



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

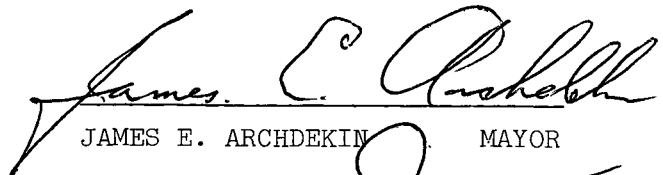
Number 312-81

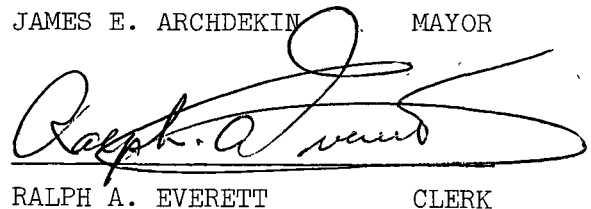
To authorize the execution of an agreement between Winter Garden Holdings Limited, Allan Scott, the City of Brampton and the Regional Municipality of Peel.

The Council of The Corporation of the City of Brampton ENACTS
as follows:

1. The Mayor and the Clerk are hereby authorized to execute a subdivision agreement dated 1981 12 14 between Winter Garden Holdings Limited, Allan Scott, The Corporation of the City of Brampton and The Regional Municipality of Peel, and all other documents approved by the City Solicitor required to implement the provisions of this agreement.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council
this 14th day of December, 1981.


JAMES E. ARCHDEKIN MAYOR


RALPH A. EVERETT CLERK

PASSED December 14th 19 81



BY-LAW

No. 312-81

To authorize execution of an agreement
between Winter Garden Holdings, Allan
Scott, the City of Brampton and the
Region of Peel.

REZONING/SITE PLAN AGREEMENT

MEMORANDUM OF AGREEMENT made in duplicate this
14th day of December, 1981.

B E T W E E N :

WINTER GARDEN HOLDINGS LIMITED

hereinafter called the "Owner"

OF THE FIRST PART

A N D

THE CORPORATION OF THE CITY OF BRAMPTON

Hereinafter called the "City"

OF THE SECOND PART

A N D

ALLAN SCOTT

hereinafter called the "Mortgagees"

OF THE THIRD PART

A N D

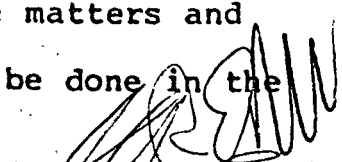
THE REGIONAL MUNICIPALITY OF PEEL

hereinafter called the "Region"

OF THE FOURTH PART

WHEREAS the Owner warrants that it is the owner of the lands more particularly described in Schedule A annexed hereto (herein called the "lands"), and further warrants that the Mortgagees are the only mortgagees of the lands;

AND WHEREAS the Owner wishes to develop the lands and the City is of the opinion that this development would not be proper and in the public interest unless assurances are given by the Owner that the matters and things referred to in this agreement will be done in the manner hereinafter set forth;

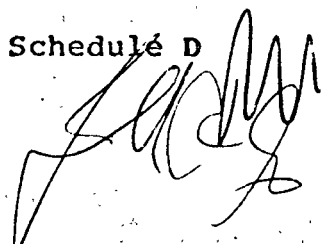


AND WHEREAS the lands are situate in the site plan control area designated by By-law 275-79 passed pursuant to section 40 of The Planning Act, R.S.O. 1980, c. 379, as amended, and this agreement is required pursuant thereto.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the City approving the development of the land, approving the plan referred to in this agreement and where necessary rezoning the lands to permit the development, the Owner and the Mortgagee hereby covenant, promise and agree with the City and the Region as follows:

1. For the purposes of this agreement, the Works "works" shall mean all servicing and landscaping required to be done by the Owner under the terms of this agreement and without limiting the generality of the foregoing, the works shall include all grading, storm drainage works, driveways, ramps, parking areas, landscaping, including boulevard landscaping, road works, including all curbs, gutters and drainage works, sidewalks, facilities for lighting including floodlighting, vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material, fencing and all internal sanitary sewers, watermains, storm sewers, service connections and all other matters required to be done by the Owner under the terms of this agreement.

2. 2.1 The Owner covenants and agrees that the lands shall be developed only in accordance with the site plan and drawings referred to in Schedule B attached hereto (herein called the "site plan") and further covenants and agrees to provide all of the works and other matters referred to in this agreement (including Schedule D



attached hereto) and shown on the site plan and all other approved plans referred to in Schedule B attached hereto and in addition to the maintenance requirements set out in paragraph 17.3 of this agreement to maintain to the satisfaction of the City and at the sole risk and expense of the Owner, all of the works and other matters required by this agreement and in default thereof, the provisions of section 325 of The Municipal Act, R.S.O 1980, c. 302, as amended, shall apply.

