies Inc.
4250 FV Rd. Campden ON L0R 1G0
905-327-4571
www.aqua-tt.com

Project Name:
26 Acre Ciderly

Project Address:
103 Overholt Rd.,
Fonthill, ON

Date: Dec. 13, 2019

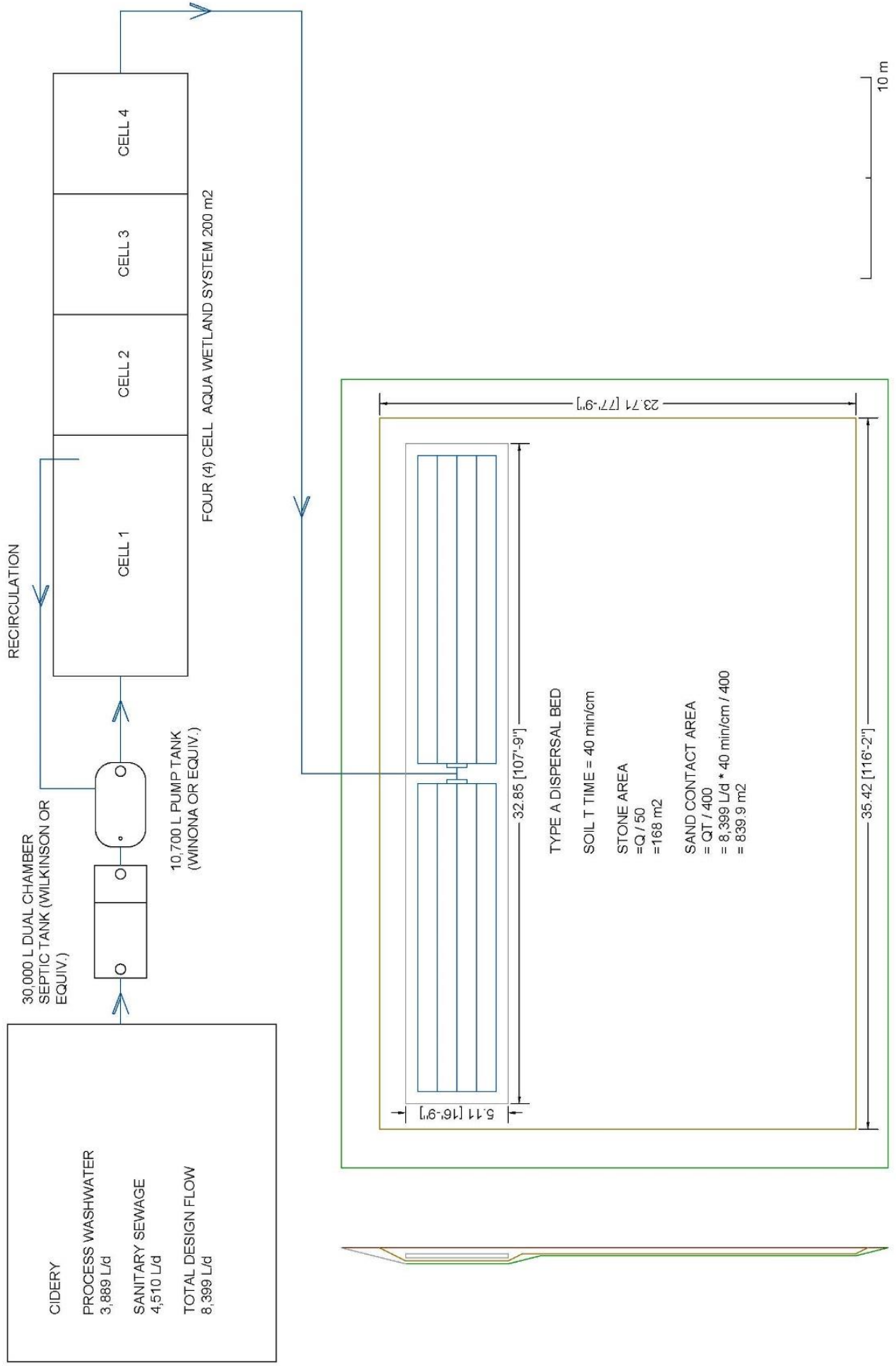
Drawing Title:
Flow Schematic

Drawing Number:
2 of 6

Drawn By:
ER

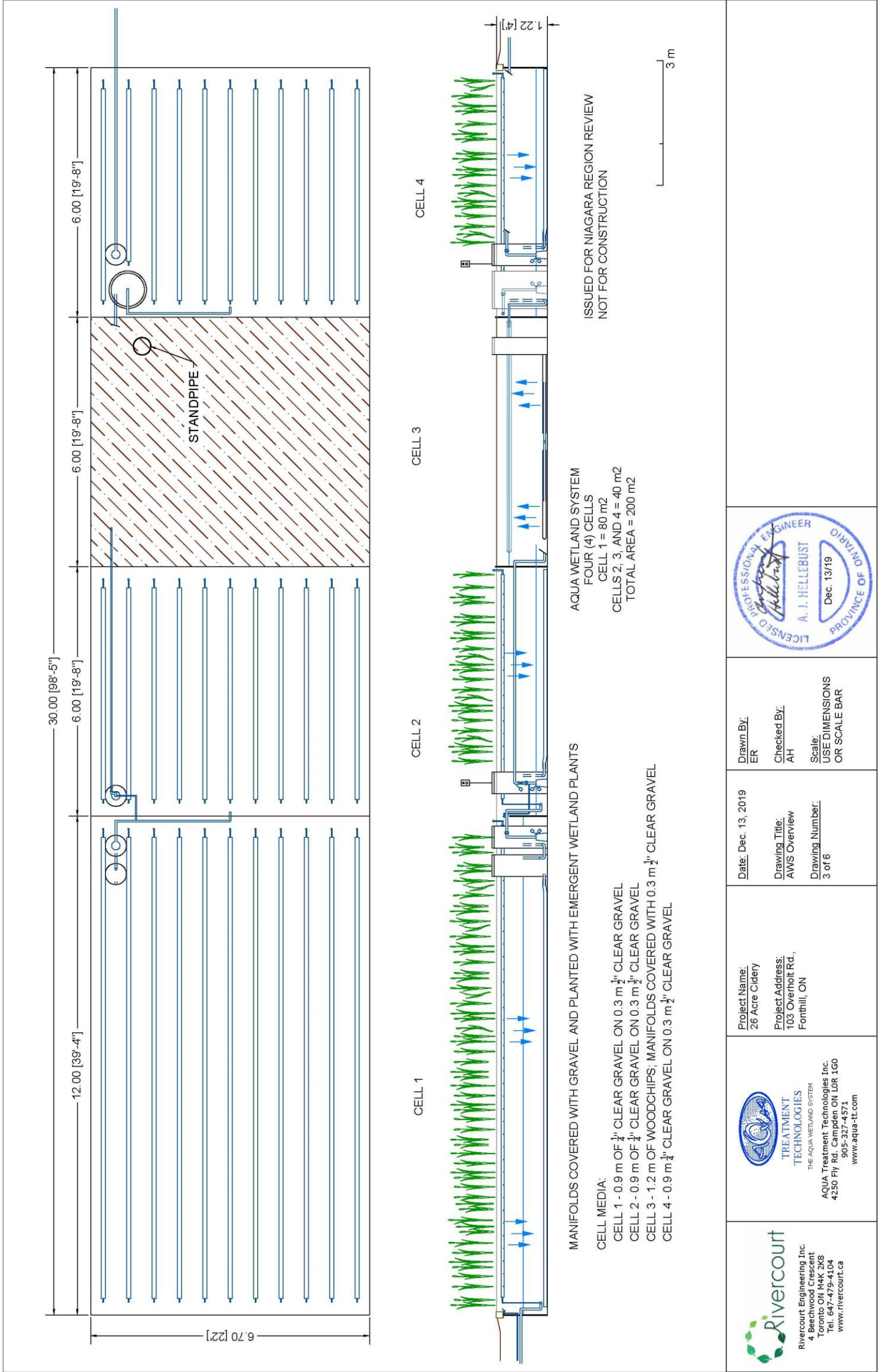
Checked By:
AH

Scale:
USE DIMENSIONS
OR SCALE BAR



CIDERY	
PROCESS WASHWATER	3,889 L/d
SANITARY SEWAGE	4,510 L/d
TOTAL DESIGN FLOW	8,399 L/d

ISSUED FOR NIAGARA REGION PERMIT - NOT FOR CONSTRUCTION



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AQUA
TREATMENT TECHNOLOGIES
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905-327-4571
www.aqua-tt.com

