

The Corporation of the Township of Whitewater Region

By-law Number 18-06-1077

**A by-law to authorize entering into a Site Plan Agreement
with GlassHouse Botanics Inc.**

Whereas, Section 41 of the Planning Act permits the registration of a Site Plan Agreement against the lands to which it applies in order to secure the provisions of certain works; and

Whereas, the Municipality through By-Law Number 09-04-379, has designated lands within the municipal limits as being subject to site plan control;

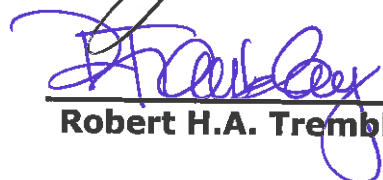
Now therefore Council of the Corporation of the Township of Whitewater Region enacts as follows:

1. The Corporation of the Township of Whitewater Region hereby enters into a Site Plan Agreement with GlassHouse Botanics Inc., which agreement is attached and marked as Appendix "A" to this By-law.
2. That the Mayor and CAO/Clerk are authorized to execute the said Site Plan Agreement together with all documents relating thereto, and further, to make such other actions as may be necessary to complete this matter.
3. This by-law shall not take effect until a certified copy has been registered in the Registry Office for the Land Titles Office of Renfrew.

Read a first, second and third time and finally passed this 20th day of June, 2018.



Mayor, Hal Johnson



Robert H.A. Tremblay, Clerk

Appendix "A"

SITE PLAN CONTROL AGREEMENT made this 20 day of June, 2018

BETWEEN:

GLASSHOUSE BOTANICS INC.
(Hereinafter referred to as the "Owner")

And

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION
(Hereinafter referred to as the "Municipality")

WHEREAS the Owner is the Owner of the land municipally known as Part Lots 26 & 27, WM Concession B EML; Parts 1 and 2, Plan 49R-1045, Township of Whitewater Region

AND WHEREAS the Owner has applied to the Municipality to permit development on the Owner's lands;

AND WHEREAS the Municipality requires the execution of a Site Plan Agreement by the Owner and the Municipality pursuant to Section 41 of the Planning Act;

AND WHEREAS Section 41 of the Planning Act permits the registration of this Agreement against the lands to which it applies in order to secure the provisions of certain works;

NOW THEREFORE this Agreement witnesseth that in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows:

SECTION I - SUBJECT LANDS

1. The lands affected by this Agreement are Part Lots 26 & 27, WM Concession B EML, Parts 1 & 2, Plan 49R-1045, Township of Whitewater Region, hereinafter referred to as the "Lands".

SECTION II – COMPONENTS OF THE AGREEMENT

1. The text and the following Schedules, which are attached hereto, constitute the components of this Agreement:

Schedule "A" - Site Plan

SECTION III - REGISTRATION OF AGREEMENT

1. This Agreement together with any Schedules hereto shall be registered on title to the said Lands at the expense of the Owner;
2. The Owner agrees that all documents required herein shall be submitted in a form suitable to the Municipality and suitable for registration, as required;
3. The Parties agree that this Agreement must be registered against the Owner's Lands within thirty (30) days of the execution thereof by the Municipality.

SECTION IV - PROVISIONS

1. The Owner agrees to develop the subject Lands in accordance with the Site Plan being Schedule "A" attached hereto, and that no work will be performed on the subject lands except in conformity to all provisions of this Agreement.

SECTION V – AMENDMENT, ENFORCEMENT, EFFECT, SUCCESSORS

1. This Agreement may only be amended by a written formal document duly executed by the Parties hereto and registered against the title of the subject Lands.
2. The Owner further agrees to complete the items detailed in Schedule "A" within one (1) year of the date of registration of this Agreement.
3. Following completion of the works, the Owner shall maintain to the satisfaction of the Municipality, and at the sole expense of the Owner, all the facilities or works described in Schedule "A".
4. The Owner acknowledges that the Municipality, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with Section 446 of the Municipal Act, S.O. 2001.
5. This Agreement shall come into effect on the date of execution by the Municipality.
6. This Agreement and everything herein contained shall enure to the benefit of and be binding upon the Parties hereto and their successors and assigns.

