

The Corporation of the Township of Southgate

By-law Number 2022-147

**being a by-law to authorize an agreement between 2137569 Ontario Inc.
and The Corporation of the Township of Southgate**

Whereas the Municipal Act, 2001, Chapter 25, as amended, Section 5 (3), states that municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas Section 8 of the Municipal Act, 2001, Chapter 25, as amended, provides that a municipality has the authority to govern its affairs as it considers appropriate and enables the municipality to respond to municipal issues; and

Whereas Section 9 of the Municipal Act, 2001, Chapter 25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act; and

Whereas it is deemed necessary and desirable that the Council of the Corporation of the Township of Southgate enact a by-law authorizing the Corporation to enter into an agreement with 2137569 Ontario Inc.,

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. **That** the agreement between 2137569 Ontario Inc. and The Corporation of the Township of Southgate, attached hereto at Schedule A is hereby ratified and confirmed; and
2. **That** the Mayor and Clerk are hereby authorized and directed to sign the Agreement, in substantially the same form as the agreement attached hereto as Schedule "A", on behalf of the Corporation of the Township of Southgate and all other documents as may be necessary to give effect thereto; and
3. **That** where the provisions of any other by-law, resolution or action of Council are inconsistent with the provisions of this by-law, the provisions of this by-law shall prevail.

**Read a first, second and third time and finally passed this 5th day of
October, 2022.**

John Woodbury – Mayor

Lindsey Green – Clerk

FINAL CAPACITY ALLOCATION AGREEMENT

Made in Duplicate this 5th day of October, 2022.

BETWEEN:

2137569 Ontario Inc.

c/o Greenlid

485387 30 Sideroad,

Shelburne, Ontario, L9V 3N5

(hereinafter referred to as the "Developer")

Operations Location:

Greenlid

101 Eco Park Way

Dundalk, ON N0C 1B0

AND

THE CORPORATION OF THE

TOWNSHIP OF SOUTHGATE

185667 Grey Road #9 – RR#1

Dundalk, ON N0C 1B0

(hereinafter referred to as the "Township")

WHEREAS the Township of Southgate ("**Township**") has available or plans for increasing Water and Wastewater servicing capacity to supply existing and future development in the Village of Dundalk "Dundalk"; and

AND WHEREAS, a new development is proposed in Dundalk and as such the development has requested in writing to the Township water and wastewater servicing capacity allocated subject to availability.

NOW THEREFORE the Parties Here to agree:

1. That the Township of Southgate will allocate 6 (six) Equivalent Residential Units (ERU) of Water and 1 (one) ERU of Wastewater Reserve Servicing Capacity for this project.
2. That the Developer accepts this allocation of water and wastewater Residential Units of Reserve Servicing Capacity based on the conditions set out in this agreement.
3. That the Final Capacity Allocation Agreement shall be for a period of 3 (three) years following the municipal by-law approval date of this agreement.
4. That the Final Capacity Allocation Agreement may be extended for an additional 1 (one) year term(s) based on evidence of site development progress.

5. That the Developer accepts that at its sole discretion the Township may not agree to extend a Final Capacity Allocation Agreement in whole or in part, if in the opinion of Township and its Engineers that site development progress has not progressed sufficiently to reflect 50 (fifty) percent occupancy or use of the allocated servicing capacity.
6. That the Developer acknowledges that any payments to be made or works with respect to the projects allocation of Final Capacity by the Developer required by the Township must be completed to maintain this agreement in force and affect. The payments and/or works required are listed in the attached Schedule A documents that forms as part of the agreement document or provides reference to a Front Ending or Service Finance Agreement that has been previous approved by the Developer and Township Council by municipal by-law.
7. This Agreement shall be binding on the parties hereto and their heirs, executors, administrators or assigns.

IN WITNESS WHEREOF the Parties hereto have affixed their respective hands and seals.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCES OF:**

**2137569 Ontario Inc.
c/o Greenlid**

Date:

Name: Alexandra Gott
Title: Executive VP

Witness

I have authority to bind the Corporation.

**The Corporation of the Township
of Southgate**

Southgate Mayor John Woodbury

Southgate Clerk Lindsey Green
We have authority to bind the Corporation.

Schedule A

Greenlid Industrial Development Servicing Capacity Allocation

Capacity Requested:

Construction Type	Water Requested ERU	Wastewater Requested ERU
Industrial	6	1

Schedule B

Greenlid Industrial Development

Listing of Payments and Works for the Development Project - Final Servicing Capacity Allocation Conditions

1. Development Charges paid prior to occupancy
2. Building Permit Occupancy Approval