Project Name:
26 Acre Ciderly

Project Address:
103 Overholt Rd.,
Fonthill, ON

Date: Dec. 13, 2019

Drawing Title:
AWS Overview

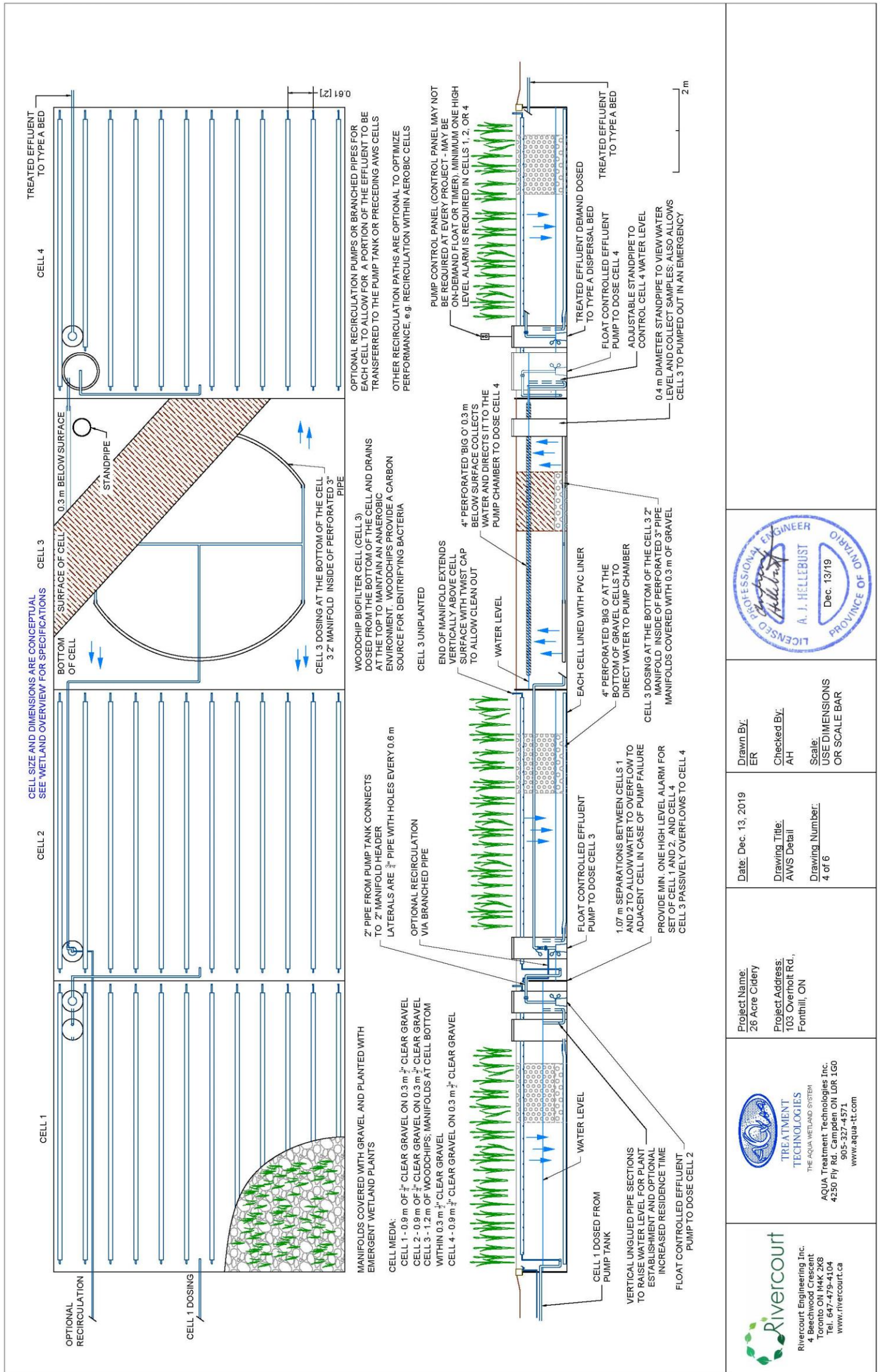
Drawing Number:
3 of 6

Drawn By:
ER

Checked By:
AH

Scale:
USE DIMENSIONS
OR SCALE BAR



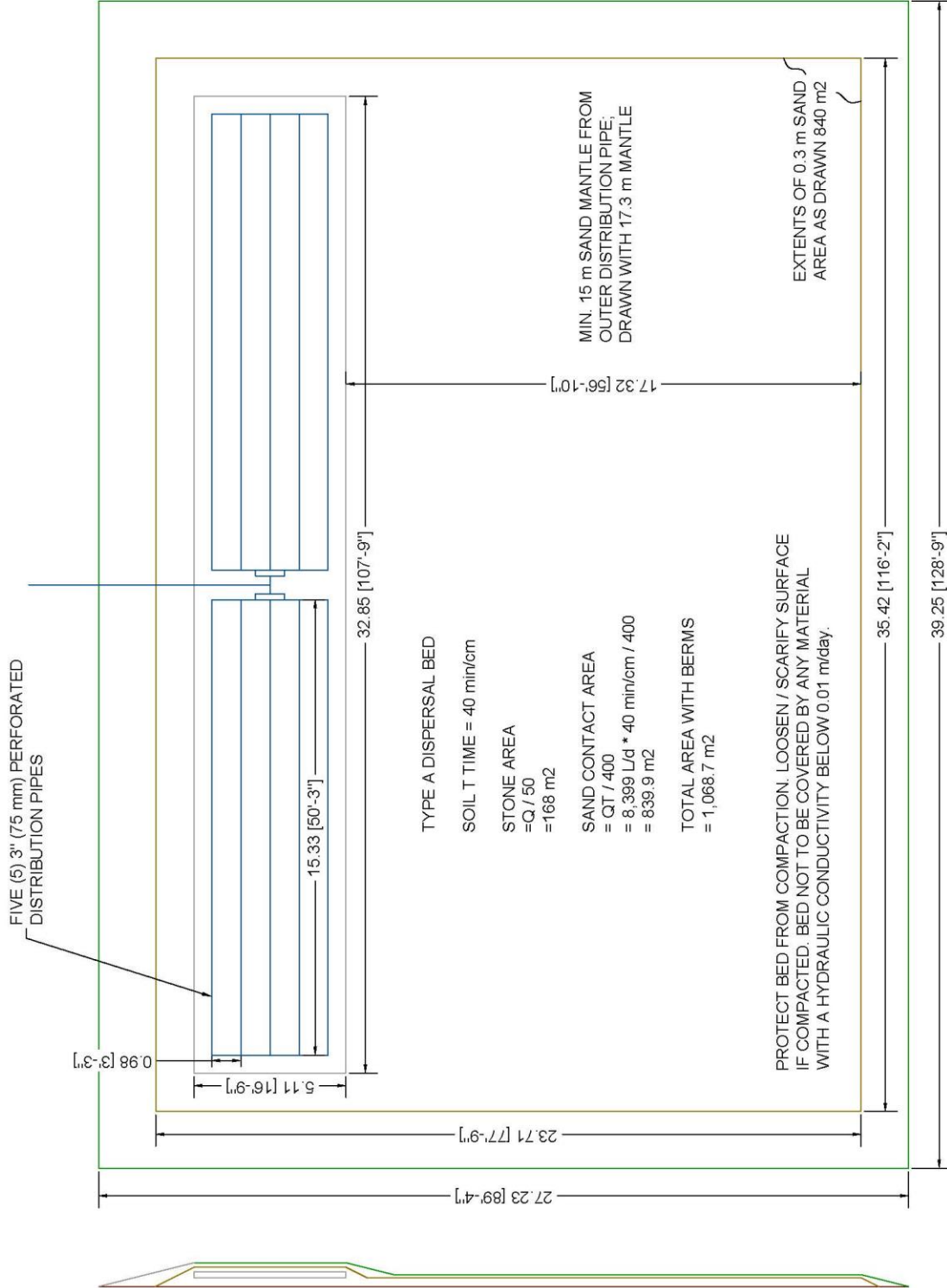


Drawn By: ER
Checked By: AH
Date: Dec. 13, 2019
Drawing Title: AWS Detail
Drawing Number: 4 of 6
Scale: USE DIMENSIONS OR SCALE BAR

