

## The Corporation of the City of Kenora

### By-law Number 41 - 2020

#### A By-law to Enter into an Amended Site Plan Agreement Between The Corporation of the City of Kenora and Ayrie Developments (Kenora) Inc.

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**Whereas** section 41(2) of the *Planning Act* enables a municipality where in an official plan an area is shown or described as a proposed site plan control area, the council of the local municipality in which the proposed area is situate may, by by-law, designate the whole or any part of such area as a site plan control area; and

**Whereas** section 41(4)(e) enables a municipality to approve plans for the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under subsection (2) are in effect in the municipality; and

**Whereas** By-laws 189-2010 designated lands subject to Site Plan Control and By-law 90-2018, provides policy (PP-5-1) for implementation of Site Plan Control; and

**Whereas** the lands described on Schedule A, are designated pursuant to the City of Kenora Official Plan as being subject to site plan control;

**Whereas** Ayrie Developments (Kenora) Inc. submitted to the City of Kenora, amended drawings (as provided in Schedules B to D) to a site plan for those lands described in Schedule A, and the City of Kenora has approved such plans subject to entering into a Site Plan Agreement.

**Now Therefore** the Corporation of the City of Kenora enacts as follows:

1. The Corporation is authorized to enter into a Site Plan Agreement with Ayrie Development (Kenora) Inc. substantially in the form of Schedule "A-F" to this by-law.
2. The Acting Chief Administrative Officer is authorized and directed to execute the agreement on behalf of the Corporation and affix the seal of the Corporation thereto.
3. The Acting Chief Administrative Officer is authorized to execute such documents and take such action as he considers necessary or expedient to complete the aforementioned transaction and is authorized to make such changes to the form Agreement as he deems appropriate in his discretion in order to permit the completion of the transaction.
4. That this by-law shall come into force and be in effect and after the Final passing thereof.
5. That bylaw number 22-2020 be hereby repealed.

**By-law read a First & Second Time this 18<sup>th</sup> day of February, 2020**

**By-law read a Third & Final Time this 18<sup>th</sup> day of February, 2020**

**The Corporation of the City of Kenora:-**

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**Rory McMillan, Deputy Mayor**

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**Heather Pihulak, City Clerk**

**AMENDED SITE PLAN AGREEMENT**

**THIS AGREEMENT *made this 18<sup>th</sup> day of February, 2020.***

**BETWEEN:**

**AYRIE DEVELOPMENTS (KENORA) INC.  
(Hereinafter called the "Owner")**

**OF THE FIRST PART,**

**-and-**

**THE CORPORATION OF THE CITY OF KENORA  
(hereinafter called the "Municipality")**

**OF THE SECOND PART,**

**WHEREAS** the Owner represents that it is the registered owner of the lands described in Schedule "A" annexed hereto, which lands are hereinafter referred to as the "Lands";

**AND WHEREAS** the Owner has obtained approval from the Council of the City of Kenora for the Site Plan as presented;

**AND WHEREAS** this Agreement has been entered into pursuant to Section 41 of the Planning Act, 1990; RSO 1990 cP13, as amended

**AND WHEREAS** sub-section 10 of Section 41 of the Planning Act, R.S.O. 1990, c P. 13, provides for the registration of Site Plan Agreements on the title of the Lands;

**AND WHEREAS** the execution of this agreement was authorized by By-Law;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties hereto hereby covenant and agree as follows:

1. Prohibition

The Owner hereby agrees that no development will proceed or take place on the Lands except as shown on plans, drawings and specifications approved by Council of the Municipality or the staff who have been delegated the authority to approved said plans (hereinafter referred to as the "Site Plans"), and without limiting the generality of the foregoing, development shall include the construction of eight standard condominium units (multiple attached dwelling) to be surveyed and then transferred to new owners.

Improvements on the common areas would consist of two (2) exclusive use common area parking spaces for each of the eight units. The units will each be approximately 111 m<sup>2</sup> (1200 ft<sup>2</sup>) in floor area. There will also be (3) dedicated visitor parking areas; together with the associated exclusive use common areas for patios for Level I units (1 to 4), and decks for Level II units (5 to 8).

Access to the condominium will be provided at Veterans Drive and/or Dowcett Street, per the Site Plan and conditions noted in part 7 of this agreement. The remainder lands (yards) would be common areas.

The site plan facilities will constitute areas for outdoor parking, exclusive use outdoor amenity areas, landscaping, lighting, drainage facilities, access driveways, internal private roadway, boulevard, and services for water and waste water. Amendments to the Site Plans as construction progresses will be reasonably approved by the Municipality.

