SUBJECT:

Enter into a Site Plan Control Agreement with BNP Industries, Cory Gauthier, regarding a proposed development on the subject lands legally described as follows:

Plan M30S, Lots 691 to 694, Lots 789 to 792, Parcel 8350WT, Tisdale Township, City of Timmins

RECOMMENDATION:

THAT City Council approve this by-law, being a Site Plan Control Agreement, to permit the redevelopment of a former institutional building (school) into an eleven (11) unit residential apartment dwelling, with a total building area of 1,169.0 square metres (12,583.0 square feet).

EXPLANATION:

The purpose of this report is to secure Council’s approval to enter into a Site Plan Control Agreement with BNP Industries, Cory Gauthier, regarding the development at 101 Spruce Street North to permit the redevelopment of a former institutional building (school) into an eleven (11) unit residential apartment dwelling, with a total building area of 1,169.0 square metres (12,583.0 square feet). The property was the subject of a Zoning By-law Amendment under the Planning Act, submitted to and approved by, City of Timmins Council on April 3, 2017, by By-law No. 2017-8012.

RELEVANT POLICY / LEGISLATION / TIMMINS VISION 2020:

The Planning Act, Provincial Policies, the City’s Official Plan, Zoning By-law and Site Plan Control By-law detail the process and requirements for this type of application.

ASSET MANAGEMENT PLAN REFERENCE:

Not applicable.

CONSULTATION / COMMUNICATION PROTOCOL:

Planning services conducted an extensive internal consultation process regarding the development of this agreement with the following departments: Engineering, Building, Fire, Police and Transit. The City of Timmins Municipal Accessibility Advisory Committee
(MAAC) and the Timmins Economic Development Corporation (TEDC) were also consulted.

The City of Timmins Municipal Accessibility Advisory Committee (MAAC) had one concern, being the accessible parking for this development is located at the rear of the building with the accessible ramp located at the front. They questioned if an accessible ramp could be located at the back of the building. Planning staff consulted with the proponent who indicated due to the configuration of the lot and building, a rear ramp could not be installed on the subject lands. The building will still have an accessible entrance, which is existing.

**FINANCIAL AND/OR HUMAN RESOURCE IMPLICATIONS:**

| x | Please checkmark box to the left if this report has been reviewed by the Finance Division and the funding source has been identified |

Please indicate the funding allocation by account number:  Not applicable.

**ACCESSIBILITY IMPLICATIONS (AODA):**

Not applicable.

**ROLL NUMBER AND/OR REFERENCE NUMBER:**

562705000300400

Date: May 17, 2017

Cindy Welsh, MCIP, RPP
Manager of Planning

Date: May 29, 2017

Mark Jensen, BA, MPL, MCIP, RPP
Director of Community & Development Services

**CAO'S RECOMMENDATION:**  Yes  No

Comments:

Date: May 31, 2017

Dave Landers
Chief Administrative Officer
BEING A BY-LAW to authorize the Corporation of the City of Timmins to enter into an Agreement with BNP Industries, Cory Gauthier, respecting the development of lands municipally known as 101 Spruce Street North.

WHEREAS the Corporation of the City of Timmins Official Plan has policies with regard to site plan control.

AND WHEREAS By-law No. 2011-7038 designates Site Plan Control Areas for the City of Timmins, under Section 41 of the Planning Act, as amended.

AND WHEREAS Section 41 of the Planning Act, 1990, R.S.O., c.P.13, permits the municipality to require a Site Plan Development Agreement for areas designated as Site Plan Control Areas.

AND WHEREAS the lands subject of the proposed development by BNP Industries, Cory Gauthier, are within the Site Plan Control Area.

AND WHEREAS BNP Industries, Cory Gauthier, proposes to develop the lands covered by this agreement for an apartment dwelling consisting of eleven units on the lot.

NOW THEREFORE the Council of the Corporation of the City of Timmins enacts the following as a By-law:

1. THAT the Corporation of the City of Timmins enter into an Agreement with BNP Industries, Cory Gauthier, regarding the development of lands in the City of Timmins described as:

   Plan M30S, Lots 691 to 694, Lots 789 to 792, Parcel 8350WT, Tisdale Township, City of Timmins

A copy of which Agreement is attached hereto and marked Schedule 'A' to this By-law and the Mayor and Clerk be and are hereby authorized to execute the said agreement on behalf of the Corporation and to affix thereto the Official Seal of the Corporation.

