

**THIS AGREEMENT** made this 1<sup>st</sup> day of February, 2022

**B ETWEEN: WIDDER STATION GOLF & COUNTRY CLUB INC.**

(Hereinafter called the "Owner")

**OF THE FIRST PART**

**THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES**

(Hereinafter called the "Municipality")

**OF THE SECOND PART**

**WHEREAS** the Municipality has enacted a Site Plan Control By-law pursuant to the provisions of Section 41 of the Planning Act, 1990;

**AND WHEREAS** Section 41 of the Planning Act requires the Owner to:

- (a) submit development plans to the Municipality for approval under Section 41(4) of the Act: and
- (b) authorizes the Municipality to require the Owner to enter into an agreement respecting the provision of the services and the approval of the plans and drawings under Section 41(7) of the Act;

**AND WHEREAS** the Owner represents and warrants that they intend to develop lands described in Schedule 'A' to this Agreement (hereinafter called the "Lands");

**AND WHEREAS** the Owner of the "Lands" has submitted plans to the Municipality for approval in accordance with subsection (4) of Section 41;

**AND WHEREAS** there is in effect existing agreements between the Owner and (1) the (former) Township of Bosanquet, as amended by an agreement with the Municipality authorized by By-law 84 of 2019 and dated November 12, 2019, and (2) the Municipality as authorized by By-law 21 of 2020 and dated May 12, 2020;

**NOW THEREFORE** the parties hereto agree as follows:

1. The following Schedules are hereby declared to form part of this Agreement and are attached hereto:

Schedules

"A"

Description

-

being a legal description of the land affected hereinafter referred to as the "Lands".

- "B" - being a site plan, showing the location of existing features on the "Lands" and the plans showing the new facilities, works and matters to be provided on the "Lands", and including Schedule "B-1", being a plan showing the extent of the permitted RV parking area, herein after collectively referred to as the "Site Plan".
- "C" - being the existing Development Agreement between the Owner and the (former) Township of Bosanquet, as amended by By-law 84 of 2019, hereinafter referred to as the "Existing Agreement".

2. The attached Schedule "B" is hereby approved by the Municipality subject to the following conditions:

(a) **GENERAL**

- (i) The Owner hereby agrees that the development shall be carried out and completed in accordance with the attached Schedules. Any item or feature which is not specifically shown on the Schedules or described in this Agreement shall be deemed to be prohibited and will only be permitted through an amendment to this Agreement.

(b) **PAVING DRIVEWAYS & PARKING AREA**

- (i) The Owner shall pave with asphalt, concrete or other hard surface material approved by the Municipality, those portions of driveways and parking areas and walkways on the "Lands", as shown on Schedule "B", the "Site Plan", to the reasonable satisfaction of the Municipality. No driveway or parking areas shall be used as such unless they are so paved or surfaced. The Owner shall so construct and maintain the surface of all fire lanes on the "Lands" so that the surface will support fire apparatus weighing 18 tonnes under all weather conditions.
- (ii) For clarity, any expansion of the existing parking area permitted or required by this Agreement must have an adequate base and be surfaced with gravel, at minimum.

(c) **VEHICULAR ACCESS**

The Owner shall provide and maintain vehicular access to and from the Lands only as shown on Schedule "B", the Site Plan, and to the satisfaction of the Municipality. The Owner shall prohibit any other vehicular access to and from "the Lands".

(d) **LANDSCAPING**

The Owner shall landscape the “lands”. All plant materials shall be installed and maintained in a healthy condition to the satisfaction of the Municipality and kept free of weeds. No landscaping shall be installed on the road allowances of the Municipality or County without their prior approval. No underground sprinkler systems shall be located on the Municipality’s or County’s right-of-way.

(e) **LIGHTING**

The Owner shall install and maintain facilities for the lighting, including floodlighting, of the “Lands” or of any buildings or structures including signs thereon to the reasonable satisfaction of the Municipality. Any exterior lighting of the building, parking areas or signs shall comply with Municipal Policy #89 - Dark Sky Policy, shall have its intensity controlled, and shall be directed away from the adjacent properties and streets to the reasonable satisfaction of the Municipality.

(f) **OPEN STORAGE AND GARBAGE**

The Owner hereby agrees that there will be no open storage carried out on the “Lands” unless it is within an area specifically designated for such purposes and shown on Schedule “B”, the “Site Plan”.

(g) **SERVICING, GRADING AND INSPECTION**

(i) The Owner shall provide for the construction and maintenance of such sewers, water mains, roads, site grading, driveway installation, and service connections as designed, certified and shown in the Schedule “B”, and as per the Municipality of Lambton Shores Engineering Standards and Specifications.

(ii) Surface drainage shall be accommodated on the “Lands” and shall not drain onto adjoining property. The Owner shall be responsible to ensure that the proposed development and final grading of the site do not in any way adversely affect the drainage of adjoining properties. The Owner agrees to indemnify the Municipality against any claims that may arise from the development with respect to alterations in the direction, quantity, or quality of surface drainage or storm water

(iii) The Owner's consultant shall provide inspections for the installation of any and all site services in accordance with the Municipality of Lambton Shores’ Engineering Standards and Specifications. Any and all work on Municipal property shall be coordinated with the Municipality and will require full time inspection by the consultant. Full Time Inspection shall include, but not be limited to sewer, water main and road installation on the public right-of-way and road and right-of-way reinstatement in order to verify depths of materials and finished product.

(iv) Full time inspection is not a requirement for site stripping or the removal of pavement, curb and gutter, and sidewalks.

- (v) The preceding does not absolve the Owner or the Owner's consultant of responsibility for being aware of all activities related to this development. Ignorance of on-site activities will be no excuse for variance from the Site Plan, Municipal specification, or any statute under law, nor for the consultant abdicating responsibility for provision of a letter of certification upon project completion.
- (vi) Any water mains shall be inspected and tested up to and including the water meter(s) in accordance with the Municipality of Lambton Shores Engineering Standards and Specifications.
- (vii) Any service connections shall be in accordance with the Municipality of Lambton Shores Engineering Standards and Specifications.
- (viii) Site services shall be provided as required in Schedules "B". No alterations shall be made unless they are minor and receive the prior approval of the Municipal Director of Community Services.

### 3. **OCCUPANCY**

- (a) The Owner shall notify the Municipality at least one week prior to the proposed occupancy date in order to arrange for a site inspection to be conducted.
- (b) The Owner and Encumbrancer shall not occupy or use or permit to be occupied or used any new building on the "Lands" before the provisions of this Agreement are complied with.
- (c) Substantial completion of the site is required before occupancy is allowed by the Municipality. The Municipality may permit the occupation or use of any new building or extension or a parking lot before all the provisions of this Agreement are complied with, subject to the following conditions being satisfied:
  - i) all off-site services required by this Agreement affecting the "Lands" have been completed to the satisfaction of the Municipality and in compliance with the terms and conditions of the this Agreement;
  - ii) the Owner or Encumbrancer deposits with the Municipality a certified cheque in order to secure the completion of the provisions of this Agreement after occupancy has commenced, including the landscaping. Notwithstanding the aforementioned permission, the Owner and Encumbrancer shall not occupy or use or permit to be occupied or used any new building or extension or parking lot on the "Lands" before all of the work, except landscaping, in the Municipality's right-of-way is complete.
- (d) The Owner hereby authorizes the Municipality to carry out the completion of any of the provisions of this Agreement and to use the funds secured by the said cheque for this purpose, if the Owner fails to complete the said work within the time agreed to in writing between the Municipality and the

Owner at the time the Owner provides such cheque. Upon completion of the work, any unused balance shall forthwith be returned to the Owner and, should the funds deposited be insufficient, the Owner shall forthwith pay to the Municipality such sum as may be required to make up the total cost of the work. Failure to pay the amount within 30 days after the account has been submitted will result in the cost being added to the tax bill for the “Lands” and collected in like manner as municipal taxes.