2. Conditions

Unless otherwise approved by the Municipality, the Owner hereby agrees to develop the Lands in accordance with the amended Site Plans identified in Schedules "B", "C", "D", and "E" attached hereto, and the conditions contained in this agreement:

3. Conformity with Site Development Plans and Conditions

The Owner further agrees that where any structures, buildings, facilities, services, works or landscaping improvements are constructed or altered on the Lands and Boulevard, they will be constructed in conformity with the Site Plans contained in Schedules B", "C", "D", and "E" attached hereto.

It is understood and agreed that if construction is not commenced within two years of the approval or any part thereof of the Site Plans, such approval shall at the option of the Municipality become null and void and Site Plans must be re-submitted to the Municipality for approval pursuant to the terms of this Agreement and in accordance with the provisions of the Planning Act, R.S.O. 1990, c P. 13]. In such event, the Owner hereby acknowledges that the Municipality may alter, amend or revoke any or all of the conditions of approval previously given and substitute new conditions of approval.

Notwithstanding anything else herein, approval of the Site Plans shall be deemed to have been given, and the Owner hereby agrees not to undertake any development or re-development or construction of any structures, unless this Agreement has been executed by the registered Owner and Encumbrancer of the Lands and has been registered on the title to the Lands.

4. Completion and Security

The Owner agrees that they shall commence construction and provide the structures, buildings, facilities, service or works shown on the Site Development Plans within two years of the approval by Council of the Site Development Plans, and that such construction shall be completed within three years. As a condition of approval of any Site Plans, the Owner shall lodge with the Municipality cash security for the works and services described in Schedule "F" attached in such amount as specified therein ("Security").

The Municipality will accept a Certified Cheque, Bank Draft or Letter of Credit for the Security, for any obligations of the Owner pursuant to the provisions of this Agreement, without any limitations whatsoever.

The Municipality will accept an irrevocable Letter of Credit for the Security drawn on a chartered bank of Canada acceptable to the Municipality in lieu of the cash amount

referred to above, provided such letter of credit shall be in a form acceptable to the Municipality and contain the following provisions:

- i) the Letter of Credit shall be security for any obligations of the Owner pursuant to the provisions of this Agreement, without any limitations whatsoever;
- ii) drawings on the Letter of Credit shall be permitted upon presentation of a letter from the Municipality to the bank claiming default by the Owner under the terms of this Agreement, and such defaults shall not be limited to the actions of the Owner;
- iii) partial drawings shall be permitted;
- iv) the Letter of Credit shall provide for automatic renewal or a replacement Letter of Credit in such terms acceptable to the City Clerk until such time as the City advises the Bank that the Letter of Credit may be reduced or is no longer required;
- v) if the Letter of Credit is not renewed at least thirty (30) days prior to the date of expiry by an irrevocable letter of renewal or replacement Letter of Credit in such form and on such terms acceptable to the Municipality, the Municipality may be permitted to draw on up to 100% of the Letter of Credit on or before the date of expiry.

The amount of the financial security shall be calculated on the basis of the total value of construction, as follows:

- a) 10% of the first \$500,000.00 of the total value of construction; plus
- b) 1% of the balance of the value of construction in excess of \$500,000.00

The total value of construction shall include any proposed components in accordance with section 41 of Planning Act, including site grading storm water management facilities, landscaping and paving works, sidewalks, fences, retaining walls, on-site lighting, sewer and water, electrical, accessory buildings, or similar required works as shown on the approved plans.

## 5. Release of Security

Upon certification by the City that all conditions imposed by this Agreement have been satisfied and provided the Owner is not in default with respect to any other provisions of this Agreement, the Owner shall be entitled to the release of the balance of the Security held by the Municipality at the time of such certification. The Municipality shall not be required to refund or account for any Security utilized by the Municipality as a result of any default by the Owner under the provisions of this Agreement.

Upon completion of the works as noted in Schedule H, where items have been completed to the satisfaction of the Municipality, a partial discharge may be returned upon completion of the individual items.

In addition, all property taxes with respect to the Lands must be paid in full, and an "As Built" lot grading drawing is submitted, to ensure that the site has been developed in accordance with the approved site plan.

#### 6. Building, Demolition and Occupancy Permits

Notwithstanding the provisions of this Agreement, the Owner and the Encumbrancer hereby acknowledge that the Municipality is not obligated to issue any building, demolition or occupancy permits or grant any other permits or consents with respect to any development or re-development on the Lands unless:

- a) An application is submitted and approved;
- b) all federal, provincial and municipal statutes, regulations, by-laws, ordinances, orders and requirements have been complied with;
- c) any other agreements with any other governmental body or agency are not in default.