Project Name: 26 Acre Ciderly
Project Address: 103 Overholt Rd., Fonthill, ON



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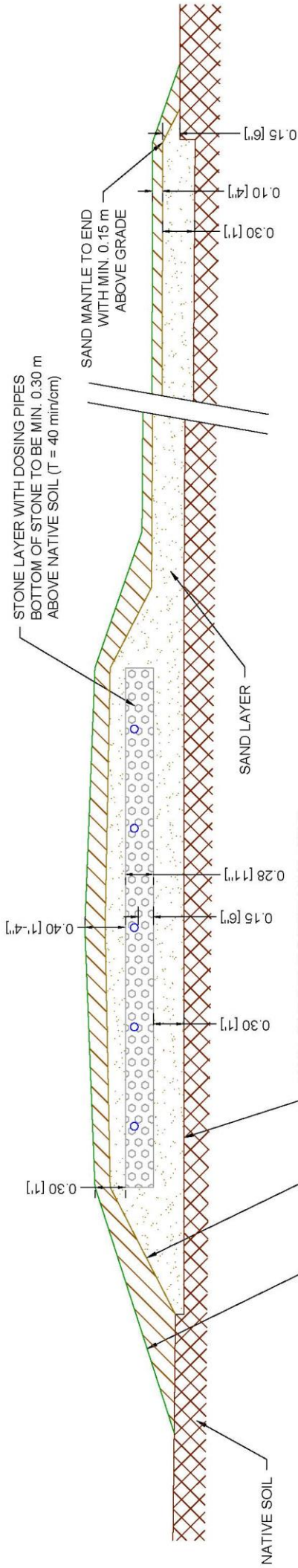


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PROTECT BED FROM COMPACTION. LOOSEN / SCARIFY SURFACE IF COMPACTED. BED NOT TO BE COVERED BY ANY MATERIAL WITH A HYDRAULIC CONDUCTIVITY BELOW 0.01 m/day.

SAND BASE EXTENDING MIN. 15 m FROM OUTER DISTRIBUTION PIPE. 0.3 m DEPTH SAND WITH PERC. RATE 6-10 min/cm WITH MIN. 0.1 m LOAMY TOPSOIL OVER.

COVER OVER GRAVEL COMPRISED OF APPROXIMATELY 0.15 m (5-6") LOAMY TOPSOIL (T<20 min/cm) OVER 0.15 m (5-6") SAND FILL 6-10 min/cm; MOUND TO DIVERT RUNOFF



SHOWN WITH NATURAL SLOPE ON BOTTOM OF SAND

TOPSOIL CLEARED AND BED PLACED ON NATIVE SOIL AND FOLLOWS NATURAL SLOPE. DRAWN AS 1% SLOPE.

MIN. 0.3 m SAND UNDER GRAVEL AND IN MANTLE WITH PERC. RATE 6-10 min/cm UNDER GRAVEL AND WITH NOT MORE THAN 5% FINES PASSING THROUGH A 0.074 mm SIEVE

LEVEL BASE BELOW DISPERSAL PIPES

INTERNAL SAND SLOPE SHOWN AT 1:2

BERM SLOPES SHOWN AT 1:3. SURFACE TO BE SEEDED WITH GRASS OR EQUIVALENT TO CONTROL EROSION



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 AQUA Treatment Technologies Inc.
 4250 Fly Rd. Campbell ON L0K 1G0
 905-327-4571
 www.aqua-tt.com

Project Name:
26 Acre Ciderly
Project Address:
103 Overholt Rd.,
Fonthill, ON

Date: Dec. 13, 2019
Drawing Title:
Type A Bed Detail
Drawing Number:
6 of 6

Drawn By:
ER
Checked By:
AH
Scale:
USE DIMENSIONS
OR SCALE BAR

LICENSED PROFESSIONAL ENGINEER
 A. J. HELLEBUST
 Dec. 13/19
 PROVINCE OF ONTARIO

SCHEDULE 'F'

PRELIMINARY

**FORE
STOR
FEN**

FORESTGREEN CREATIONS INC.
DESIGN + BUILD
150 OVERHOLT ROAD
SP-01-20
L3P LTD.
E: info@forestgreen.com
P: 503-535-5338

PROJECT 26 Acre Cider

150 Overholt Road, Iggy's Farm

GENERAL NOTES

1. This plan is to be used in conjunction with the site plan agreement and the site plan agreement is to be read in conjunction with the site plan agreement. The site plan agreement is to be read in conjunction with the site plan agreement. The site plan agreement is to be read in conjunction with the site plan agreement.