SECTION VI – NOTICES

1. Any Notice required to be given to either party to the other shall be mailed or delivered to:

A. The Owner at:

GlassHouse Botanics Inc.
90 Rebecca Cres
Ottawa ON K1J 6C4

B. The Municipality at:

Township of Whitewater Region
PO Box 40
44 Main Street
Cobden ON K0J 1K0

Dated at Cobden, Ontario this 27 day of June, 2018.

GlassHouse Botanics, Inc.

C. Mullen
Witness

[Signature]
Owner

Dated at Cobden, Ontario this 20 day of June, 2018.

The Corporation of the Township of
Whitewater Region

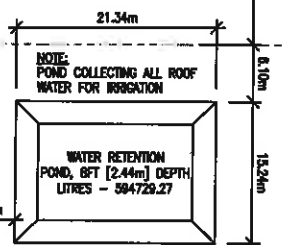
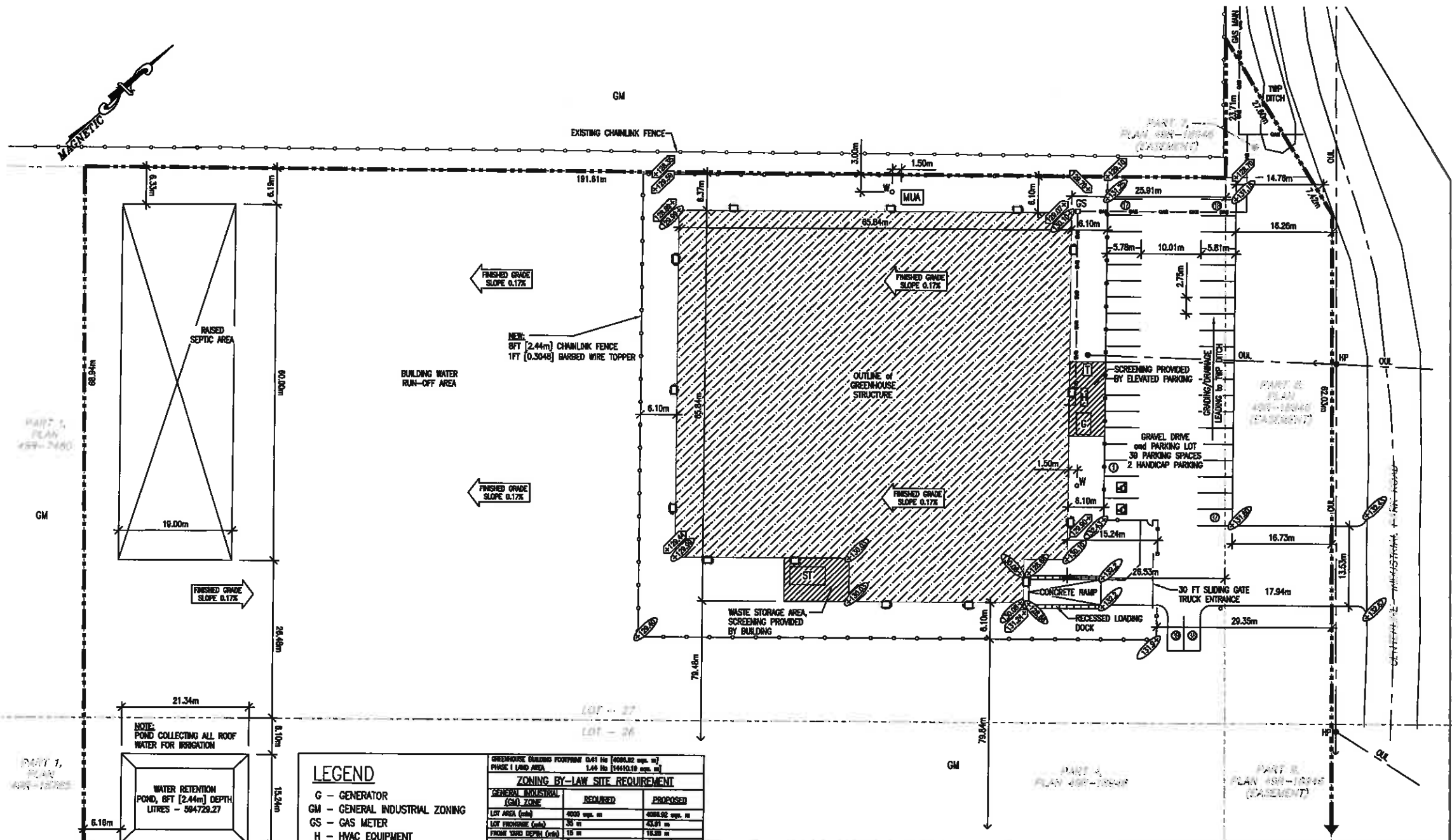
C. Mullen
Witness