In the event the development or re-development of the Lands herein contemplated requires any other municipal or other governmental approvals, including but not limiting the generality of the foregoing, a building permit, a permit for access, ingress or egress, approvals pursuant to the provisions of the Environmental Assessment Act, (as amended) or the Environmental Protection Act (as amended), or the approval of any other governmental body or agency, then in such event the Owner hereby agrees not to commence any work on the Lands or demolish or alter any structures on the Lands unless all such approvals, permits or rezoning have been obtained.

#### 7. Construction

The Owner shall undertake all construction activity on the Lands in such a manner so as not to unreasonably interfere with adjoining lands or traffic on adjacent streets. The Owner shall control all dust, mud and debris resulting from any construction activities and remove the same promptly from any municipal catch basin, manhole, sewer, ditch, culvert, roadway, boulevard or sidewalk. The Owner shall reimburse the Municipality for any damage to any municipal services, facilities or works resulting from the development or re-development of the Lands, howsoever caused and the reasonable determination of the City Manager of Operations with respect to whether or not said damage was caused by the Owner or with respect to the extent of the damage shall be final and binding on all parties.

The Owner agrees that the Final Municipal approval with respect to the driveway on Veteran's Drive for access and egress both for permitted right and left hand turns shall

be in effect for two years from the date of occupancy of each of the 8 units. After the expiration of the two years, or at any time before, if reasonable concerns are identified by the Municipality because of incidents indicating that the Veteran's Drive access is unsafe, the Owner and the Municipality will meet to review the situation with respect to maintaining the status of the driveway at Veteran's Drive for access and egress.

If a mutually agreeable resolution is not reached, the Municipality and the Owner will engage a mutually acceptable traffic engineer to determine if the use of the driveway is unsafe in any material respect and, if so, to recommend a reasonable course of action to alleviate such unsafe conditions. The Municipality and the Owner, acting reasonably, shall proceed to implement such course of action, the costs of which shall be shared equally, provided that if the implementation of such course of action, including the cost thereof, is more than the Owner is prepared to do, the Owner may decide to discontinue use of the driveway on Veteran's Drive for ingress and egress. In no event shall use of the driveway be discontinued while the foregoing process is being undertaken unless there is a clear and obvious material damage to the public from its continued use. The cost of the traffic engineer's services to be shared equally by the Municipality and the Owner. Final Municipal approval of the Veterans Drive Access/ Egress will only occur once the two year period has successfully passed.

8. Maintenance

The Owner shall maintain in good repair and in a safe and clean condition the Lands and Boulevard, surface asphalt, curbs, walkways, vegetation, structures, buildings, facilities, services, works and landscaping on the lands and boulevards at his own expense and shall do all acts necessary to comply with and properly carry out and provide for the maintenance and use thereof, including the replacement or repair of broken, damaged or worn material or parts and the replacement of dead or deceased vegetation. The Owner shall further keep the Lands and Boulevard free and clear of all refuse, debris and obstructions.

9. Connections to Municipal Services

All connections to the Municipality's storm sewers/water mains/sanitary sewer mains shall be made in accordance agreements or applications as determined by the City Operations Department. Any costs to be the responsibility of the owner where a separate agreement to be negotiated, may be required.

All connections to the Municipality's storm sewers/water mains/sanitary sewer mains/sidewalks shall be made under the supervision of the City Operations Department at the Owner's expense. All storm sewers/water/sanitary sewers/water mains/sanitary sewer mains/sidewalks and curbs constructed on or under the Lands shall be constructed to the satisfaction of the City Operations Manager. Relocation of any municipal services, facilities or utilities (including any curbs, gutters, catch basins, poles, bus shelters, manholes, telephone boxes, drains or transformers, whether owned by the City of Kenora, the Municipality or any utility company, board or commission) shall be carried out at the Owner's expense.

A portion of the boulevard and driveway is proposed on City Right of Way. Installation includes asphalt, curbing, plantings and sod. An Entrance Permit is required through the Roads Division.

10. Landscaping

The Owner shall install such landscaping improvements on the Lands as shown on documents already provided to the Municipality. The Owner shall use reasonable efforts to cause all approved landscaping to be maintained in a healthy growing condition at all times.

11. Utilities

The Owner shall, at its sole cost, comply with the requirements of Union Gas/ Enbridge, Synergy North (formerly Kenora Hydro), TBay Tel, Bell Canada and/or Shaw Cable, etc. where applicable, including bearing the cost of the relocation of existing hydro facilities if applicable.