4. **SPECIAL PROVISIONS**

- (a) The Owner and the Municipality agree that this site plan agreement replaces the site plan agreement authorized by By-law 21 of 2020 and dated May 12, 2020. The Municipality hereby grants the Owner permission to delete the agreement authorized by By-law 21 of 2020 from title.
- (b) Owner and the Municipality hereby agree that Schedule “C”, the Existing Agreement between the Owner and the (former) Township of Bosanquet, as amended, shall continue to apply to the “Lands” to the extent that it addresses matters not addressed by this Agreement and to the extent that the Existing Agreement does not contradict this Agreement.
- (c) The Municipality hereby permits the parking and occupancy of recreational vehicles and campers on the Said Lands. The Owner acknowledges that, unless this agreement is amended, this permission shall be subject to the following conditions:
  - i) Recreational vehicles and campers shall be parked only within the area marked “RV Parking Area” on Schedule “B-1” of the Site Plan.
  - ii) No individual recreational vehicle or camper shall be parked on the Said Lands for longer than one night at a time.
  - iii) This permission extends only to the recreational vehicles or campers of persons staying for the purpose of playing golf or attending events in the facilities located elsewhere on the Said Lands.
  - iv) The Owner will not install or provide any utilities, amenities, or service connections to the “RV Parking Area” or elsewhere on the Said Lands for the use of recreational vehicles or campers, including but not limited to electricity, gas, water, septic, sanitary, or dumping stations.
- (d) Construction of the structures identified on the Site Plan as “Proposed Storage Building” and “Proposed Canopy” shall not be subject to the time limits in section 6 of this Agreement. With respect to these “proposed” structures, the Owner acknowledges that, depending on the details in the submitted buildings plans, the Ontario Building Code may require that the Owner install a fire hydrant as a condition of the building permit(s) being issued. In that case, the Municipality gives the Owner permission to install said hydrant or other services as may be required under Ontario Building Code without further amendment to this agreement, but subject to the Municipal Director of Public Work’s prior written approval of their location

and standard of installation and subject to any applicable permits and standards.

- (e) With respect to any storage container identified on the Site Plan as “C-Cans” that may be displaced by the construction of the “Proposed Storage Building” or “Proposed Canopy”, the Owner may temporarily relocate said storage containers during construction but shall remove said storage container from the Said Lands within 3 months after occupancy of the proposed building(s) commences. Unless this Agreement is first amended, no storage container shall be placed or moved to a location permanently, other than identified on the Site Plan.
- (f) The Owner shall ensure that the final placement of all buildings is consistent with Schedule “B” while maintaining minimum required setbacks from the septic system and its components as required under the Ontario Building Code or required by the Owner’s consulting engineer in any report completed in support of a plumbing permit.

5. **FUTURE MAINTENANCE**

The Owner hereby agrees to maintain to the satisfaction of the Municipality and at the sole risk and expense of the Owner, those facilities, works or matters required to be provided for in this Agreement.

6. **COMPLETION**

If the development proposed in this Agreement is not carried out and completed in accordance with this Agreement within two (2) years of the date of execution of this Agreement, the Agreement shall lapse and the Agreement shall be null and void. Any deposits given to the Municipality as security for site works shall be retained by the Municipality.

7. **STREET CLEANING**

The Owner shall be responsible for cleaning the sidewalk and roadway along the street in the vicinity of the “Lands” to remove all dirt, mud and debris which, in the opinion of the Municipality, has been deposited thereon as a result of the construction activities on the “Lands”. Such cleaning shall be done at the end of each day if required or otherwise as determined by the Municipality. If the Owner is unable or unwilling to clean the sidewalk or street to the reasonable satisfaction of the Municipality, the Owner hereby authorizes the Municipality to clean the sidewalk and street as required by the Municipality and the Owner agrees to pay the Municipality all costs associated with the cleaning operation performed by the Municipality.

8. **DEPOSITS, SECURITIES AND PAYMENTS**

- (a) The Owner shall deposit with the Municipality the sum of \$2,000.00 which sum shall be held in trust by the Municipality and from which any engineering review and supervision fees shall be paid during the development process. The Municipality may call upon the Owner from time

to time to replenish the account. Any sum remaining in the account after the site has been completed in compliance with this Agreement to the satisfaction of the Municipality, shall be refunded to the Owner. The amount invoiced to the Municipality for the above fees in connection with the work required under this Agreement shall include an accounting of the services performed and shall be open to challenge by the Owner in proceedings that may be taken in the name of the Municipality with notice to the Municipality providing that payment in full has been made of the disputed account before such proceedings are taken.

- (b) Prior to the execution of this Agreement the Owner shall pay to the Municipality a legal deposit of \$1000.00 to cover any miscellaneous legal fees incurred by the Municipality and as a security for the registration of this agreement on title.

9. **INDEMNIFICATION**

- (a) This Agreement and the provisions thereof do not give to any person acquiring any interest in the "Lands" any rights against the Municipality or the Municipal Engineer with respect to the failure to perform any obligations under this Agreement or the failure of the Municipality to force any such persons to perform any obligations under this Agreement or any negligence of any such persons in the performance of the said obligations. The only duty and responsibility of the Municipal Engineer arising out of this Agreement is to the Municipality and the Agreement and any work or service done or performed by the Municipal Engineer under this Agreement does not in any way create any liability on the part of the Municipal Engineer to the Owner or any person acquiring any interest in the "Lands".
- (b) The Owner covenants that he will indemnify and save harmless the Municipality from any and all claims, demands, actions and causes of action, whether the same shall be successful or unsuccessful and from all costs to which the Municipality may be at, suffer, or be put to in respect of any such action, cause of action, claim or demand in any way arising out of or alleged to arise out of any work, service, operation or thing constructed, installed, repaired, maintained or done or omitted to be done or negligently done by the Owner, his servants, agents, contractors or subcontractors under them, in respect of the said works and services, whether or not the same shall be required to be done under the terms of this Agreement, and including (without limiting the generality of the foregoing) the alteration of any grade or existing level construction, maintenance or repair of any road.

10. **MAINTENANCE OF MUNICIPAL ROAD ALLOWANCES**

The Owner shall ensure that no earth, debris or excavated material shall be deposited within the limits of a Municipal/Provincial road allowance without permission in writing to do so from the Municipality. In the event that earth, debris

or excavated material is deposited on the Municipal/Provincial roadway it shall be removed by the Owner immediately upon notification from the Municipality. If, the earth, debris or excavated material has not been removed from the road allowance by the Owner, the Owner acknowledges and agrees that the Municipality may take it upon itself to remove the said earth, debris or excavated material. Notwithstanding this notice to the Owner, the Municipality may at anytime remove debris from the Municipal property, and the cost of such removal will be paid for by the Owner and may be deducted from the Owner's deposit fee or other securities held by the Municipality.

11. **REGISTRATION**

- (a) Pursuant to subsection (10) of Section 41 of the Planning Act, 1990, the Municipality will require that the Owner register this Agreement against the "Lands" to which it applies and the Municipality is entitled to enforce the provisions hereof against the Owner, and subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent owners of the land. Prior to the issuance of any building permit on the "Lands", the Owner must satisfy the Municipality that this agreement has been registered on title.
- (b) Pursuant to subsection (11) of Section 41 of the Planning Act, 1990, Section 326 of the Municipal Act applies to any requirements made under clause 2 hereof and to any other requirements made under this Agreement.