READ a first, second and third time and finally passed this day of June, 2017.

CERTIFIED TRUE COPY OF BY-LAW NO. 2017-7767

(SDG) STEPHANE PALMATEER
CLERK

(SDG) STEVEN BLACK
MAYOR
CITY OF TIMMINS

BY-LAW NO. 2017-8049

BEING A BY-LAW to authorize the Corporation of the City of Timmins to enter into an Agreement with BNP Industries, Cory Gauthier, respecting the development of lands municipally known as 101 Spruce Street North.

WHEREAS the Corporation of the City of Timmins Official Plan has policies with regard to site plan control.

AND WHEREAS By-law No. 2011-7038 designates Site Plan Control Areas for the City of Timmins, under Section 41 of the Planning Act, as amended.

AND WHEREAS Section 41 of the Planning Act, 1990, R.S.O., c.P.13, permits the municipality to require a Site Plan Development Agreement for areas designated as Site Plan Control Areas.

AND WHEREAS the lands subject of the proposed development by BNP Industries, Cory Gauthier, are within the Site Plan Control Area.

AND WHEREAS BNP Industries, Cory Gauthier, proposes to develop the lands covered by this agreement for an apartment dwelling consisting of eleven units on the lot.

NOW THEREFORE the Council of the Corporation of the City of Timmins enacts the following as a By-law:

1. THAT the Corporation of the City of Timmins enter into an Agreement with BNP Industries, Cory Gauthier, regarding the development of lands in the City of Timmins described as:

   Plan M30S, Lots 691 to 694, Lots 789 to 792, Parcel 8350WT, Tisdale Township, City of Timmins

A copy of which Agreement is attached hereto and marked Schedule 'A' to this By-law and the Mayor and Clerk be and are hereby authorized to execute the said agreement on behalf of the Corporation and to affix thereto the Official Seal of the Corporation.

READ a first, second and third time and finally passed this day of June, 2017.

________________________________________
MAYOR

________________________________________
CLERK
SCHEDULE 'A'

THIS AGREEMENT made this day of , 2017.

between:

Cory Gauthier
BNP Industries
P.O. Box 342
Timmins, Ontario
P4N 7C2

hereinafter called the "Owner" of the First Part

and:

THE CORPORATION OF THE CITY OF TIMMINS
220 Algonquin Boulevard East
Timmins, Ontario
P4N 1B3

hereinafter called the "Corporation" of the Second Part

WHEREAS the Owner represents that it is the registered Owner of the lands shown on Appendix 'A', which forms part of this Agreement, which is on file in the Office of the City Clerk, which lands are hereinafter referred to as the 'Lands', and

WHEREAS the Owner wishes to develop the Lands for an apartment dwelling consisting of eleven units on the lot; and

WHEREAS the Owner desires to develop the Lands in accordance with the proposed Site Plan of Development, shown on Appendix 'B' which is on file in the Office of the City Clerk and hereinafter referred to as 'the Plans'; and

WHEREAS the City agrees that it is in the public interest that the Owner enter into a Site Development Agreement for the Lands and be required to comply with certain requirements hereinafter contained as a condition for the development of the Lands:

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT the parties hereto mutually covenant and agree as follows:

1. Approved Plans and Drawings

The City has approved the following plans and drawings that forms Appendix 'B', 'C' and 'D' to this Agreement and shall be on file in the office of the City Clerk. The appendices show the following information and re-identified as follows:

   a) Appendix 'A' – The Lands Covered by this Agreement
   b) Appendix 'B' – Site Plan, SP-01, February 24, 2017
   c) Appendix 'C' – City Approved Contractors
   d) Appendix 'D' – List of Financial Obligations

2. Digital Plans / Drawings

The Owner agrees to deposit a digital version of all plans and drawings and any subsequent approved amendments that form part of this Agreement including all as constructed plans and drawings with the Corporation in a format that is acceptable to the Corporation (e.g., Auto CAD Map 2000, PDF, etc.) with the signed copies of the Agreement. Any subsequent approved amendments to the plans and drawings shall be deposited in paper and digital format with the Development and Community Services Department prior to the completion of the development.
The Owner covenants and agrees to construct all buildings, structures, works, services and facilities required under this Agreement in accordance with the above-referenced plans and drawings.