12. Costs

The Owner shall pay to the Municipality, forthwith upon demand, all costs and expenses incurred by the Municipality, whether directly or indirectly, in connection with this Agreement and the approval of any Site Plans.

13. Owner's Expense

The Owner acknowledges that where this Agreement obliges the Owner to perform any work or do anything it is to be done at the Owner's expense and not at the Municipality's expense.

14. Registration

The Owner hereby consent to the registration of this Agreement on the title of the Lands and are responsible for said costs, per section 11.

15. Indemnification by Owner

The Owner shall indemnify and save harmless the Municipality against all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of this Agreement or the Owner undertaking the development or re-development herein referred to.

16. Right of Entry

The Owner covenants and agrees with the Municipality to grant and hereby grants to the Municipality or its authorized representatives the right to enter upon the Lands or any part thereof in order to ascertain whether or not the provisions of this Agreement have been complied with in full.

17. Default

In the event of any default by the Owner pursuant to any of the terms of this Agreement, which is not remedied within thirty (30) days of Owner's receipt of notice of default, in



addition to any other remedies available to the Municipality and without any limitation thereof, the Municipality may:

- a) undertake or complete any obligation of the Owner hereunder;
- b) enter upon the Lands through its servants or agents for any purpose whatsoever;
- c) issue a stop work order with respect to any further development, re-development or work upon the Lands; and
- d) recover from the Owner all costs and expenses incurred by the Municipality whether directly or indirectly, with respect to the default or the remedy thereof.

18. Drainage

The Owner shall not take any action or cause any work to be done that will adversely affect drainage from or onto properties adjoining the Lands, and the Owner shall with the prior review of the Municipality, at the Owner's expense, construct such drainage works as may be required. Notwithstanding the aforesaid, the Owner shall indemnify and save harmless the Municipality with respect to drainage from or onto lands adjoining the Lands as a result of the development or re-development hereby contemplated and the construction of any works, facilities or structures on the Lands.

19. Successors and Assigns

The parties hereto hereby covenant and agree that this Agreement shall be binding upon them, their respective encumbrancers, heirs, executors, administrators, successors and assigns.

Upon the Owner having sold the lands the Owner identified in this Agreement shall there upon cease to be liable for the obligations hereof provided that such purchaser shall have assumed the obligations of the Owner hereof. It is the intent of this Agreement that the Owner upon succession of title shall be liable for the obligations hereunder only during the term of the ownership.

20. Invalidity

If a Court of competent jurisdiction should declare any section or part of a section of this Agreement to be invalid or unenforceable, such section or part of a section shall not be construed as being an integral part of the Agreement or having persuaded or influenced a party to this Agreement to execute the same, and it is hereby agreed that the remainder of the Agreement shall be valid and in full force and effect.

21. Counterparts

This Agreement may be simultaneously executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute but one and the same instrument.

22. Interpretation

In construing this Agreement, words in the singular shall include the plural and vice versa and words importing the masculine shall include the feminine, and neuter and vice versa, and words importing persons shall include corporations and vice versa. In the event of any conflict or ambiguity in the Site Plans or Schedules to this Agreement, the decision of the Clerk of the Municipality in consultation with the Site Plan Review Committee, shall be final and binding. In the event of conflict between the main body of this Agreement and the Schedules attached hereto, the provisions in the schedules attached hereto shall apply.

23. Notice

All notices, demands or requests provided for or permitted to be given pursuant to this Agreement shall be made in writing as follows:

- a) If made to the Municipality, shall be addressed to The Clerk, City of Kenora;
- b) If made to the Owner at its designated address for service shown on the Document General attached to this Agreement in the Registry Office in which this Agreement is registered.

All notices, demands or requests shall be deemed to have been properly given if delivered personally or sent by prepaid and registered mail, return receipt requested. If notice is given by mail, the same shall be effective five (5) business days of being deposited with the post office, or upon proof of delivery by return receipt. However, in the event of the interruption of postal services, the notice shall not be deemed to have been given during such period of interruption, unless the notice has been actually received.

**IN WITNESS WHEREOF**, the individual parties hereto have hereunto set their hands and seals and the corporate parties have hereunto affixed their Corporate Seal as attested to by the hands of their proper officers in that behalf duly authorized.

SIGNED, SEALED AND DELIVERED  
Authorized to be executed by By-law  
passed on the 18<sup>th</sup> day of, February, 2020.