12. Notwithstanding any of the provisions of this Agreement, the Owner shall be subject to all of the by-laws of the Municipality and shall construct all work in accordance with the requirements of the Municipality, the County of Lambton and the Province of Ontario, including any requirement to obtain permits or other approvals.

13. **AMENDMENT**

This Agreement may be amended at anytime with the consent, in writing, of the Municipality and the registered Owner of the "Lands" at the time of such amendment.

14. The provisions hereof shall ensure to the benefit of the parties hereto and their heirs, executors, administrators, successors and assigns.
15. Any notices required or permitted to be given pursuant to the terms of this agreement shall be given,

in the case of notice given by the  
Municipality to:

Widder Station Golf & Country  
Club Inc.  
c/o Allen Stubbs  
P.O. Box 59  
8395 Decker Road  
Thedford, ON, N0M 2N0

and in the case of notice given by  
the Owner, addressed to:

The Municipality of Lambton  
Shores  
R.R. #1,  
9575 Port Franks Road  
Thedford, ON, N0M 2N0



**IN WITNESS WHEREOF** the parties hereto have hereunto affixed their signatures and Corporate Seals attested to by the hands of their proper officers, duly authorized in that behalf.

**SIGNED, SEALED AND DELIVERED**

In the presence of:

**WIDDER STATION GOLF AND  
COUNTRY CLUB INCORPORATED**

---

Allen Stubbs - President

I have the power to bind the corporation

**THE CORPORATION OF THE  
MUNICIPALITY OF LAMBTON SHORES**

Authorized by By-law

---

Bill Weber, Mayor

(SEAL)

---

Stephanie Troyer-Boyd, Clerk

**SCHEDULE "A"**

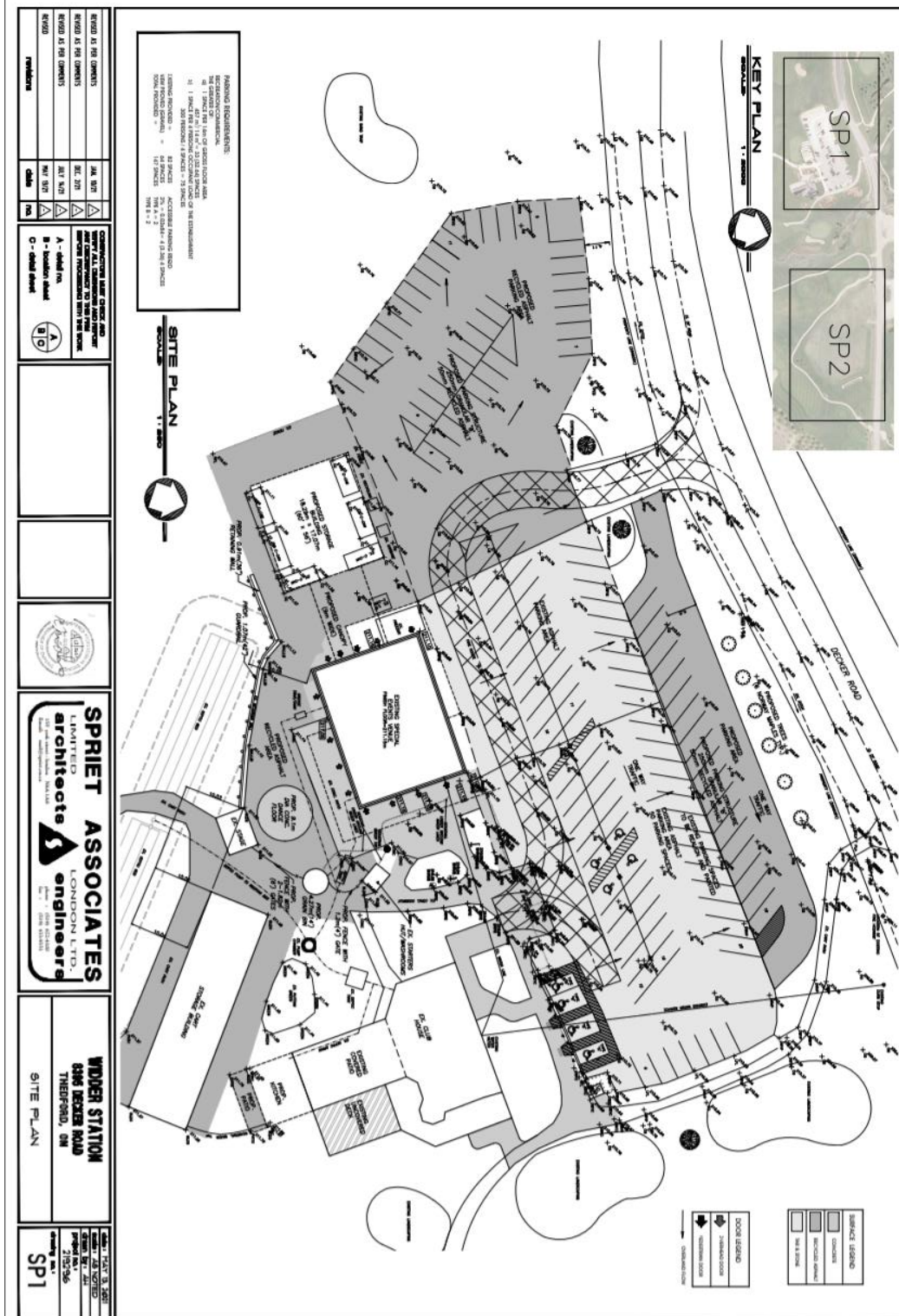
**LEGAL DESCRIPTION OF THE LANDS AFFECTED BY THIS AGREEMENT**

(Former) Bosanquet Concession 2, Part Lots 18 and 19 and Plan 4 Lots 24 to 31 and Part Lots 32 to 38, and RP 25R3356 Part 6, RP 25R5753 Part 1, RP 25R5759 Parts 3 and 4, RP 25R937, Municipality of Lambton Shores, County of Lambton.