3. Conformity with Agreement

The Owner covenants and agrees that no work shall be undertaken or performed on the Lands except in accordance with the terms of this Agreement (including the schedules attached herewith), the approved Site Plan, all other plans and specifications submitted to and accepted by the Municipality and by such other agencies or approval authorities as may be applicable.

4. Entrances

The entrance to the Lands shall be in the location as shown on plans and drawings detailed in the appendices. The entrance shall be designed and constructed in accordance with City standards and as shown on plans and drawings detailed in the appendices.

5. Off-street Parking

Off-street parking shall be provided by the Owner at his own expense for the proposed development in accordance with the requirements of the Zoning By-law in effect, as amended, at the time of application for building permit. The parking layout shall be in accordance with plans and drawings detailed in the appendices.

The Owner shall take into consideration all existing municipal parking by-laws in order to ensure adequate parking is available for all users of the development.

6. Maintenance and Removal of Snow

a) The Owner shall be responsible for the maintenance of and removal of snow from the sidewalks/walkways within the development and from all aisle ways and parking areas.

b) Snow shall not be stored on the property in a manner that interferes with vehicular, pedestrian traffic or obstructs the sightlines of 9.0 metres for entrance and intersections.

c) Snow shall not be stored in the parking areas so as to reduce the number of parking spaces.

d) Snow shall not be stored on the property in any manner which will adversely affect adjacent properties.

e) Snow shall not be removed from the property and placed on the right-of-way for any roadway.

f) The entrances and exits shall be maintained in such a manner as to provide proper visibility when exiting from the development.

7. Internal Walkways

The Owner shall construct and maintain at his own expense unobstructed internal walkways within the said Lands as shown on plans and drawings detailed in the appendices. All internal walkways shall be designed so they are accessible to persons with a disability.

8. Lighting

The Owner agrees to design light standards, fixtures and illumination devices to adequately illuminate the Lands but to also prevent the spread of light onto other properties or onto public highways.
9. **Signs**

All signs on the buildings shall be facia signs. The pylon signs shall be in the location as shown on plans and drawings detailed in the appendices.

The Owner shall be responsible to install appropriate signage and markings to ensure safe vehicular and pedestrian movements on the property (i.e. stop signs, turning arrows, parking signs, stop bars, one-way directional signs, etc.)

10. **Landscaping**

The Owner agrees to provide the landscaping on the Lands as shown on plans and drawings detailed in the appendices. The plans shall show the existing and proposed plantings. The Owner further agrees to maintain the landscaped area in an attractive manner, which includes the reinstatement of plantings that do not survive.

11. **Sanitary Sewers**

Sanitary sewer mains to serve the development as shown on the appendices shall be constructed to and within the development, at the Owner’s expense, in accordance with the standards and requirements of the Corporation as set out in the Manual of Engineering and Development Standards and the best practices, standards and requirements as set out in the Manual of Engineering and Development Standards and the Corporation’s current standards for road construction in the IEP.

All sanitary sewers and appurtenances constructed within the development shall be private lines, shall be constructed in accordance with the Corporation’s standards, at the Owner’s expense, and shall be maintained from the building to the main line (which includes the manhole where the connection to the municipal line occurs) to the satisfaction of the Corporation by the Owner at his own expense. The sanitary sewer connection shall be as shown on plans and drawings detailed in the appendices.

The Owner agrees that any work on the City’s sanitary sewer system (within the right-of-way) shall be coordinated with Public Utilities. Such work shall be supervised on a full-time basis by a third party (consultant) and shall be performed in accordance to the City of Timmins Engineering Standards.

The Owner agrees to secure and cap any abandoned sewer services to the satisfaction of the Public Utilities Manager. Such work shall be visually inspected or photographed prior to backfilling.

The Owner agrees to provide sanitary sewer design flows for the development.