) THE CORPORATION OF THE CITY OF  
) KENORA:-  
)  
) \_\_\_\_\_  
) Deputy Mayor  
)  
) \_\_\_\_\_  
) City Clerk

“We have the authority to bind the Corporation”

) Ayrie Developments (Kenora) Inc.  
)  
) \_\_\_\_\_  
) Brian Kraynyk  
)  
) \_\_\_\_\_  
) Fred Wright

“We have the authority to bind the Corporation”


**Schedule "A" – Property Description**

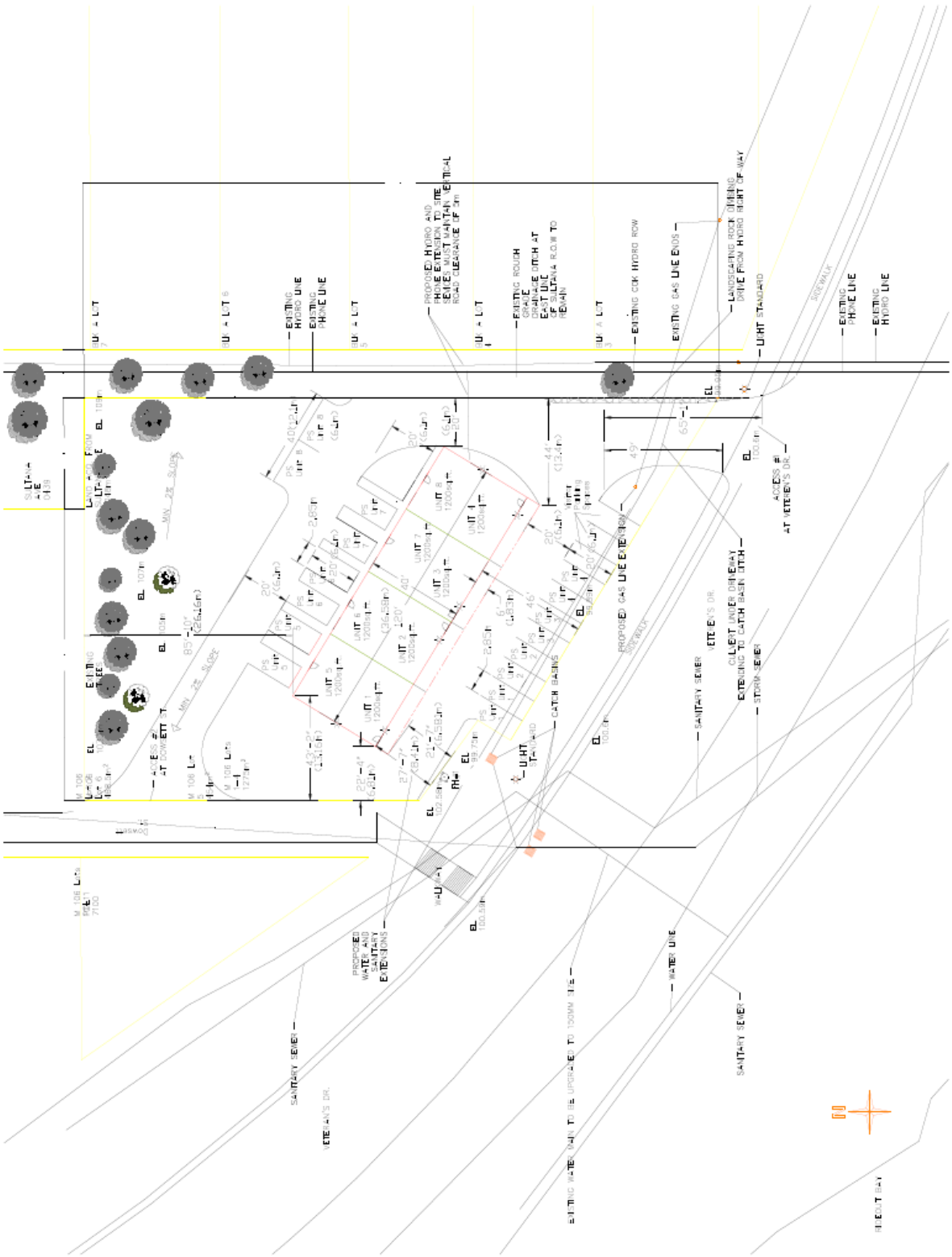
Street Address to be assigned. Property located adjacent to Dowsett Street, Veterans Drive and Sultana Avenue Kenora, ON.