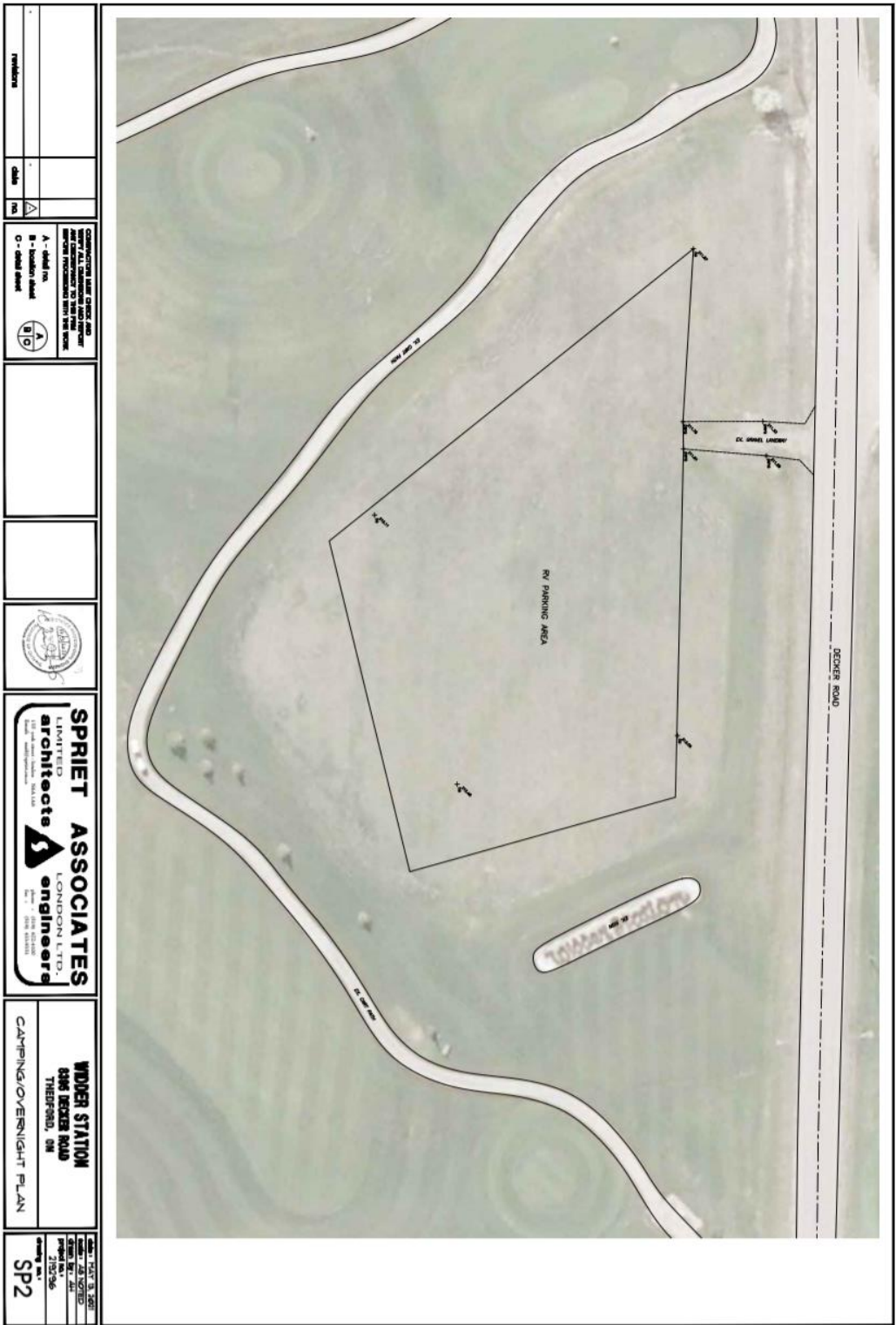
(Known Municipally as 8395 Decker Road, Thedford.)

# Schedule "B"

## SITE PLAN



**Schedule "B-1"**  
**SITE PLAN – RV PARKING AREA**



**Schedule "C"**  
**EXISTING AGREEMENT, AS AMENDED**

**TOWNSHIP OF BOSANQUET**

**DEVELOPMENT AGREEMENT**

**WIDDER STATION GOLF & COUNTRY CLUB INCORPORATED**

**Part of Lots 18 & 19  
Concession 2**

(i)

**TOWNSHIP OF BOSANQUET  
DEVELOPMENT AGREEMENT**

**INDEX**

	<u>Page</u>
1. List of Schedules. . . . .	1
2. Ministry of the Environment. . . . .	1
3. Site Plan. . . . .	2
a) Agreement of Owner. . . . .	2
b) Facilities, Works, Matters to be Provided . .	2
i) Driveways, Internal Roads, Parking. .	2
ii) Access. . . . .	2
iii) Grading & Drainage. . . . .	2
iv) Lighting. . . . .	2
v) Parking Spaces. . . . .	2
vi) Parking Spaces - Size . . . . .	3
vii) Garbage/Recyclable Depot. . . . .	3
viii) Buffer Areas. . . . .	3
ix) Existing Tree Cover . . . . .	3
x) Erosion Control . . . . .	3
xi) Road Widening . . . . .	3
xii) Road Construction Standards . . . . .	3
xiii) Water Line Road Crossings . . . . .	3
c) Maintenance of Facilities, Works, Matters . .	4
d) Approval. . . . .	4
4. Reinstatement of Roadways. . . . .	4
5. Additional Road Maintenance Costs. . . . .	4
6. Letter of Credit . . . . .	4
7. Registration of Agreement & Default. . . . .	4
8. Applicable Law . . . . .	4
9. Costs of Registration. . . . .	4
10. Amendments to Agreement. . . . .	5
11. Assignment of Agreement. . . . .	5

DEVELOPMENT AGREEMENT

THIS AGREEMENT made in triplicate this       day of       , 1992.

**BETWEEN:**

**WIDDER STATION GOLF &  
COUNTRY CLUB INC.**

**HEREINAFTER CALLED THE  
"OWNER" OF THE FIRST PART**

**AND:**

**THE CORPORATION OF THE  
TOWNSHIP OF ROSANQUET**

**HEREINAFTER CALLED THE  
"CORPORATION" OF THE SECOND PART**

**WHEREAS** the Corporation has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the Planning Act, R.S.O. 1990;

**AND WHEREAS** the Owner represents and warrants that he intends to develop lands described in Schedule 'A' to this agreement (hereinafter called the "said lands");

**AND WHEREAS** the Owner of the said lands has submitted plans to the Corporation for approval in accordance with subsection (4) of the said Section 41;

**AND WHEREAS** subsection (7) (c) of the said Section 41 authorizes the Corporation to require the Owner of the said lands to enter into an agreement with the Corporation dealing with the provision and approval of the plans referred to in subsection 4 of the said Section 41, prior to the commencement of any development or work on the said lands;

**AND WHEREAS** pursuant to the provisions of section 53 of the Planning Act, R.S.O. 1990 an agreement may be entered into as a condition of the granting of a consent;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the sum of Two Dollars (\$2.00) of lawful money of Canada paid by each of the parties to the other, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The following Schedules are hereby declared to form part of this agreement and are attached hereto:

<u>Schedule</u>	<u>Description</u>
"A"	Legal description of the lands affected by this agreement (the said lands).
"B"	Site Plan - Golf Course
"C"	Site Plan - Clubhouse
"D"	Site Plan - Driving Range
"E"	Buffering Plan
"F"	Lands to be dedicated to Municipality

"G"	Servicing Requirements
"H"	Water Line Road Crossings
"I"	Letter of Credit

2. The Owner hereby agrees to obtain Ministry of the Environment approvals for sewer and water prior to the issuance of any building permit.
3. The attached Schedules "B", "C" & "D" are hereby approved by the Corporation subject to the following conditions:
  - a) The Owner hereby agrees that the development shall be carried out and completed in accordance with the attached Schedules "B", "C" & "D".
  - b) The following facilities, works or matters shall be provided by the Owner to the satisfaction of and at no expense to the Corporation:
    - i) All driveways, internal roads and parking areas shall be surfaced with crushed stone or gravel or asphalt and shall be capable of accommodating and supporting fire fighting equipment weighing fifteen (15) tonnes during all weather conditions. All internal roads shall have a minimum width of 6 metres.
    - ii) Access to the golf course property from Decker Road shall be only by way of the driveway labelled "entrance" as shown on Schedule "C".
    - iii) The property shall be adequately drained and provided with storm water drainage facilities to the satisfaction of the Corporation's Engineer and the Ausable Bayfield Conservation Authority so that:
      - the flow of water resulting from any grading and drainage facilities shall not create an erosion problem nor aggravate an existing problem, and;
      - the flow of water shall not cause a drainage or flooding problem on the site or on abutting lands.