Further, the Owner agrees that the sanitary sewers shall be constructed, flushed, videotaped at the expense of the Owner and approved by the Corporation prior to discharging to the City’s sanitary sewer system.

The Owner agrees that any applicable Ministry of the Environment (MOE) certificates and/or approvals shall be obtained by the Owner and submitted to the City of Timmins.

12. **Storm Sewers and Surface Drainage**

A storm drainage system shall be installed on the Lands to drain into a properly installed drainage system with proper catch basins connected to the municipal storm sewer system and the grades and drainage facilities shall be so established as to provide roof water into the internal system, to implement and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow. The storm sewer drainage system within the development shall be in accordance with the standards and specifications currently being used in the Corporation for storm drainage systems. The storm drainage system shall be as shown in the appendices.
The detailed engineering drawings of the storm sewer system and on site storm water management system shall be approved by the City Engineer.

The Owner shall prepare a detailed lot-grading plan to ensure that the storm drainage is acceptable to the Corporation. Such lot-grading plan must be approved by the Corporation prior to the issuance of any building permit for the development and shall conform to the grading plan set out in the appendices. Further, the Owner agrees to provide a digital final as built lot grading plan including lot grades certified by a qualified professional.

The Owner agrees that any work on the City’s storm sewers and surface drainage system (within the right-of-way) shall be coordinated with Public Utilities. Such work shall be supervised on a full time basis by a third party (consultant) and shall be performed in accordance to the City of Timmins Engineering Standards.

13. Watermains

Watermains for both fire and domestic purposes, as required for the development and as shown in the appendices, shall be constructed in accordance with the requirements and standards of the Corporation as stated in the Manual of Engineering Procedures in Subdivisions and the Corporation’s current standards for construction of roads in the IEP.

The watermains and appurtenances within the development shall be private lines, shall be constructed by the Owner at his own expense and shall be maintained in the approved condition by the Owner at his own expense.

The water meter for the new building shall be approved by Public Utilities.

The Owner agrees that any work on the City’s watermains (within the right-of-way) shall be coordinated with Public Utilities. Such work shall be supervised on a full time basis by a third party (consultant) and shall be performed in accordance to the City of Timmins Engineering Standards.

The Owner agrees to remove abandoned water services to the satisfaction of the Public Utilities Manager. Such work shall be visually inspected or photographed prior to backfilling.

Adequate water supply for fire protection shall be provided as set out in the Ontario Building Code. The fire hydrants shall only be used for fire-fighting purposes and for regular maintenance. All water used on site for any activities excluding fire-fighting purposes shall be metered.

The Owner agrees that any applicable Ministry of the Environment (MOE) certificates and/or approvals shall be obtained by the Owner and submitted to the City of Timmins.

14. Repairs to City Streets / Infrastructure

The Owner agrees to undertake at his own expense all repairs to City streets including boulevards and sidewalks as a result of the installation of services and other works contemplated by this Agreement. Such repairs to the streets shall be completed in accordance with the City standards for such work and to the satisfaction of the City Engineer.

The Owner agrees to provide signage and traffic control amenities where required. The Owner agrees that any road closure relating to the development of the Lands shall be coordinated with the Department of Public Works and shall require a Street Occupancy Permit along with the payment of the applicable fee (Engineering Department, City Hall).

The Owner agrees to provide, at the Owner’s expense, full time inspection and quality control when infrastructure work on the City of Timmins right-of-way is required.
15. **Garbage Collection Areas**

Garbage collection areas within the Lands shall be properly and adequately screened from abutting properties and streets by appropriate buffers, screens or pressure treated wood fences. The Owner agrees to provide screening if required.

The Owner agrees to make arrangements with a private waste disposal company for garbage collection and recyclables. The Owner further agrees that all recycling shall be carried out in accordance with the City's Waste Management By-law for recycling.

16. **Utilities**

The Owner shall be responsible for all utilities (hydro, natural gas, telephone, cable, etc.) and shall receive approval from the Corporation before trenching within the right-of-way is performed.