Rezoning

2.2 In the event a rezoning is required to permit the development of the lands in accordance with the site plan, this agreement shall be conditional upon this rezoning by-law coming into force, failing which this agreement shall be null and void and not binding upon the Owner.

ENGINEERING, LANDSCAPING AND BUILDING REQUIREMENTS

3.

For the purpose of this agreement,

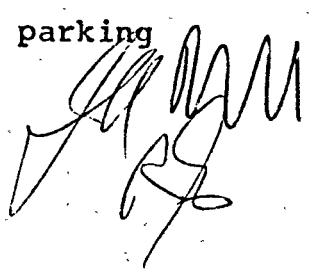
Commis-
sioner of
Public
Works

"Commissioner of Public Works" shall mean the Commissioner of Public Works for the City of Brampton, except for that work for which the Region is responsible, in which case the "Commissioner of Public Works" shall mean the Commissioner of Public Works for the Region of Peel.

4.

gress
& Egress

The Owner shall restrict the means of vehicular ingress and egress to the lands to those locations indicated on the site plan and if required by the City, the Owner agrees to convey to the City, free of all encumbrances, the one foot reserves shown on the site plan and referred to in Schedule C attached hereto as a further means of controlling ingress and egress from the lands. All off-street vehicular loading and parking



areas, access ramps and access driveways including driveways for emergency vehicles shown on the site plan shall be constructed and asphalted in accordance with the approved plans referred to in this agreement.

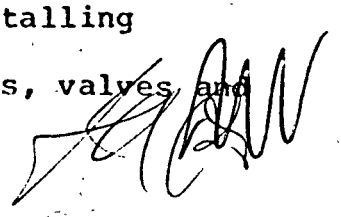
5. The Owner shall use only such locations for access for construction purposes as the Commissioner of Public Works may approve.

6.1 During construction, the Owner agrees to employ and keep employed a sufficient number of sweepers or workmen or use such means as may be necessary to keep the adjacent pavement and sidewalks in a clean condition and free from earth and mud. The Commissioner of Public Works may give the Owner twenty-four (24) hours notice to remove and clean up any earth and mud from such pavement and sidewalks and in default the Commissioner may cause such work to be done either by the Municipality's own equipment and employees or by an independent contractor and the cost thereof shall be paid by the Owner forthwith upon being invoiced therefore by the Commissioner.

6.2 The Owner shall take all precautions necessary to protect the public against injury on any lands set out in the site plan and where necessary keep danger signals out at night and at such other times and places as public safety may required.

7. The Owner will be responsible for any damage caused to the roadways, curbs, pavements, boulevards or plantings thereon caused by the construction carried out on the Owner's site by the Owner, its agents, servants, employees, subcontractors or material suppliers.

All matters incidental to the provision of all the works and other matters referred to in this agreement and shown on the site plan and all other approved plans referred to in this agreement, including the removal and planting of trees, cutting, repaving and installing driveways, relocating utilities, pipes, poles, valves, and



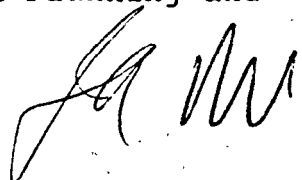
and equipment, resetting drains and manholes shall be carried out by the Owner at its own risk and expense to the satisfaction of the owner of the utilities.

8. The final grade of the lands shall be so fixed to the satisfaction of the Commissioner of Public Works that the surface water originating on or tributary to the lands, including the roof water from the buildings, will be discharged into the storm sewer system of the City in the manner shown on the approved plans referred to in Schedule B attached hereto.

9. The Owner shall, at its own expense:

Approved Plans 9.1 carry out, provide, install, erect, construct and complete in a good and workmanlike manner to the satisfaction of the City all the works in accordance with and as shown on detailed plans and specifications for these works which have been or shall be approved by the Commissioner of Public Works, the Commissioner of Buildings and By-law Enforcement, and the Commissioner of Planning and Development as the case may be, all of which detailed plans and specifications are more particularly described and referred to in Schedule B attached hereto.

9.2 make payment for, perform, fulfill, carry out, provide, install, erect, construct and complete in a good and workmanlike manner to the satisfaction of the City all works and other matters referred to in Schedule D attached hereto, all in accordance with and as shown on detailed plans and specifications for these works or other matters which have been or shall be approved by the Commissioner of Public Works, the Commissioner of Buildings and By-law Enforcement and the Commissioner of Planning and Development as the case may be.



9.3 in the event any of the plans referred to in Schedule B attached hereto, including the site plan, are not approved prior to the execution of this agreement, any such plan, when approved, shall be deemed to be an approved plan within the meaning of this agreement and all of the provisions of this agreement shall apply to it.

10.

