

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2016-24

**BEING A BY-LAW TO AMEND BY-LAW NO. 2016-14 TO CHANGE
SCHEDULE "B" OF THE SUBDIVISION AGREEMENT BETWEEN THE
CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC AND 1059823
ONTARIO LIMITED (TONY MATIAS).**

WHEREAS a Subdivision Agreement has been entered into between the Township of South Frontenac and 1059823 Ontario Limited;

AND WHEREAS Council has agreed that Schedule "B" 'Cost of Works' of the Subdivision Agreement should be amended to recognize that certain of the works have now been completed;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. **THAT** the subdivision agreement between the Corporation of the Township of South Frontenac and 1059823 Ontario Limited, is hereby amended by replacing Schedule "B" with a new revised Schedule "B" a copy of which is attached hereto as Schedule "1" and forming part of this by-law.
2. **THIS BY-LAW** shall come into force and effect in accordance with section 51 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said section 51.

Dated at the Township of South Frontenac this fifth day of April 2016.

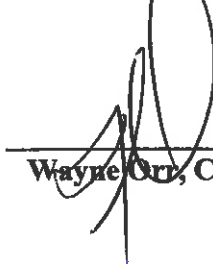
Read a first and second time this fifth day of April, 2016.

Read a third time and finally passed this fifth day of April, 2016.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



Ron Vandewal, Mayor



Wayne Orr, Clerk-Administrator

SCHEDULE "1"

SCHEDULE "B" OF SUBDIVISION AGREEMENT

COST OF WORKS

ENGINEER'S ESTIMATE OF COST TO COMPLETE WILLOWBROOK ESTATES SUBDIVISION PHASE 1 LOTS 1 to 7

DESCRIPTION AND COST OF WORKS TO BE CONSTRUCTED	Original Cost to Construct	Cost to Complete
CLEARING AND GRUBBING of Roadway	\$14,100	\$0
STRIP TOPSOIL of Roadway	\$17,500	\$0
GRANULAR BASE ROADS	\$82,200	\$0
GRADING FOR ROAD ALLOWANCE including Cut/Fill for Floodplain Compensation	\$204,500	\$0
EROSION CONTROL	\$5,000	\$0
TOPSOIL & SEED - ROADSIDE DITCHES	\$49,000	\$0
SWALES (including Topsoil and Sod)	\$6,600	\$0
ASPHALT	\$52,800	\$52,800
STORM DRAINAGE SYSTEM including culverts (not including driveway culverts)	\$46,800	\$0
STREETLIGHT SYSTEM	\$17,100	\$0
SIGNS	\$1,400	\$0
CONCRETE SIDEWALK - PERTH ROAD	\$10,300	\$10,300
UTILITIES SYSTEM (Bell, Transformer Pads & Ducts)	\$37,760	\$0
ELECTRICAL SYSTEM (Transformation & Wiring)	\$26,680	\$0
DITCH & TOPSOIL & SEED ON PERTH ROAD	\$29,500	\$0
TREE PLANTING (One tree per lot)	\$2,500	\$2,500
LANDSCAPING BUFFER	\$25,000	\$25,000
PERTH ROAD - Right Turn Taper (includes asphalt, granulars & line painting)	\$19,445	\$19,445
SUB-TOTAL	\$648,185	\$110,045
CONTINGENCIES (5% of construction cost)	\$32,409	\$5,502
ENGINEERING INSPECTION & TESTING (7% of construction cost)	\$45,373	\$7,703
SUB-TOTAL	\$725,967	\$123,250
H.S.T. (1.76% municipal rate)	\$12,777	\$2,169
TOTAL ESTIMATED COST	\$738,744	\$125,419
Value of Work Completed		\$602,717
Maintenance Holdback (5% of work completed)		\$30,136
Lien Holdback (10%)		\$0
Total Securities Required		\$155,555

Date of this Estimate: September 11, 2015

Note:

This estimate prepared September 11, 2015 is based on an assumed level of completion at the time of execution of the subdivision agreement. It is further assumed that the Certificate of Substantial Performance has been published in the Daily Commercial News, and that the 45 day lien period has expired.



**ENGINEER'S ESTIMATE OF COST TO COMPLETE
WILLOWBROOK ESTATES SUBDIVISION PHASE 1
LOTS 1 to 7**

DESCRIPTION AND COST OF WORKS TO BE CONSTRUCTED	Original Cost to Construct	Cost to Complete
CLEARING AND GRUBBING of Roadway	\$14,100	\$0
STRIP TOPSOIL of Roadway	\$17,500	\$0
GRANULAR BASE ROADS	\$82,200	\$0
GRADING FOR ROAD ALLOWANCE including Cut/Fill for Floodplain Compensation	\$204,500	\$0
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H.S.T. (1.76% municipal rate)	\$12,777	\$2,169
TOTAL ESTIMATED COST	<u>\$738,744</u>	<u>\$125,419</u>
Value of Work Completed		\$602,717
Maintenance Holdback (5% of work completed)		\$30,136
Lien Holdback (10%)		\$0
Total Securities Required		\$155,555

Date of this Estimate: April 1, 2016

Note:

The Certificate of Substantial Performance was published in the Daily Commercial News October 21, 2015, and the 45 day lien period has expired.