NO.	DESCRIPTION	DATE
1	AS SHOWN	10.26.2020
2	REVISED	10.26.2020

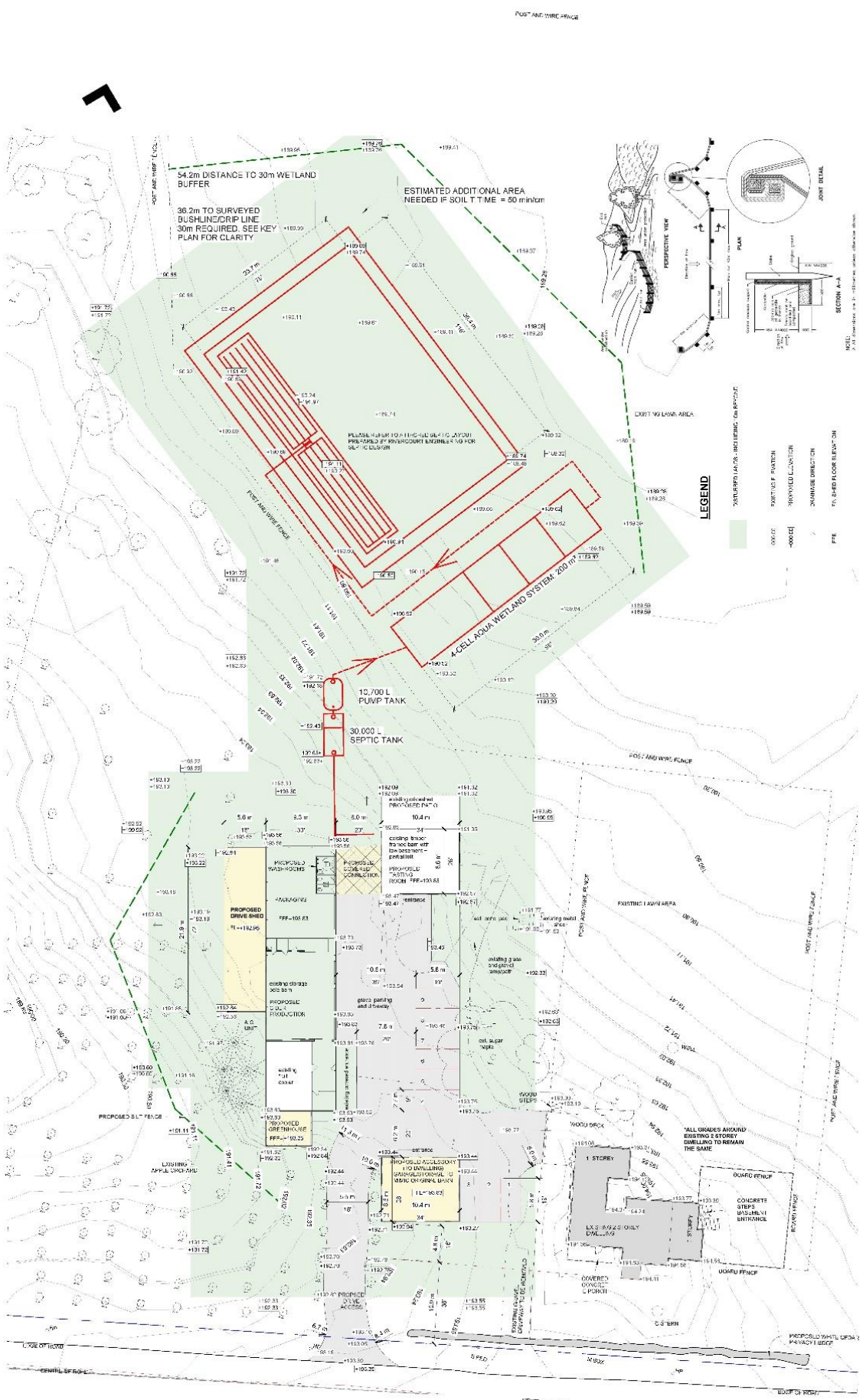
DATE	DESCRIPTION	BY	FOR
10.26.2020	AS SHOWN	PC	PC
10.26.2020	REVISED	PC	PC

The site plan is to be used in conjunction with the site plan agreement and the site plan agreement is to be read in conjunction with the site plan agreement. The site plan agreement is to be read in conjunction with the site plan agreement.

PROJECT NO: 2020-7
DATE: 10.26.2020
SCALE: 1:250
DRAWN BY: PC
CHECKED BY: PC
PROJECT NO: 2020-7

DATE: 10.26.2020
SCALE: 1:250
DRAWN BY: PC
CHECKED BY: PC
PROJECT NO: 2020-7

PR3.1



Grading Plan
1:250