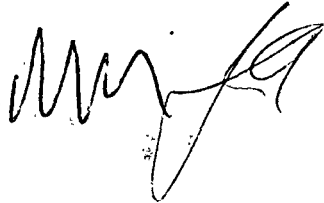
Addi-
tional
Works

If, in the opinion of the Commissioner of Public Works, exercised in accordance with sound and reasonable engineering principles, additional works are necessary to ensure that the works shown on the approved plans referred to in this agreement function properly, the Owner shall, at its own expense, construct, install or perform such additional works at the request of the Commissioner of Public Works.

11.

Existing
Trees

All existing trees to be retained as shown on the approved landscape plan shall be fenced and protected during construction in accordance with City specifications. No existing trees, other than those presently approved for removal in accordance with the approved landscape plan, shall be removed without the prior written approval of the Commissioner of Planning and Development. In the event it is intended that a building permit be issued prior to approval of the landscape plan, the Commissioner of Planning and Development shall, prior to the issuing of a building permit, designate the existing trees which are to be retained and these trees shall be fenced and protected during construction in accordance with City specifications.



12. The Owner shall not occupy or permit the occupation
Occupancy of any building or parts thereof hereafter erected on the
lands:

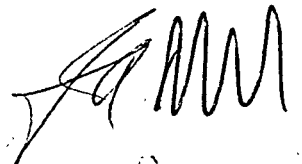
12.1 until the internal sanitary sewers, hydro service,
internal watermains, internal storm sewers, service
connections, plumbing, off-street vehicular loading
and parking areas, access ramps and driveways complete
with curbs and asphalt, have been properly installed
and approved, and

12.2 except in accordance with the provisions of The
Building Code Act, R.S.O. 1980, c. 51, as amended,
and all regulations made pursuant thereto, and

12.3 the landscape plan required by this agreement is
approved by the Commissioner of Planning and
Development.

Upon application by the Owner, occupancy may be permitted
prior to the completion of the off-street vehicular loading and
parking areas and access ramps and driveways, provided that all
other requirements for occupancy have been complied with.

13. 13.1 The Commissioner of Planning and Development may, in
Landscap- his sole discretion, not require the landscape plan required
ing and by this agreement to be approved prior to the issuance of the
Fencing building permit for the building shown on the site plan. In
this event, the Owner agrees that the landscape plan shall be
submitted to and approved by the Commissioner of Planning and
Development no later than ninety (90) days from the issuance
of a building permit for the buildings shown on the site plan.

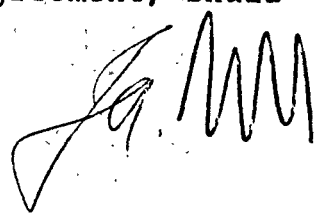


13.2 All landscaping shown on the approved landscape plan shall be completed within twelve (12) months following the issue of the building permit for the building shown on the site plan except for buildings to be occupied between November 1st in any year and June 15th in the following year, in which case the landscaping shall be completed by June 30th following such occupancy. The Commissioner of Planning and Development may extend the time for completion of the landscaping or part thereof in such circumstances as he in his sole discretion considers advisable.

13.3 The Owner shall construct or erect fencing as and where required by the Commissioner of Planning and Development and the location and type of fencing is shown on the approved landscape plan referred to in Schedule B attached hereto, or shall be shown on the landscape plan to be approved. All fencing shall be completed within the time set for completion of the landscaping except that where deemed necessary by the Commissioner of Planning and Development, fencing can be required to be completed prior to occupancy.

OTHER APPROVALS

14. The City shall not issue any building permits until provided with confirmation in writing from The Regional Municipality of Peel (herein called the "Region") that the Owner has made satisfactory arrangements with the Region for the provision to the lands of all services under the jurisdiction of the Region. All works, services and other matters under the jurisdiction of the Region which are required to be provided by this agreement, shall



be completed in a good and workmanlike manner to the satisfaction of and in accordance with detailed plans and specifications for such works which have been or shall be approved by the Region.

15.

Hydro
Services

The City shall not issue any building permits until provided with confirmation in writing from the proper authority having jurisdiction over hydro services that satisfactory arrangements have been made for the provision of hydro services to the lands.

FINANCIAL

16.

Taxes

The Owner agrees that all municipal taxes in arrears and current taxes for which a bill has been issued shall be paid in full before a building permit is issued.

17.

Security

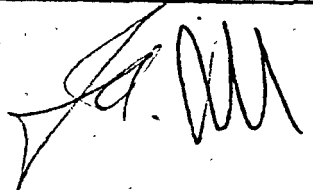
17.1 Prior to the issuance of any building permits, and if requested by the City, the Owner shall deposit as a performance guarantee, cash or a letter of credit from a chartered bank or other negotiable security approved by the City Treasurer (herein called the "security") in the amounts set out in paragraphs 17.1.1, 17.1.2 and 17.1.3, being one hundred per cent (100%) of the cost as estimated by the Commissioner of Public Works and the Commissioner of Planning and Development of:

17.1.1 all the works required by this agreement to be constructed on public lands.