Prior to the issuance of any building permit or upon the request of the Corporation, the owner shall provide a grading and drainage plan which shall be approved by the Corporation's Engineer and the Conservation Authority, as required.
    - iv) Adequate lighting shall be provided, where required, to ensure the security and safety of the public and the property. Exterior lighting shall be arranged to direct illumination away from adjoining lands. No lighting will be directed at or towards any road or highway, and will be directed so that it does not create a driving hazard.
    - v) A minimum of 100 parking spaces shall be provided for the golf course and club house as shown on Schedule "C". A minimum of 15 parking spaces shall be provided for the driving range as shown on Schedule "D".



- vi) All parking spaces shown on Schedule "C" shall have a minimum width of 2.75 metres and a minimum length of 6 metres. All parking spaces shown on Schedule "D" shall have a minimum width of 2.75 metres and a minimum length of 6.1 metres. All parking spaces shall be clearly demarcated and bounded by car stops.
- viii) In conjunction with the construction of the clubhouse, an enclosure for the storage of garbage and other waste material and a recycling depot shall be provided as shown on Schedule "C". The waste/recycling storage area must be easily accessible by garbage collection and recycling vehicles.
- ix) The following buffer areas shall be provided and maintained in Area A and Area B as shown on the attached Schedule "E":
  - Area A: A continuous 5 foot high cedar hedge.
  - Area B: A continuous mixed deciduous and evergreen hedge.

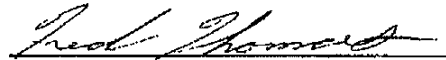
These buffer areas shall be established within 6 months of the signing of this agreement. If necessary, the Corporation can require additional vegetation to be planted and additional buffers to be established within one year of opening of the golf course.
- xi) The Owner agrees that the existing tree and vegetative cover on the banks of Decker Creek shall be maintained. Clearing of the property shall be limited to those areas approved by the Ministry of Natural Resources and Ausable Bayfield Conservation Authority.
- xii) Erosion control measures shall be provided where and when required by the Corporation and the Conservation Authority. Erosion control measures shall be approved by the Corporation's Engineer and the Conservation Authority.
- xiii) Upon signing of the development agreement, the Owner agrees, at his own expense, to convey by deed to the Corporation, free and clear of any encumbrance whatsoever and without condition, those lands described in Schedule "F" hereto, for the purpose of road widening along Decker Road. Such lands shall be sufficient to create a 66 foot road allowance for Decker Road.
- xiv) The Owner agrees to reconstruct Decker Road to the standards described in Schedule "G" hereto.
- xv) Water line installation road crossings, as depicted on the attached Schedule "H" are approved by the Corporation and shall be installed by the Owner provided that the Owner enters into the standard road crossing agreement with the Corporation.
- xvi) The Owner agrees to pay all the costs, legal and otherwise, associated with the closing of Temperance Street, Registered Plan #4.

- c) The Owner hereby agrees to maintain to the satisfaction of the Corporation and at the sole risk and expense of the Owner those facilities, works or matters required to be provided under subclause b) of clause 3 hereof.
- d) The approval of the attached Schedules "B", "C" & "D" by the Corporation shall lapse if development of the said lands:
  - i) is not carried out and completed in accordance with the Said Schedules "B", "C" & "D"; or
  - ii) is not completed within two (2) years of the execution of this agreement unless an extension has been agreed to in writing by the Corporation.
- 4. The Owner agrees to reinstate to original condition any roadway which has been disturbed or damaged during the course of construction of the golf course, to the satisfaction of the Corporation and/or its Engineer. The Owner further agrees to assume all costs for road maintenance performed by the Corporation's staff, that, in the opinion of the Road Superintendent, is directly attributable to the construction of the golf course, and which is in addition to regular road maintenance performed by the Corporation.
- 5. The Owner hereby agrees to be responsible for the costs of any road maintenance over and above the normal standard of road maintenance provided by the Corporation, for that portion of Decker Road adjacent to the said lands. This shall include but is not limited to, additional calcium applications.
- 6. Prior to the commencement of work, the Owner hereby agrees to lodge with the Corporation an irrevocable bank letter of credit in the amount of 100% of the estimated costs of the facilities, works and other matters to be provided by the Owner in accordance with the terms of this Agreement, as set forth on Schedule I. The said irrevocable letter of credit shall be in a form satisfactory to the Corporation.  
  
 The amount of the letter of credit may be reduced from time to time and the Township Engineer shall determine the extent to which the works and services provided for in this agreement have been performed and shall recommend the amount of reduction to be granted, provided that the Owner is not in default.
- 7. The Owner hereby acknowledges and agrees that:
  - a) Pursuant to subsection (10) of Section 41 of the Planning Act R.S.O. 1990, this agreement may be registered against the said lands to which it applies and the Corporation is entitled to enforce the provisions hereof against the Owner, and subject to the provisions of the Registry Act and the Lands Titles Act, any and all subsequent owners of the land.
  - b) Pursuant to subsection (11) of Section 41 of the Planning Act, R.S.O. 1990, Section 326 of the Municipal Act applies to any requirements made under subclause (a), (b) and (c) of clause 3 hereof and to any other requirements made under this agreement.
- 8. Notwithstanding any of the provisions of this agreement, the Owner shall be subject to all of the by-laws of the Corporation and shall construct all work in accordance with the Ontario Building Code and any other Provincial requirements.
- 9. The Owner agrees to pay all costs, legal or otherwise, of the registration of this agreement. This agreement shall come into effect when a registered copy is returned to the Corporation.

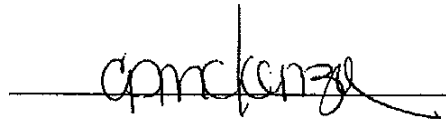
10. This agreement may be amended at any time with the consent, in writing, of the Corporation and the registered Owner of the said lands at the time of such amendment.
11. This agreement and the covenants, provisos, conditions and terms hereof shall be binding upon the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their signatures and Corporate Seals attested to by the hands of their proper officers, duly authorized in that behalf.

(SEAL)  
The Corporation of the  
Township of Bosanquet

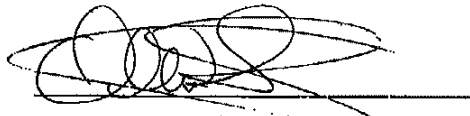


Mayor - Fred Thomas

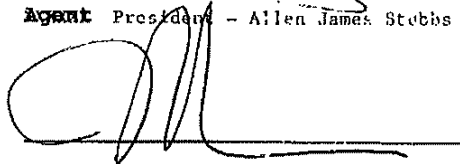


Clerk - Carol P. McKenzie

Widder Station Golf & Country  
Club Incorporated



Agent President - Allen James Stebbs



Owner Secretary-Treasurer - James Phillip  
Walden

**SCHEDULE "A"****LEGAL DESCRIPTION OF LANDS AFFECTED BY THE SITE PLAN AGREEMENT**

1. Part 4, Plan 25R 5759; being the lands to be conveyed from Allen James Stubbs and Anita Stubbs to Widder Station Golf & Country Club Inc.
2. Part 1, Plan 25R 5813; being the lands to be conveyed from David Hayter and Helen Hayter to Widder Station Golf & Country Club Inc.
3. Part 1, Plan 25R 5928; being the lands to be conveyed from Gary Struyf to Widder Station Golf & Country Club Inc.
4. Part of Lot 19, Concession 2, Part 1, Plan 25R 455; being the lands to be conveyed from James and Ruth Stubbs to Widder Station Golf & Country Club Inc.
5. Description of lands lying North of Decker Road, owned by Melvin Nutt to be conveyed to Widder Station Golf & Country Club Inc. being:

That part of Lot 19, Concession 2 in the Township of Bosanquet and County of Lambton described as follows;

PREMISING that the Westerly limit of said Lot 19, Concession 2 has a bearing of North 0° 57' 40" East and relating all bearings herein thereto;

COMMENCING at a point in the Westerly limit of said Lot 19 distant Southerly therealong 202.686 metres more or less at a point where the said Westerly limit of Lot 19 is intersected by the Southerly limit of Part 1 of Plan 25 R 455;

THENCE South 0° 57' 40" West along the Westerly limit of said Lot 19 a distance of 177.696 metres more or less to its intersection with the Northerly widened limit of Decker Road as shown on Deposited Plan 25 R 6081;

THENCE in an Easterly direction along the said Northerly widened limit of Decker Road on the following courses:

THENCE North 86° 56' 10" East a distance of 81.648 metres;

THENCE South 87° 37' 50" East a distance of 121.924 metres;

THENCE South 89° 12' 40" East a distance of 190.800 metres;

THENCE North 84° 57' East a distance of 30.362 metres;

THENCE 76° 12' 40" East a distance of 27.713 metres;

THENCE 62° 15' 50" East a distance of 56.699 metres;

THENCE 68° 55' 10" East a distance of 40.527 metres;

THENCE North 86° 23' 40" East a distance of 62.353 metres more or less to the end of the said Northerly widened limit of Decker Road; said point being also the Southwest corner of Part 1 of Plan 25R 5759;

THENCE North 3° 06' 30" West along the Westerly limit of said Part 1 of Plan 25R 5759 a distance of 102.968 metres more or less to the Northwest corner of said Part 1 of Plan 25R 5759;

THENCE South 89° 09' 20" East along the Northerly limit of said Part 1 of Plan 25R 5759 a distance of 117.994 metres more or less to the Northeast corner of said Part 1 of Plan 25R 5759;

THENCE South 14° 43' 30" East along the Easterly limit of said Part 1 of Plan 25R 5759 a distance of 100.703 metres more or less to its intersection with the Northerly limit of Decker Road;

THENCE South 89° 09' 20" East along the said Northerly limit of Decker Road a distance of 168.772 metres more or less to the Southwest corner of Lot 33 of Registered Plan Number 4 for the Township of Bosanquet;

THENCE North 31° 26' West along the Westerly limits of Lots 33, 34, 35, 36, 37 and 38 of Registered Plan Number 4 a distance of 124.800 metres more or less to the Northwest corner of said Lot 38' said point being also in the Southerly limit of Part 2 of Plan 25R 455;

THENCE North 88° 26' 20" West along the Southerly limit of said Part 2 of Plan 25R 455 a distance of 162.144 metres more or less to the Southwest corner of said part 2 of Plan 25R 455; said point being also the Southeast corner of Part 1 of Plan 25R 455;

THENCE Westerly along the Southerly limit of said Part 1 of Plan 25R 455 a distance of 680.100 metres more or less to the point of commencement.

Description of lands lying South of Decker Road, owned by Melvin Nutt to be conveyed to Widder Station Golf & Country Club Inc. being:

That part of Lot 18 and 19, Concession 2 in the Township of Bosanquet and County of Lambton described as follows;

PREMISING that the Westerly limit of Lot 18 has a bearing of North 0° 49' 10" East and relating all bearings herein thereto;

COMMENCING at a point in the Westerly limit of said Lot 18 distant Northerly therealong 313.807 metres from the Southwest corner of said Lot 18' Thence South 88° 30' 05" East a distance of 12.573 metres to the point of commencement;

THENCE South 88° 30' 05" East a distance of 522.936 metres more or less to the most Northerly corner of Part 1 of Plan 25R 5928;

THENCE South 57° 20' 45" East along the Northeasterly limit of said Part 1 of Plan 25R 5928 a distance of 139.135 metres;

THENCE South 33° 00' 00" East and continuing along the Northeasterly limit of said Part 1 of Plan 25R 5928 a distance of 261.518 metres;

THENCE South 89° 03' 40" East and continuing in the Northeasterly limit of said Part 1 of Plan 25R 5928 a distance of 40.234 metres;

THENCE North 17° 17' 00" East a distance of 91.521 metres more or less to a point in the Westerly limit of Part 2 of Plan 25R 3296;

THENCE North 33° 34' 30" West along the Westerly limit of said Part 2 of Plan 25R 3296 a distance of 33.162 metres;

THENCE North 31° 57' 20" West and continuing along the Westerly limit of said Part 2 of Plan 25R 3296 a distance of 26.880 metres;

THENCE North 40° 43' 10" West and continuing along the Westerly limit of said Part 2 of Plan 25R 3296 a distance of 32.598 metres;

THENCE North 33° 23' 30" West and continuing along the Westerly limit of said Part 2 of Plan 25R 3296 a distance of 28.898 metres to the most Northwesterly corner of said part 2 being also the Southwesterly corner of Part 3 of Plan 25R 3296;

THENCE North 10° 50' 10" West along the Westerly limit of said part 3 of Plan 25R 3296 a distance of 11.918 metres;

THENCE North 28° 32' 30" West and continuing along the Westerly limit of said Part 3 of Plan 25R 3296 a distance of 77.026 metres;

THENCE North 9° 59' 00" West and continuing along the Westerly limit of said Part 3 of Plan 25R 3296 a distance of 16.401 metres more or less to the Northwest corner of said Part 3 of Plan 25R 3296;

THENCE South 88° 47' 20" East along the Northerly limit of said Part 3 of Plan 25R 3296 a distance of 150.233 metres more or less to its intersection with the Westerly limit of Temperance Street as shown on Registered Plan Number 4 for the township of Bosanquet;

THENCE North 1° 48' East along the Westerly limit of Temperance Street a distance of 186.282 metres more or less to its intersection with the Southerly widened limit of Decker Road as shown on Plan 25R 6081;

THENCE in a general Westerly direction along the said Southerly widened limit of Decker Road on the following courses;

THENCE North 89° 09' 20" West a distance of 241.265 metres;

THENCE South 86° 23' 40" West a distance of 132.559 metres;

THENCE South 68° 55' 10" West a distance of 36.266 metres;

THENCE South 62° 15' 50" West a distance of 57.990 metres;

THENCE South 76° 12' 40" West a distance of 31.711 metres;

THENCE South 84° 57' 00" West a distance of 32.925 metres;

THENCE North 89° 12' 40" West a distance of 192.103 metres;

THENCE North 87° 37' 50" West a distance of 121.247 metres;

THENCE North 86° 56' 10" West a distance of 69.826 metres;

THENCE South 0° 49' 10" West and parallel to the Westerly limit of said Lot 18 a distance of 104.799 metres more or less to the point of commencement.