PIN # 42179-0493; 1stly: Lots 1, 2, 3, 4, 5, and 6 Plan M106, Except Parts 11, 12, and 13 23R8900; 2ndly: Part Sixth Street West now Sultana Avenue Plan M1 and M106 (Closed by By-law KN91450), Part 1 23R-14655; City of Kenora

# Schedule "B" – Amended Building Location and Parking

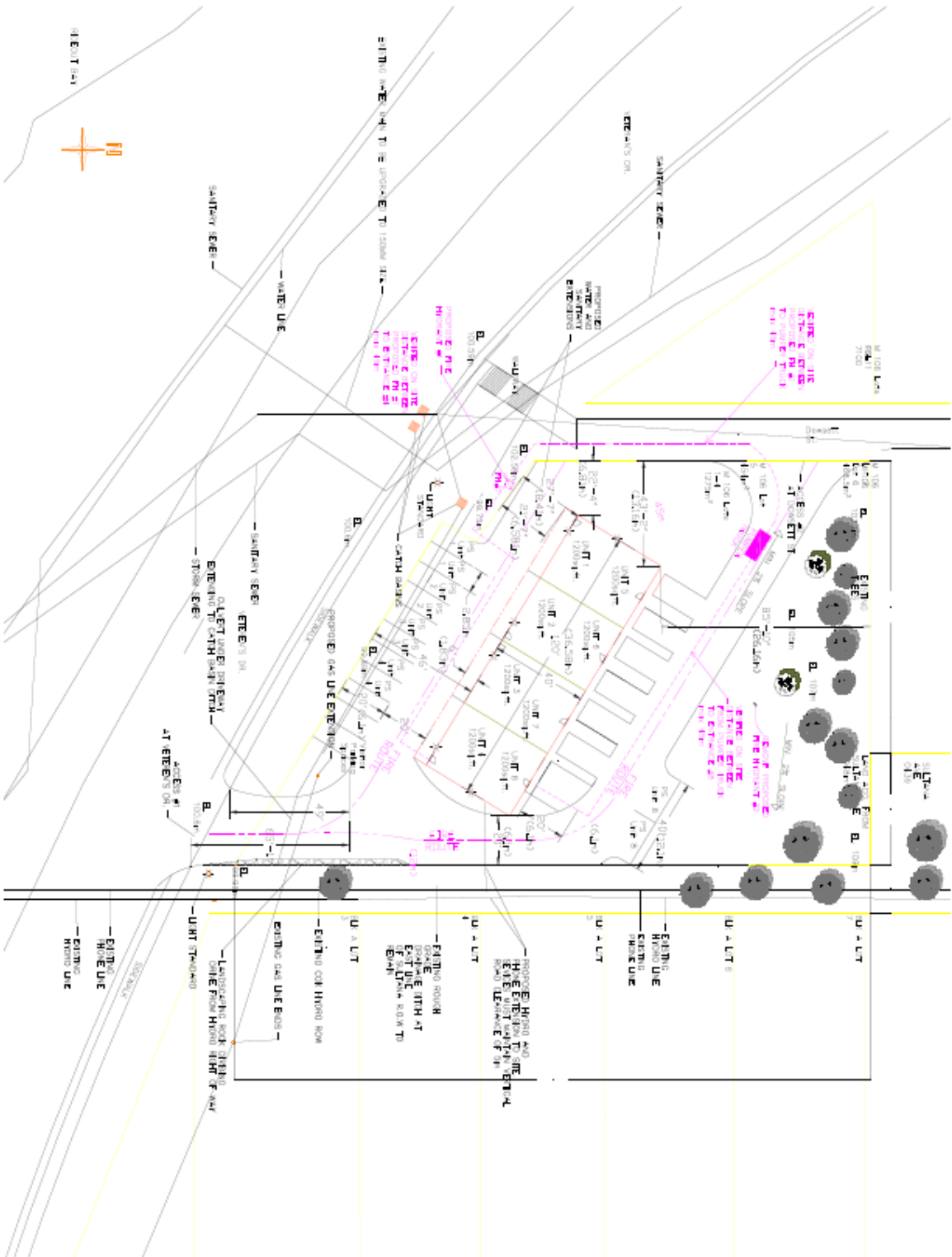
For illustration purposes only refer to full scale drawings