Security Required: \$ Amount to be determined by Commissioner of Public Works

17.1.2 all landscaping fencing shown on the approved landscape plan.

Security Required: \$ Amount to be determined by Commissioner of Public Works



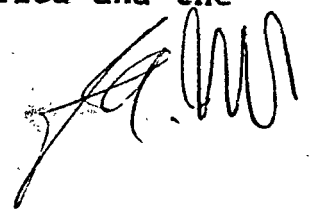
17.1.3 all services constructed on land being part of the common elements of any condominium corporation and without limiting the generality of the foregoing, shall include all internal sanitary sewers, internal watermains, internal storm sewers, service connections, internal roads, sidewalks, walkways and parking areas. Security Required: \$ Amount to be

determined by
Commissioner of Public
Works

17.2 Upon the failure by the Owner to complete a specified part of the work for which security is deposited when requested by the Commissioner of Public Works and in the time requested, the City Treasurer may, at any time, authorize the use of all or part of the security to pay the cost of any part of such works the Commissioner of Public Works may deem necessary.

17.3 The Owner may, from time to time, apply to the City for a reduction in the amount of the security by an amount up to ninety per cent (90%) of the value of the works for which security was deposited, which the Commissioner of Public Works and the Commissioner of Planning and Development have certified in writing to be satisfactorily completed upon receipt of a statutory declaration that all accounts relative to the installation of the completed works have been paid. The Owner shall maintain all of the works for which security was taken for a period of two (2) years following the date of the certificate of satisfactory completion of such works.

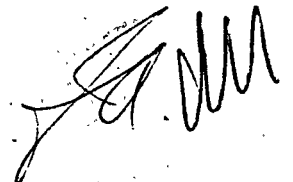
The remaining ten per cent (10%) of the security shall be retained by the City until the expiration of the aforesaid maintenance period and the



Commissioner of Public Works and the Commissioner of Planning and Development have finally approved the works for which security is deposited. Prior to the expiration of the maintenance period, the Commissioner of Public Works and the Commissioner of Planning and Development shall inspect the works for which security is deposited and all defects disclosed by such inspection shall be remedied by the Owner at its own expense prior to the release of the remaining ten per cent (10%) of the security to the Owner.

Default
& Entry
on the
Lands

17.4 If, in the opinion of the Commissioner of Public Works, the Owner is not executing or causing to be executed any works required in connection with this agreement within the specified time, or in order that it may be completed within the specified time or is improperly performing the work, or shall the Owner neglect or abandon such works before completion or unreasonably delay the same so that the conditions of this agreement are being violated, or carelessly executed, or shall the Owner neglect or refuse to renew or again perform such work as may be rejected by the Commissioner of Public Works as defective or unsuitable, or shall the Owner, in any manner, in the opinion of the Commissioner of Public Works, make default in performance in the terms of this agreement, then, in such case, the Commissioner of Public Works shall notify the Owner in writing of such default or neglect and if such default or neglect not be remedied within ten (10) clear days after such notice, then, in that case, the Commissioner of Public Works thereupon shall have full authority and power immediately to purchase such materials, tools and machinery and to employ



such workmen as in his opinion shall be required for the proper completion of the said works at the cost and expense of the Owner. In cases of emergencies, such work may be done without prior notice but the Owner shall be notified forthwith. The cost of such work will be calculated by the Commissioner of Public Works, whose decision shall be final. It is understood and agreed that such cost shall include a management fee of fifteen per cent (15%) of the cost of the labour and materials. Any work done at the direction of the Commissioner of Public Works pursuant to the provisions of this clause shall not be an assumption by the City of any liability in connection therewith nor a release of the Owner from any of its obligations under this agreement.

Inspection of Works

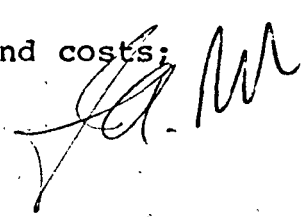
17.5 The Owner hereby grants to the City, its servants, agents and contractors, the licence to enter the lands for the purpose of inspection of any of the works referred to in this agreement and to perform such work as may be required as a result of a default.