[Signature]
Per: Hal Johnson, Mayor

C. Mullen
Witness

[Signature]
Per: Robert Tremblay, CAO/Clerk

We have the authority to bind the
Corporation.



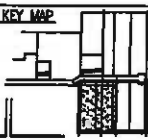
- LEGEND**
- G - GENERATOR
 - GM - GENERAL INDUSTRIAL ZONING
 - GS - GAS METER
 - H - HVAC EQUIPMENT
 - MUA - MAKE UP AIR UNIT
 - OUL - OVERHEAD UTILITY LINE
 - SI - SIGNAGE (NONE PROVIDED)
 - ST - SEWAGE TANK
 - T - TRANSFORMER and HYDRO POLE
 - W - WELL

ZONING BY-LAW SITE REQUIREMENT		
GENERAL INDUSTRIAL (GM) ZONE	REQUIRED	PROPOSED
LOT AREA (sqm)	4000 sqm. or	4080.92 sqm. or
LOT FRONTAGE (m)	30 m	43.91 m
FRONT YARD DEPTH (m)	1.5 m	15.26 m
SIDE YARD DEPTH (m)	3 m	4.5m (60' 1740mm) (2)
REAR YARD DEPTH (m)	3 m	16.14 m
LOT COVERAGE (sqm)	50%	28.22%
BUILDING HEIGHT (m)	16 m	6.81 m
GENERAL PROVISIONS		
PARKING (dimensional)	1 space/100 sqm. or, g.l.a	38 + 2 barrier-free
PARKING DIMENSIONS	3 m by 6 m	2.78 m by 5.76 m
LOADING SPACES	1 per 1000 sqm. or, above	2 (1 deck level)
LOADING SPACE DIM.	3.0 m by 9.0 m	3.00 m by 14.00 m

