

SITE PLAN AGREEMENT

THIS AGREEMENT made this ____ day of _____ 2022.

B E T W E E N:

**Northwest Catholic District School
Board**
(the "Owner")

- and -

The Corporation of the Town of Fort
Frances (the "Municipality")

WHEREAS:

- A. The Owner wishes to construct and develop, in and on the Lands or a portion thereof, additional parking provisions, a pavilion, paved walking paths, and additional portable classrooms (herein sometimes referred to as the "Development" or "Proposed Development");
- B. By an application received June 17, 2022, the Owner applied to the Municipality for site plan approval in respect of the Proposed Development;
- C. The Municipality provided approval of the Application in respect of the Proposed Development subject to certain conditions;
- D. The Owner has submitted to the Municipality the Plans and Drawings in respect of such Proposed Development by the Owner of the Lands; and
- E. s. 41(10) of the Planning Act which permits the registration of this Agreement against the Lands.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the Municipality (collectively the "Parties", individually a "Party") hereto agree one with the other as follows:

Lands

- 1. The Lands affected by this Agreement are as follows: the lands and premises municipally described as 555/675/755 Flinders Avenue.

Schedules

- 2. The following Schedules are attached hereto and form part of this Agreement:
 - (a) **Schedule 1** being a schedule of financial obligations of the Owner payable upon execution of this Agreement or as otherwise provided;
 - (a) **Schedule 2** being a list of the Plans and Drawings (as "Plans and Drawings" are defined in paragraph 3 of the parent Agreement) as filed by the Owner with the Municipality as may be, with the approval of the Municipality, revised at any time and from time to time;

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals
duly attested to by their proper signing officers in that behalf.

Rainy River District School Board

per _____
Name:
Title:

per _____
Name:
Title:

We have authority to bind the corporation

The Corporation of the Town of Fort Frances

per _____
Name: J. Caul,
Title: Mayor

per _____
Name: G. Lecuyer,
Title: Town Clerk

We have authority to bind the Municipality

Schedule 1

Schedule of Financial Obligations of the Owner

1. Any and all costs and expenses whatsoever incurred by the Municipality with regard to:

- (a) Application for site plan;
- (b) Preparation of this agreement;
- (c) Registration of this Agreement on title and preparation of any and all land titles documentation in relation thereto, all such documentation to be provided to the Municipality for approval prior to registration thereof;
- (d) All legal / lawyer fees and disbursements;
- (e) Engineer / engineering fees and disbursements;
- (f) Planning / planner fees and disbursements;
- (g) Municipal staff time;
- (h) All Land title fees and charges;
- (i) Any other costs or charges in any way related to the application, the development, or this agreement; and
- (j) HST and any other taxes applicable on or to any of the above.

Schedule 2
List of Plans and Drawings
(Appendix 'A')

A1-368567-G1 (7-4-22) – Parking Lot Expansion
A1-368567-G2 (7-4-22) – Drainage and Hard Surfacing
Letter on Drainage for Site Plan Control Amendment
site plan of new portables and pavilion

**Changes or additional plans and drawings must be submitted to the Municipality for approval. Once approval is granted by the Municipality, the listing of Schedule 4 will be amended.

June 9, 2022

368567

The Northwest District Catholic School Board
555 Flinders Ave.
Fort Frances Ontario
P9A 3L2

Attention: Toby Munro, Manager of Facilities

**Re: St. Mary's Elementary School Flinders Avenue
Additional Site Development**

The Board proposes to carry out the following site development work on the property which will require an amendment to the Site Control Plan:

- Expand the asphalt surfaced parking lot on the north side of the school by 1,300 sq.m.
- Provide 170 l.m. of asphalt surfaced pathways on the west side of the school from the entrances to the existing play areas.

The additional parking area will be drained through the existing storm water treatment system (oil-grit separator plus stone storage/infiltration area) in the island of the Kiss 'N Go Loop. This system has a flow restricted outlet to control the rate of outflow. This system may surcharge slightly during occasional extreme events but in our opinion will not result in any significant increase in the rate of discharge that will negatively impact the existing storm sewer system.

The pathways will drain to the existing grassed areas and flow overland to the existing surface drainage system. A catchbasin will be installed adjacent to the westerly entrance to address a drainage situation which cannot be resolved with overland flow. The catchbasin frame will be positioned slightly above the nominal finished grade and will be backfilled with clear stone to allow much of the drainage to be stored and infiltrate and be collected by a weeping tile in stone bedding which will drain to the existing ditch outlet. In our opinion this system will not result in a noticeable increase in flow to the existing storm sewer system.

Yours very truly,
HATCH LTD.