18. Insurance

The Owner shall obtain from an insurance company acceptable to the City, insurance coverage in respect of liability for property damage and personal injury. Such policy or policies shall:

18.1 be issued in the joint names of the Owner and the City (or include as an additional insured, the City);

18.2 provide insurance coverage in respect of any one accident or occurrence in the amount of at least One Million Dollars (\$1,000,000.00), exclusive of interest and costs;

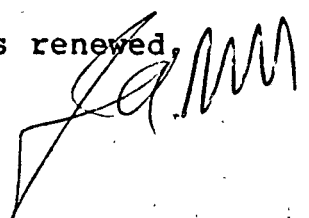


- 18.3 be effective for the period of this agreement, including the period of guaranteed maintenance;
- 18.4 contain a clause indicating that the insurance coverage applies to hazard or damage from "completed operations";
- 18.5 contain no exclusions for damage or loss from blasting, vibration, the removal or weakening of support or from any other work that may be associated with the development; and
- 18.6 contain a provision that the policy or policies will not be changed or cancelled without at least thirty (30) days prior written notice being given to the City.

The Owner shall deposit with the City, prior to the issuance of a building permit, a certificate of insurance in the form attached hereto as Schedule E without modification.

If required by the City, the Owner shall prove to the satisfaction of the City that all premiums on such policy or policies have been paid and that all insurance is in full force and effect.

The Owner shall file a renewal certificate with the City not later than one (1) month before the expiry date of any policy provided pursuant to this agreement, until the City has indicated in writing that the policy need not continue in force any longer. In the event that such renewal certificate is not received, the City shall be entitled to either renew the policy at the expense of the Owner or to order that all work on the land within the plans cease until the policy is renewed.



The issuance of such a policy of insurance shall not be construed as relieving the Owner from the responsibility for other or larger claims, if any, for which it may be held responsible.

GENERAL

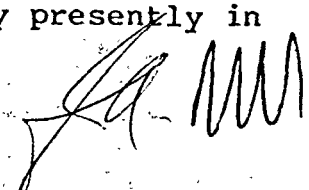
The Owner shall, prior to the issuance of any building permits and at its own expense, including all surveying and registration expenses, convey to the City free of all encumbrances, and with a good and marketable title, the lands and easements referred to in Schedule C attached hereto.

20. All floodlighting on the land shall be designed and oriented so as to minimize glare on adjacent roadways and other properties.

21. The Owner shall, at its own expense, remove all ice and snow from the access ramps and driveways, parking and loading areas and walkways, all as shown on the site plan.

22. The Owner shall indemnify the City against all actions, suits, claims, demands and costs, whatsoever arising by reason of the Owner, his agents or employees doing, failing to do, or doing incorrectly or negligently anything he is required to do by the terms of this agreements.

23. Notwithstanding any of the provisions of this agreement, the Owner, its successors and assigns, shall be subject to all of the by-laws of the City presently in force.



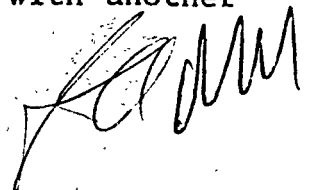
24. The lands more particularly described in
Schedule A annexed hereto are the lands affected by this
Lands Agreement.
Affected

25. The Owner shall not call into question
directly or indirectly in any proceedings whatsoever in
law or in equity or before any administrative tribunal the
right of the City 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.
Agreement
binding

26. The Owner and the Mortgagees consent to the
registration of this agreement on the title to the lands
and the Owner agrees to pay to the City the cost of this
registration and the cost of registration of all
conveyances of land, grants of easement, and other
documents required by this agreement on the title to the
whole or any part of the lands. Prior to the issue of a
building permit, the Owner shall deposit with the City a
sum of money estimated by the City Solicitor to cover the
cost of this registration and this deposit shall be
adjusted by additional payments or refunds based on the
actual total cost of registration.
Cost of
Registra-
tion

27. 27.1 The Mortgagees hereby covenant with the City
and the Region that in the event of having obtained or
having transferred to the said Mortgagees the equity of
redemption in the lands or title to the lands, then,
Mortgagees

27.1.1 if any Mortgagee retains all or part of the
lands and develops the lands as an owner,
either along or in combination with another

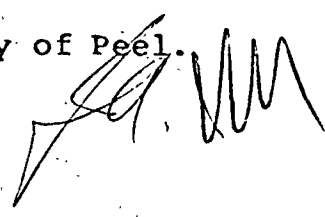


person, the Mortgagee so developing the lands will be subject to the terms of this agreement in the same manner as if that Mortgagee had executed this agreement in the capacity of owner, and

27.1.2 in the event of a sale or the conveyance of the Mortgagee's entire freehold interest in the lands to a person who intends to develop the lands as an Owner, the Mortgagees shall require as a condition precedent to the closing of any such sale or conveyance, that the new owner (the purchaser) will have covenanted with the City and the Region to perform and undertake all of the terms of this agreement in the same manner as if the purchaser had executed this agreement in the capacity of owner.

27.2 The parties hereto further covenant and agree that nothing contained in this agreement shall require the Mortgagees or their successors and assigns to proceed with the development of the lands and whether they do or not, the City and the Region may retain and call upon all securities and insurance, if any, required to be furnished herein by the Owner to be used in accordance with the terms of this agreement.