17. **Release of Performance Guarantee**

Once the work(s) are completed, the Owner's Professional Engineer shall provide a certified report to the Corporation's Planning Division indicating the completed works and any outstanding works and associated values outlined in the 'List of Financial Obligations' (Appendix 'D'). This information will then be provided for review by the Corporation's Engineering Division as part of the request for the City to make an inspection of the work(s) related to the letter of credit releases. The Corporation's Engineering Division agrees to make its best efforts to carry out the inspection of the work(s) within thirty (30) calendar days, the exception being that some work(s) cannot be appropriately inspected during the winter months. Upon the work being inspected and certified complete by the Engineering Division, the Corporation will authorize the release of the Letter of Credit associated with the completed works through the Planning Division. The Planning Division will then advise the Finance Division of the amount to be released and the Owner will be advised in writing by the Finance Division. Further, the remaining Letter of Credit shall be released thirty (30) days after the issuance of the Certificate of Final Completion and Acceptance through the same process as outlined above.

18. **Commencement of Construction**

The Owner agrees that no construction on the development shall commence until all plans, as required by the Ontario Building Code Act and Regulations and this Agreement, are received and approved by the Corporation. All plans shall be complete in all respects and approved prior to the issuance of any building permit for the project. Notwithstanding the above, partial and/or conditional building permits may be issued at the discretion of the Owner's Chief Building Official. If changes to the approved plans are required, the Owner agrees to submit revised plans showing the changes. The Owner further agrees that no work, with respect to such changes, shall be commenced until the revised plans are approved by the Corporation.

19. **Minor Amendments**

The following modifications may be made on the consent of all parties to the Site Plan that forms part of this Agreement by means of a notation of the change on the Site Plan and the signatures of the Director of Development and Community Services and the Owner or their authorized agents provided the modifications meet the requirements of the City's Zoning By-law.

Minor alterations to the parking and access areas including the addition deletion or relocation of parking spaces, curbs, sidewalks, fencing, landscaped areas, garbage enclosure and the standards and details shown on the Site Plan should be circulated to the City for approval.

A record of all changes made under this Clause shall be maintained in the Corporation's Site Plan Control file for the Lands. In the event of differences between the document registered against the Lands and the Corporation's Site
Plan Control file, the Corporation's file shall govern and is binding upon successors in title.

20. Appendices

That Appendices 'A', 'B', 'C' and 'D' shall form part of this Agreement.

21. Agreement Binding

This Agreement and everything herein contained shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators and assigns.

22. Registration of Agreement

This Agreement shall be registered against the Lands covered by this Agreement at the Owner's cost and the City is entitled to and shall enforce the provisions thereof against the Owner and subject to the provisions of the Land Titles Act, all subsequent owners of the Lands.

IN WITNESS THEREOF the parties have hereto executed this Agreement.

SIGNED, SEALED AND DELIVERED
This day of , 2017.

OWNER

________________________________________
Cory Gauthier
BNP Industries
P.O. Box 342
Timmins, Ontario
P4N 7C2

CORPORATION

________________________________________
MAYOR Steve Black

________________________________________
CLERK S. Palmateer
APPENDIX ‘A’

The Lands Covered by this Agreement

Plan M30S, Lots 691 to 694, Lots 789 to 792, Parcel 8350WT, Tisdale Township, City of Timmins
### CITY OF TIMMINS APPROVED CONTRACTORS LIST