<p><b>Notes:</b></p> <p><b>Classification</b></p> <ul style="list-style-type: none"> <li>Each unit consists of a single floor, units entered on the North East side are located above units entered on the South West side.</li> <li>Adjacent parking stalls to be constructed. Each pair of stalls with a 1 hour firewall will be constructed.</li> <li>Each pair of dwelling units (222 sq. m.) will be treated as a separate building unit falling under part 8 of the OBC as per OBC 1.1.3.2.</li> </ul> <p><b>Site</b></p> <ul style="list-style-type: none"> <li>The developer will landscape city boulevard between developed property and Veterans Drive to the back side of the existing sidewalk.</li> <li>Parking and access roads will be surfaced with asphalt.</li> <li>Existing stormwater catch basins will be replaced with geotextile fabric to be placed under landscaping to prevent erosion.</li> <li>Divert drainage from east to West at Veterans Drive to existing catch basin near SW corner of lot.</li> <li>Water from roof to be collected on North Side of building and carried underground to South East side of building.</li> </ul> <p><b>Emergency Access</b></p> <ul style="list-style-type: none"> <li>Driveways to both sides of the building will serve as access roads meeting the requirements of OBC 3.3.5.6 which include the following:             <ul style="list-style-type: none"> <li>Driveways to maintain minimum centreline radius of 12 meters for emergency vehicles.</li> <li>Driveways to be designed to support local emergency equipment loads.</li> <li>Driveways will not slope more than 8% over 15m.</li> <li>Access roads will be a minimum of 5m wide with an overhead clearance of at least 5m.</li> </ul> </li> <li>A new hydrant will be located on the North East side of the building such that the Southwest side of the building is within 90m of the hydrant.</li> </ul>	 <p><b>Tristov Architect Inc.</b>          ARCHITECTS • PLANNING • INTERIOR DESIGN          631 Lakeshore Drive, Toronto, ON M6N 3P6          (416) 461-1192</p>	<p><b>RIVER RIDGE SITE PLAN-AMENDED BLDG LOCATION &amp; PARKING</b></p> <p>M 106 LOTS 1-6</p> <p>SCALE 1:500</p> <p>REVISION - R4-Amended Jan., 2023</p>
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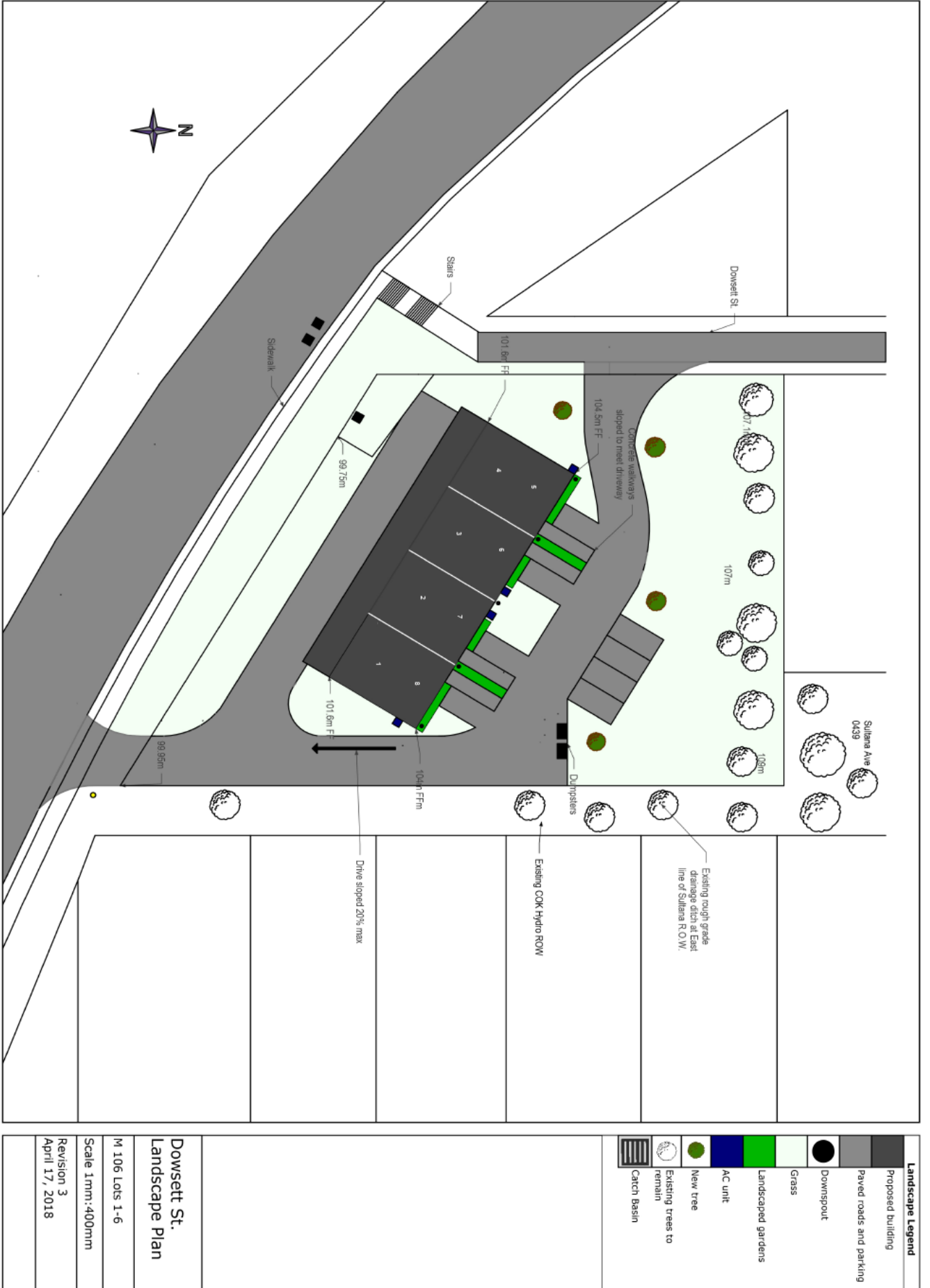