28. The covenants, agreements, conditions and
Successors undertakings herein contained on the part of the Owner
and shall run with the lands and shall be binding upon it and
Assigns upon its successors and assigns and shall be appurtenant
to the adjoining highway in the ownership of the City of
Brampton and/or The Regional Municipality of Peel.



IN WITNESS WHEREOF THE PARTIES HERETO have
hereunto affixed their corporate seals attested by the
hands of their proper officers duly authorized in that
behalf.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

WINTER GARDEN HOLDINGS LIMITED

THE CORPORATION OF THE CITY OF BRAMPTON

AUTHORIZATION BY-LAW
NUMBER 312-81
PASSED BY CITY
COUNCIL ON THE 14th
DAY OF December 1981

James E. Archdekin
JAMES E. ARCHDEKIN

MAYOR

Ralph A. Everett
RALPH A. EVERETT

CITY CLERK

THE REGIONAL MUNICIPALITY OF PEEL

FRANK BEAN

REGIONAL CHAIRMAN

LARRY E. BUTTON

REGIONAL CLERK

ALLAN SCOTT

Allan Scott

TITLE

TITLE

Samuel Medway

I, Russell Medwyk
of the City of Toronto
in the Municipality of Metropolitan Toronto

I am a subscribing witness to the attached instrument and I was present and saw it executed
at Brampton, Ontario by Allan Scott

SWORN before me at the City of Toronto
in the Municipality of Metropolitan
Toronto,
this 30th day of December 19 81

Russell Medwyk

A COMMISSIONER FOR TAKING AFFIDAVITS ETC

MARCH, 1978

• If attorney
see footnote

Within the meaning of section 1(f) of The Family Law Reform Act, 1978: -

- a) I was _____ a spouse.
- b) We were spouses of one another.
- c) _____ was my spouse.

••Not a
Matrimonial
Home, etc.
see footnote.

Resident of
Canada, etc.

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney substitute: "When I executed the attached statement as attorney for father, he/she was unmarried status and, if applicable, name of spouse within the meaning of Section 103 of the Family Code, Section 502, 1978, and when he/she executed the power of attorney, he/she had attained the age of majority."

^{***}Where appropriate, do not join in or consent, see Section 101 of the Federal Bankruptcy Reform Act, 28 U.S.C. § 101, and the Federal Bankruptcy Rules.

LEGAL DESCRIPTION OF THE LANDS

All and singular that certain parcel or tract of land and premises situate lying and being in the Township of Chinguacousy in the County of Peel in the Province of Ontario containing by at measurement one (1) acre more or less and being composed of Part of East Half of Lot number 6, in the fifth concession, east of Hurontario Street, more particularly described as follows:

Commencing at an iron pipe with a bronze cap found in the most easterly angle of the said east half of Lot 6.

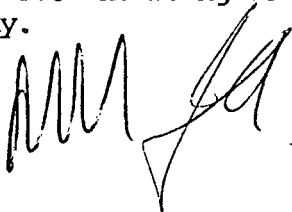
Thence northwesterly along the northeast limit of the said east half of Lot 6 a distance of 209.05 feet more or less to an iron bar planted therein.

Thence southwesterly and parallel to the southeast limit of the said east half of Lot 6 a distance of 209.25 feet more or less to an iron bar planted.

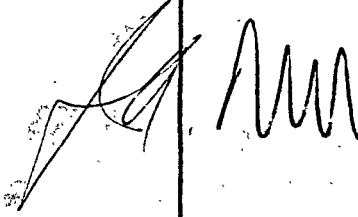
Thence southeasterly and parallel to the northeast limit of the said east half of Lot 6 a distance of 209.05 feet more or less to an iron bar planted in the southeast limit of the said east half of Lot 6.

Thence northeasterly along the last said limit a distance of 209.25 feet more or less to the point of commencement.

Saving and excepting thereout and therefrom the land expropriated by the Department of Highways of Ontario by instrument number 136249 V.S. registered on the 25th day of March, 1970 and being described as Part 1 containing .32 acres for Number 7 Highway.

A handwritten signature in dark ink, appearing to be 'MM SA', is written over the text of the document.

SCHEDULE BSCHEDULE OF APPROVED PLANS

DESCRIPTION OF PLAN	PREPARED BY	NUMBER OF PLAN	DATE OF PLAN	DATE OF APPROVAL	APPROVED BY
SITE PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH BY-LAW 275-79.				
ELEVATION CROSS-SECTION DRAWINGS	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH BY-LAW 275-79.				
LANDSCAPE PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH BY-LAW 275-79.				
GRADING AND DRAINAGE PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH BY-LAW 275-79.				
ROAD WORKS, PARKING AREAS & ACCESS RAMP PLAN	TO BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH BY-LAW 275-79.				
FIRE PROTECTION PLAN (INCLUDING INTERNAL AND EXTERNAL FIRE HYDRANTS)	NOT REQUIRED.				