- ⊕ - GEODETIC HEIGHT-EXISTING
- ⊕ - GEODETIC HEIGHT-NEW
- ⊕ - WALL PACK LIGHTING UNIT
- - - - PROPERTY BOUNDARY

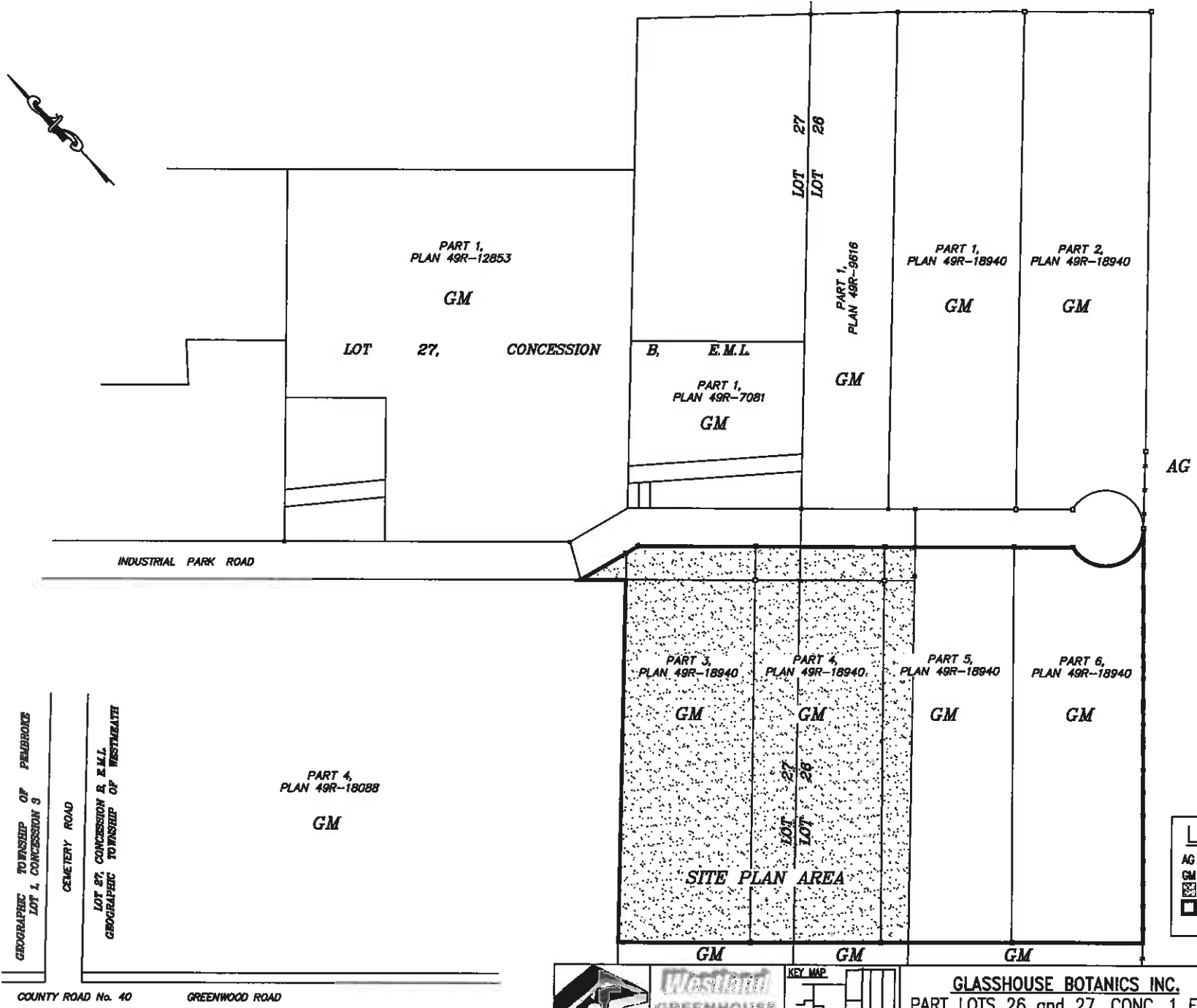


Westland GREENHOUSE
 4029 17th Street
 St. Catharines, Ontario L2R 6P9
 P: 905-635-0276 F: 905-685-0821
 www.westlandgreenhouse.com



GLASSHOUSE BOTANICS INC.
 SITE PLAN, LOT GRADING, and DRAINAGE PLAN
 PART LOTS 26 and 27, CONC. 1 EML
 GEOGRAPHIC TWP of WESTMEATH
 TWP of WHITEWATER REGION

DRAWN BY:	Tom	APPROVED BY:	
DATE:	23 May 2018	SCALE:	1:600
REV. No.		REV. DATE:	
PROJECT No.	W18 0507	DRAWING:	SP



LEGEND	
AG	- AGRICULTURE ZONING
GM	- GENERAL INDUSTRIAL ZONING
	- PHASE I, SITE PLAN AREA
	- LANDS OWNER BY GLASSHOUSE BOTANICS INC.

GEOGRAPHIC TOWNSHIP OF PELABOGE
LOT 1, CONCESSION 3

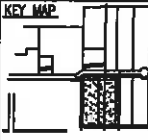
CEMETERY ROAD

LOT 27, CONCESSION 2, E.M.L.
GEOGRAPHIC TOWNSHIP OF WESTMEATH

COUNTY ROAD No. 40 GREENWOOD ROAD



Westmeath GREENHOUSE
4028 11th Street
St. Catharines, Ontario L2R 6P6
Ph: 905-438-0874 or 905-438-0821
www.westmeathgreenhouse.com



GLASSHOUSE BOTANICS INC.
PART LOTS 26 and 27, CONC. 1 EML
GEOGRAPHIC TWP of WESTMEATH
TWP of WHITEWATER REGION

DRAWN BY : JC	APPROVED BY:
DATE : 06 Jun 2018	SCALE : 1:2500
REV. No.	REV/DATE :
PROJECT No. W18 0507	DRAWING : SM