**Schedule "D" – Amended Emergency Access and Fire Hydrant Locations**  
*For illustration purposes only refer to full scale drawings*



<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Classification</li> <li>- Each unit consists of a single floor, units enclosed on the North East side are located on the second floor. Adjacent units will be separated vertically with a 1 hour fire-rated wall.</li> <li>- Units located on the second floor will be separated vertically by a concrete building unit slabbing under part 3 of the OBC as per OBC 11.13.2</li> <li>- The developer will landscape city boulevard between developed property and Vancouver Drive to the back side of the existing property.</li> <li>- Parking and access roads will be achieved with asphalt.</li> <li>- In areas with previous construction demolition fill, geotextiles shall be placed under landscaping to prevent erosion.</li> <li>- Street drainage from east to West at Vancouver Drive to existing water from north to south.</li> <li>- Water from north to south corner of building and carried underground to south East side of building.</li> </ul>	<p><b>Emergency Access:</b></p> <ul style="list-style-type: none"> <li>- Driveways to both sides of the building will allow an access route to the building.</li> <li>- The developer will maintain a minimum clear width of 12 meters for emergency vehicle access.</li> <li>- Driveways to be designed to support local emergency equipment.</li> <li>- Driveways will not slope more than 8% over 15m.</li> <li>- Access roads will be a minimum of 6m wide with an overhead clearance of at least 5m.</li> <li>- A new hydrant will be built in cooperation with the City of Vernon and then the southwest side of the building is within 50m of the hydrant.</li> </ul>
<p><b>RIVER RIDGE SITE PLAN-AMENDED EMERGENCY ACCESS &amp; FIRE HYDRANTS LOCATION &amp; NUMBER</b></p>	
<p>M 100 LOTS 1-4</p>	
<p>SCALE 1:500</p>	
<p>REVISION - 04                  JAN. 2020</p>	

**Schedule "E" – Landscaping Plan**  
 For illustration purposes only refer to full scale drawings



Landscape Legend	
	Proposed building
	Paved roads and parking
	Grass
	Landscaped gardens
	AC unit
	New tree
	Existing trees to remain
	Catch Basin
	Downspout
	Proposed building
	Paved roads and parking
	Grass
	Landscaped gardens
	AC unit
	New tree
	Existing trees to remain
	Catch Basin
	Downspout

**Dowssett St.**  
**Landscape Plan**

M 106 Lots 1-6

Scale 1mm:400mm

Revision 3  
 April 17, 2018

**Schedule "F" – Financial Security for the Value of the Construction**

List of Security Items and Dollar Value

- 1.0 Sewer and Water from property to Building  
.....\$2,925.00
- 2.0 Driveway Asphalt Paving and Curbs  
.....\$35,945.00
- 3.0 Lighting.....  
.....\$2,895.00
- 4.0 Landscaping including pathways, grass, trees, and gardens  
.....  
.....\$15,555.00
- 5.0 Drainage facilities including catch basins, culverts, and directional  
facilities.....  
.....\$12,400.00
- 6.0 Second hydrant at the north side of the property (if required)....\$3,895.00

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Total.....\$73,615.00

LOC 10% of First \$500,000.00 = \$7,361.50

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Total  
LOC.....\$7,361.50