SCHEDULE C

LANDS TO BE CONVEYED TO THE CITY OF BRAMPTON

1.
Road
Widening

Twenty-seven (27) foot road widening along the entire Torbram Road frontage of the lands, in the location shown on Schedule D-1 attached hereto.

2.
0.3
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0.3 Metre (1 foot) Reserve along the widened Torbram Road frontage of the lands.

AMF

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SCHEDULE D

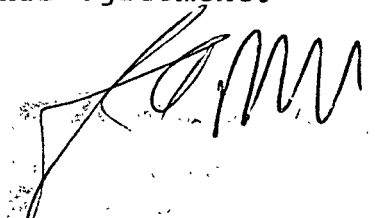
SPECIAL PROVISIONS

1. Concept Site Plan The Owner covenants and agrees that the lands shall be developed only in substantial accordance with the concept site plan attached hereto as Schedule D-1. The Owner further acknowledges and agrees that building permits will not be issued until such time as the detailed site plan and the detailed elevation cross-section drawings and all other drawings referred to in Schedule B are approved in accordance with By-law 275-79.

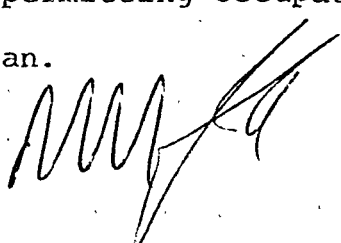
2. Sidewalks The Owner shall construct a sidewalk along the Highway No. 7 and Torbram Road frontages of the lands to connect to existing sidewalks on Highway No. 7 and Torbram Road. The location of these sidewalks shall be shown on the Road Works Plan required to be approved as provided in Schedule B attached hereto.

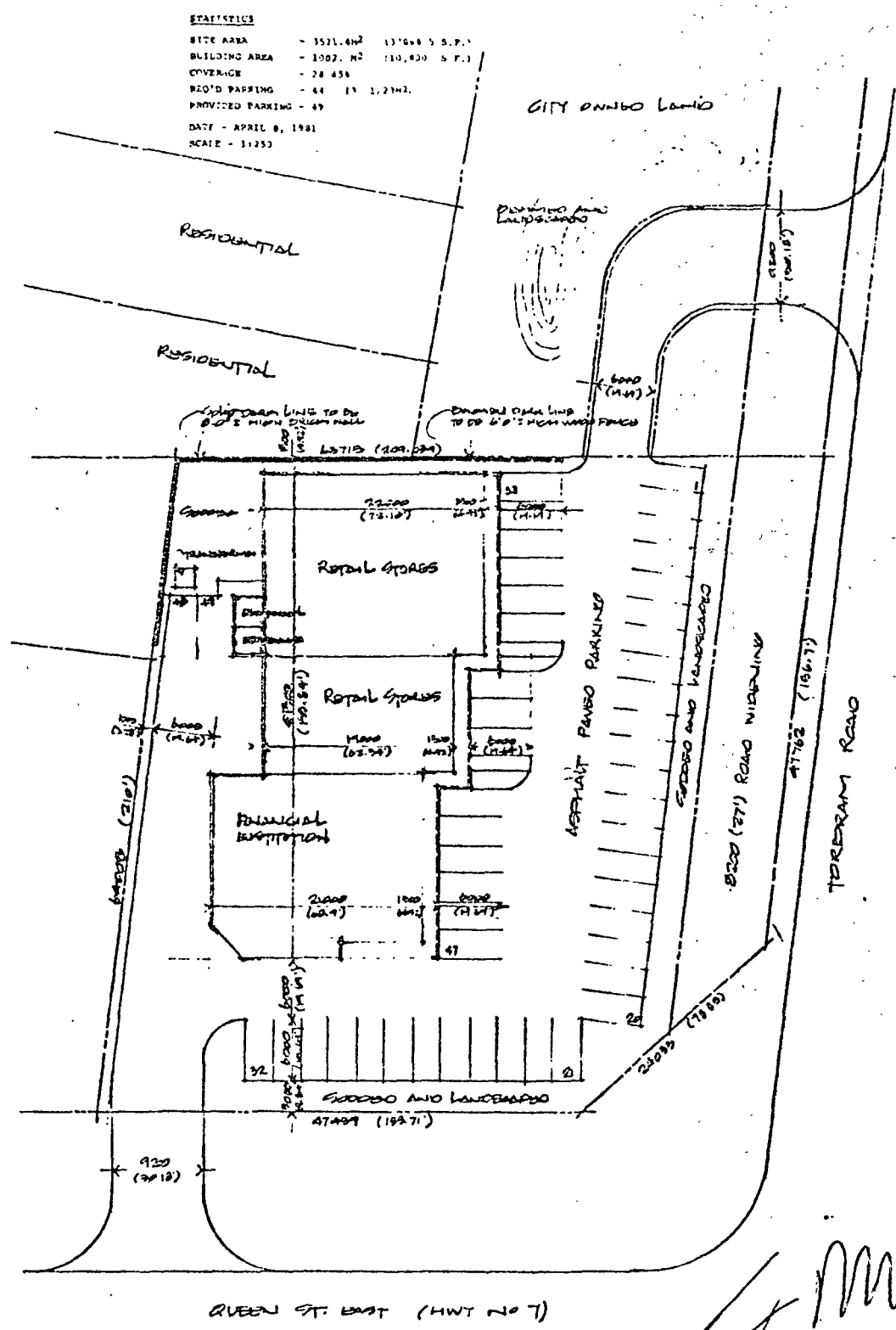
3. Landscaping The Owner shall berm and landscape the City owned land lying immediately to the north of the lands (part of Block F, Plan 858). This berming and landscaping shall be shown on the Landscape Plan required to be approved in accordance with this agreement.