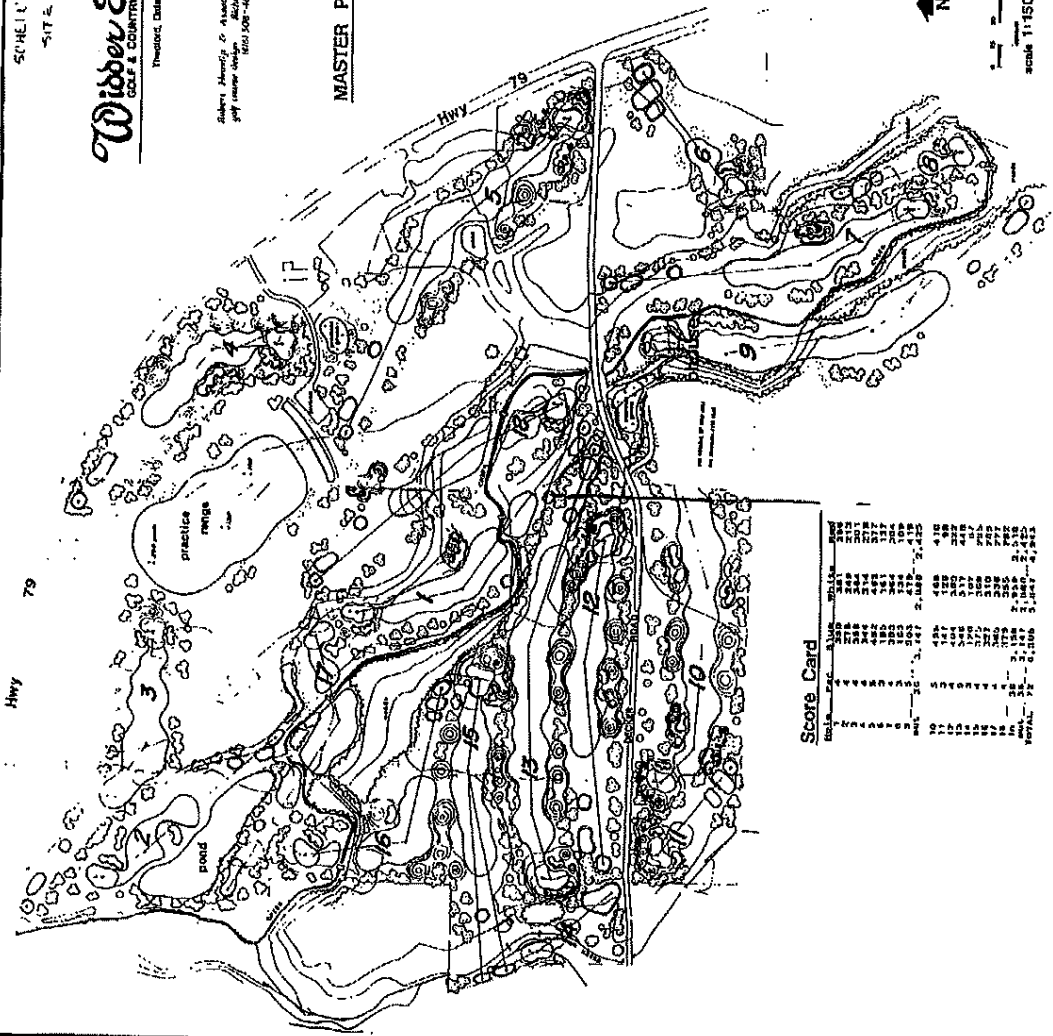
SCHEDULE 15  
SIT & PLAN

# *Widder Station* GOLF & COUNTRY CLUB INC.

Theodore, Ontario

Edwin, Manager, & Associates, Limited  
1000-1000-1000  
1000-1000-1000

## MASTER PLAN



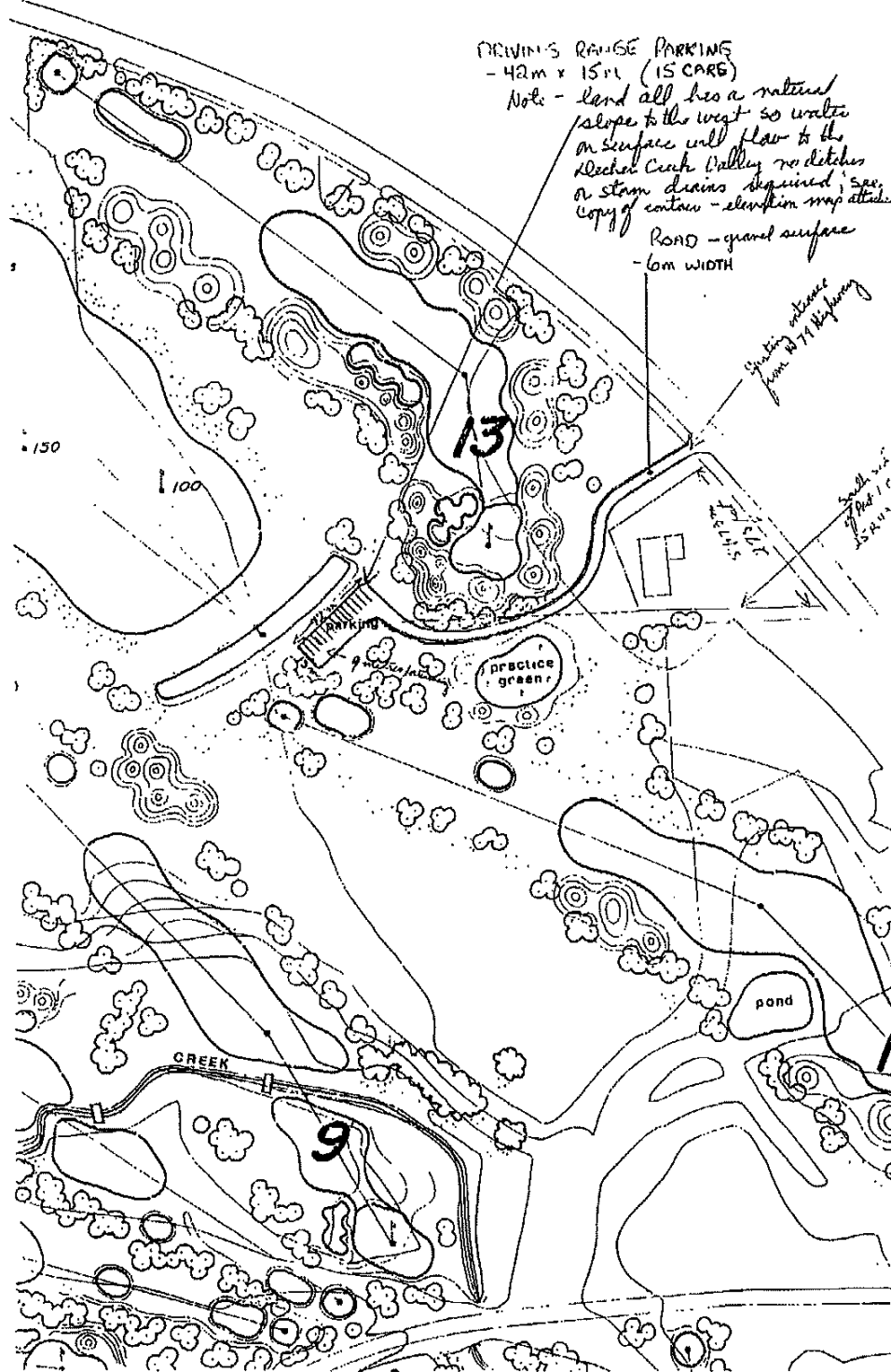
### Score Card

Year	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

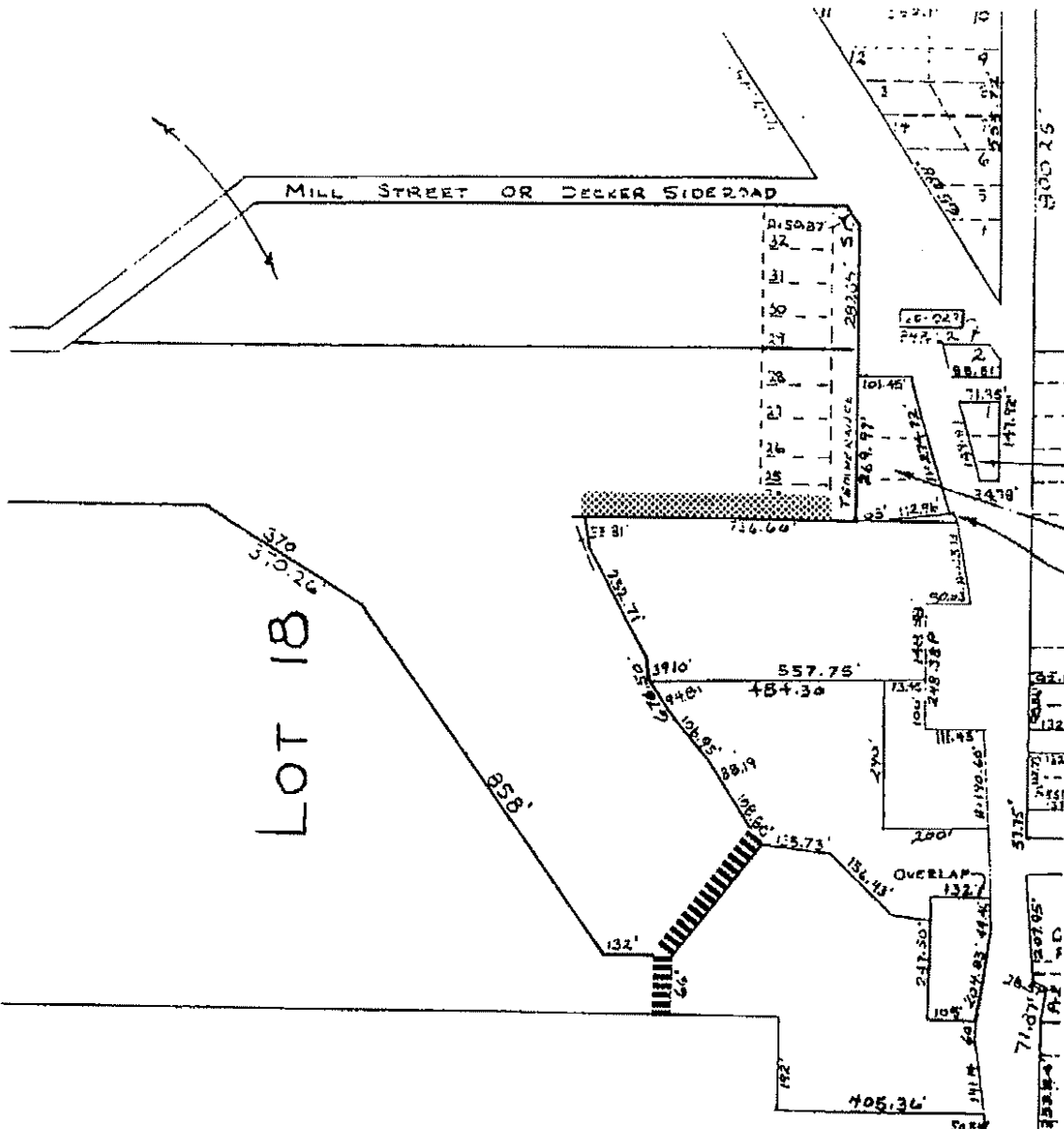




# **SCHEDULE "D"** **DRIVING RANGE**



SCHEDULE 'E'  
Buffering Plan



## LEGEND

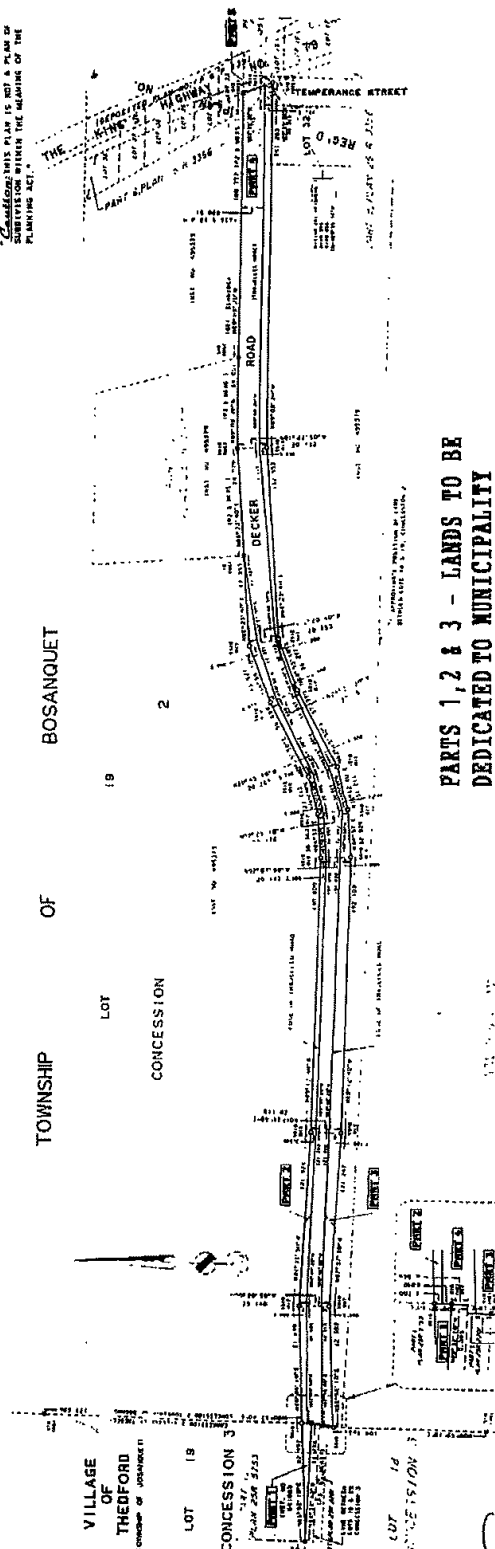
CONIFEROUS TREES (AREA A)

XXXXXXXXXXXX MIXED CONIFEROUS  
& DECIDUOUS TREES (AREA B)

N ↑

1	11	CON	4.1	25
2	19	CON	45319	25
3	19	CON		3028
3	32	REC'D PLAN 4	45319	
4	19	CON 2	ORDER ACB	1128
5		TEMPERANCE STREET	ITALY, S.C. #1	
		REC'D PLAN 4	1000010 P	50
			1000000 P	

"Confession: THIS PLAN IS NOT A PLAN OF SUBSIVISION WITHIN THE MEANING OF THE PLANNING ACT."



## SCHEDULE "G"

### SERVICING REQUIREMENTS

1. Land necessary to provide a 66' right of way for Decker Road shall be deeded to the Corporation -
- 2a) Fall 1992 - Decker Road from Highway 79 to Clubhouse entrance approximately 600 m built to Township gravel road standards with A and B gravel.
- 2b) Within 5 years of the completion of "A" above, Decker Road from Highway 79 to Clubhouse entrance will be hard surfaced.
- 2c) Concurrently with "a" above, Decker Road, the entire length of the property, shall be ditched on both sides.
- 2d) Within 10 years of "a" above, the remainder of the road ( from the Clubhouse entrance west ) shall be brought to Township gravel road standards, with a 6 metre travelled portion. (excluding shoulders )
- 2e) A letter of credit, on the standard Township form, in the amount of \$155,000.00, shall be held until item "B" above has been completed.
- 2f) An agreement be drafted for the maintenance of the road.

07/06/92

**TOWNSHIP OF BOSANQUET**