#### WATER & SEWER

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address 1</th>
<th>Address 2</th>
<th>Phone 1</th>
<th>Phone 2</th>
<th>Fax 1</th>
<th>Fax 2</th>
<th>Contact 1</th>
<th>Contact 2</th>
<th>Email 1</th>
<th>Email 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aecon Mining Inc.</td>
<td>P.O. Box 912, 3820 Hwy 101 West</td>
<td>Timmins, ON P4N 7H1</td>
<td>Tel: 705-268-2106</td>
<td>Fax: 705-268-2541</td>
<td>Contact: Ken Mattson</td>
<td>Email: <a href="mailto:kmattson@aecon.com">kmattson@aecon.com</a></td>
<td>Secondary Contact: Bill Sampson</td>
<td>Email: <a href="mailto:bsampson@aecon.com">bsampson@aecon.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Villeneuve Construction Co. Ltd.</td>
<td>P.O. Box 1720, 1533 Hwy 11 West</td>
<td>Hearst, ON P0L 1N0</td>
<td>Tel: 705-372-1838</td>
<td>Fax: 705-372-1928</td>
<td>Contact: Charles Harris</td>
<td>Email: <a href="mailto:charris@villeneuve.on.ca">charris@villeneuve.on.ca</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caron Equipment Inc.</td>
<td>150 Jaguar Drive</td>
<td>Timmins, ON P4N 7C3</td>
<td>Tel: 705-267-1280, Mobile: 705-360-3534</td>
<td>Fax: 705-264-6833</td>
<td>Contact: Joshua Theriault</td>
<td>Email: <a href="mailto:jtheriault@caronequipment.com">jtheriault@caronequipment.com</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interpaving Ltd.</td>
<td>2385 Riverside Drive</td>
<td>Timmins, ON P4R 1M9</td>
<td>Tel: 705-268-6433</td>
<td>Fax: 705-264-3421</td>
<td>Contact: Gilles Boileau</td>
<td>Email: <a href="mailto:gilles.boileau@interpaving.com">gilles.boileau@interpaving.com</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John Delost Construction Ltd.</td>
<td>28 Delost Ave.</td>
<td>Schumacher, ON P0N 1G0</td>
<td>Tel: 705-360-1100</td>
<td>Fax: 705-360-1101</td>
<td>Contact: John Delost</td>
<td>Email: <a href="mailto:john@delost.ca">john@delost.ca</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mascioli Construction Co. Ltd.</td>
<td>359 Cameron St. South</td>
<td>Timmins, ON P4N 3T4</td>
<td>Tel: 705-264-5262</td>
<td>Fax: 705-267-1925</td>
<td>Contact: Phil Mascioli</td>
<td>Email: <a href="mailto:mascioliconst@nt.net">mascioliconst@nt.net</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northec Construction Inc.</td>
<td>2401 Airport Road</td>
<td>Timmins, ON P4N 7C3</td>
<td>Tel: 705-531-3370</td>
<td>Fax: 705-531-3373</td>
<td>Contact: Greg Vaillancourt</td>
<td>Email: <a href="mailto:greg.vaillancourt@northec.ca">greg.vaillancourt@northec.ca</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northern Industrial Services Group</td>
<td>3300 Riverside Drive</td>
<td>Timmins, ON P4R 0A7</td>
<td>Tel: 705-531-3063</td>
<td>Fax: 705-268-0411</td>
<td>Contact: Michael Perello</td>
<td>Email: <a href="mailto:mperello@nisg.ca">mperello@nisg.ca</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Updated: December 2016 (Public Utilities-Water & Sewer/LF-E03Gen)
# APPENDIX ‘D’

List of Financial Obligations

## List of Financial Obligations (On-Site and Off-Site)

**Site Work: Letter of Credit Amounts**

**PROJECT & JOB NO.: 101 Spruce North Apartments**  
**BY: BNP Industries**  
**DATE: May 12, 2017**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>UNIT</th>
<th>UNIT RATE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>(denote on-site or off-site works for each item)</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.0</td>
<td>STORM SEWER &amp; APPURTENANCES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0</td>
<td>SANITARY SEWER &amp; APPURTENANCES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0</td>
<td>WATERMAIN &amp; APPURTENANCES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0</td>
<td>ROAD CONSTRUCTION</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.0</td>
<td>LANDSCAPING &amp; MISCELLANEOUS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1</td>
<td>Digital Drawings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Items**  

<table>
<thead>
<tr>
<th>Items</th>
<th>On-site</th>
<th>Off-site</th>
<th>TOTAL (HST Excluded)</th>
</tr>
</thead>
<tbody>
<tr>
<td>storm sewer &amp; appurtenances on-site works</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>sanitary sewer &amp; appurtenances</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>watermain &amp; appurtenances</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>road construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>miscellaneous</td>
<td></td>
<td></td>
<td>$5,000.00</td>
</tr>
<tr>
<td><strong>TOTAL (HST Excluded)</strong></td>
<td></td>
<td></td>
<td><strong>$5,000.00</strong></td>
</tr>
</tbody>
</table>