Fencing The Owner shall construct the fences and walls shown on Schedule D-1. The exact location and specification for these fences and walls shall be shown on the Landscape Plan required to be approved pursuant to this agreement.



5. The Owner shall, prior to the issuance of a building permit,
M.T.C. obtain the approval of the Ministry of Transportation and
Communications for plans of such proposed road works as
the Ministry of Transportation and Communications may
require be undertaken on Highway No. 7 adjacent to the lands
and the Owner shall complete such approved highway works to
the satisfaction of the Ministry of Transportation and
Communications prior to occupying or permitting occupation
of the buildings shown on the site plan.





STATISTICS

SITE AREA	= 3521.4M ²	(37,048 S.F.)
BUILDING AREA	= 1002. M ²	(10,800 S.F.)
COVERGE	= 28.45%	
REQ'D PARKING	= 44	(1,214M ²)
PROVIDED PARKING	= 49	
DATE	- APRIL 8, 1981	
SCALE	- 1:250	

COMMERCIAL SHOPPING CENTRE
TORBRAM ROAD AND QUEEN ST. E. BRAMPTON
VILLA PROPERTIES LIMITED, TORONTO

SITE PLAN
WINTER GARDEN HOLDINGS LIMITED



1:62

CITY OF BRAMPTON
Planning and Development

Date: 81.08.24 Drawn by: J.K.
File no. C5E6.6 Map no. 47-4H

CERTIFICATE OF INSURANCE

TO THE CORPORATION OF THE CITY OF BRAMPTON:

The undersigned hereby certifies that

(Insured Party)

has comprehensive general liability insurance coverage with

(Insurance Company)

under Policy No. _____, for the work at

(Location)

and that the policy (or policies):

1. provides coverage, in respect of any one accident or occurrence, of at least One Million Dollars (\$1,000,000.00), exclusive of interest and costs,
2. applies to hazard or damage from "completed operations",
3. includes the City as an additional named insured,
4. contains no exclusions for damage or loss from blasting, vibration, the removal or weakening of support, or from any other work that may be required in connection with construction,
5. contains a provision that the policy will not be changed, cancelled or allowed to lapse without at least thirty (30) days prior written notice being given to the City, and
6. shall be in effect for the period of this agreement, including any period of guaranteed maintenance,

and that the policy (or policies) complies with all requirements of Clause 18 of the agreement dated _____, between

_____ and

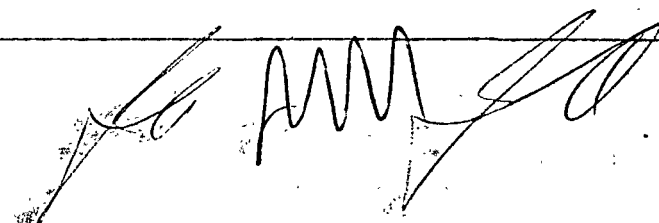
The Corporation of the City of Brampton, and the terms and conditions therein are acknowledged and accepted.

DATED: _____

COUNTERSIGNED: _____

NAME OF AGENCY OR COMPANY: _____

ADDRESS: _____



DATED: _____

WINTER GARDEN HOLDINGS LIMITED

AND

THE CORPORATION OF THE
CITY OF BRAMPTON

AND

THE REGIONAL MUNICIPALITY
OF PEEL

AND

ALLAN SCOTT

A G R E E M E N T

CITY OF BRAMPTON,
LAW DEPARTMENT,
150 CENTRAL PARK DRIVE,
BRAMPTON, ONTARIO.
L6T 2T9