

ROAD USER AGREEMENT

THIS ROAD USER AGREEMENT made in duplicate this [___] day of October, 2020 (the "Effective Date")

B E T W E E N:

THE CORPORATION OF THE COUNTY OF ESSEX
(hereinafter referred to as the "County")

OF THE FIRST PART

- and -

**THE ESTATE OF MICHEAL N. HENDERSON, operating as
PLEASANT VALLEY CAMPGROUND**
(hereinafter referred to as "Pleasant Valley", and together with the
County, the "Parties")

OF THE SECOND PART

WHEREAS the County is the owner of and Road Authority for County Road 20.

AND WHEREAS Pleasant Valley owns and operates a campground at the property located at municipal address 808 County Road 20, Kingsville, Ontario, having a legal description of PT LT 13 CON FRONT WEST GOSFIELD AS IN R1123357 (SCH A); S/T R467405; KINGSVILLE, and bearing PIN 75173-0160 (the "**Campground**");

AND WHEREAS Pleasant Valley has requested permission from the County to construct, install, and maintain a private sanitary forcemain of approximately 500 metres (the "**Private Sanitary Forcemain**"). Approximately 130 metres of the said Private Sanitary Forcemain shall run across private property owned by Pleasant Valley and approximately 370 metres shall run across and along the north side of the County Road 20 right-of-way, which consists of the parts depicted on the draft Reference Plan annexed hereto as **Schedule "A"**, and which Private Sanitary Forcemain will service the Campground that fronts on to County Road 20;

AND WHEREAS the Corporation of the Town of Kingsville (the "**Town**") has granted its approval to the connection of the said Private Sanitary Forcemain to the Town's municipal sanitary sewer system servicing the area;

AND WHEREAS the County has agreed to grant Pleasant Valley permission to construct and install the said Private Sanitary Forcemain and outlet along County Road 20 on certain terms and conditions as set out in this Agreement;

AND WHEREAS by By-law passed by the Council of the County (the "**By-law**"), the duly authorized individuals have been authorized and directed to execute this Agreement on behalf of the County;

AND WHEREAS the Effective date of this Agreement shall be the date this Agreement is executed by the County, which execution shall not occur until all Schedules have been finalized, approved by the County and attached to this Agreement, and the Agreement has been executed by Pleasant Valley;

NOW THEREFORE IN CONSIDERATION of the undertakings and covenants hereinafter expressed and upon the terms hereinafter set forth, and other valuable consideration, the receipt and sufficiency of which is hereto acknowledged, the County and Pleasant Valley mutually covenant and agree as follows:

1. RECITALS

1. The Parties warrant that the above recitals are true and that same form an integral part of this Agreement and are accordingly hereby incorporated into this Agreement by reference.

2. DEFINITIONS

1. In this Agreement:
 - (a) "**Applicable Laws**" means any and all applicable laws, statutes, codes, ordinances, principles of common and civil law and equity, rules, approvals, regulations, and municipal by-laws which are binding upon and applicable to the Project;
 - (b) "**Approved Plan**" means, as applicable, the approved layout and installation plan for the Private Sanitary Forcemain as approved by the County Engineer, in her sole and absolute discretion, in accordance with the provisions of this Agreement;
 - (c) "**County Engineer**" means the most senior individual employed by the County with responsibilities for highways within the County or the person designated by such senior employee or such other person as may from time to time be designated by the Council of the County;
 - (d) "**Crossing(s)**" means any place where any component(s) of the Private Sanitary Forcemain cross, in whole or in part, any travelled portion of a Highway;
 - (e) "**Highway**" means all common and public highways, street, roadway, avenue, parkway, driveway, square, bridge, viaduct or trestle, any part of which is intended to be used for or is used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof and shall include not only the travelled portion of such highway, but also ditches, driveways, sidewalks, and sodded areas forming part of the road allowance now or at any time during the term hereof under the jurisdiction of the County, and without limiting the generality of the foregoing, for the purposes of this Agreement specifically refers to County

Road 20, and the right-of-way thereof;

- (f) "**Party**") means, singularly, either the County or Pleasant Valley and "**Parties**" means, collectively, both the County and Pleasant Valley;
- (g) "**Plan**" means any plan required to be provided by Pleasant Valley to the County pursuant to this Agreement;
- (h) "**Private Sanitary Forcemain**" has the meaning given to such term in the Recitals;
- (i) "**Term**" has the meaning given to such term in Section 5 of this Agreement;
- (j) "**Tree Work**" means cutting, trimming, or removing, or hedges growing on the Highway(s);
- (k) "**Work**" or "**Works**") means any work related to the installation of the Private Sanitary Forcemain to be undertaken by Pleasant Valley or its agents or contractors in connection with the installation under the Highway, or in the right-of-way thereof; and
- (l) whenever the singular, masculine or feminine is used in this Agreement, it shall be considered as if the plural, feminine or masculine has been used where the context of the Agreement so requires.

3. SCHEDULES

1. The following Schedules (as may be amended from time to time by mutual agreement of the Parties) are attached hereto and form part of this Agreement:

Schedule "A" – Draft Reference Plan depicting specific parts to be affected by the installation of the Private Sanitary Forcemain; and

Schedule "B" – Draft Forcemain Plan/Profile

Schedule "C" – Schedule of Permits, Fees, and Charges

4. GRANT

1. The consent, permission, and authority of the County is hereby given and granted to Pleasant Valley, its employees, agents, and contractors:
 - (a) to enter upon the Highways under the jurisdiction of the County in accordance with the timelines provided for in Section 13 hereto, or as amended, to lay, construct, and/or install the Private Sanitary Forcemain under the road allowance of the Highway in accordance with a Plan approved by the County Engineer and to carry out the Works contemplated in this Agreement. The consent, permission, and authority hereby given extends

only to County Road 20 and the right-of-way thereof, and the County shall not be obligated to provide any further access to the Highways of the County of the installation of the said Private Sanitary Forcemain; and

(b) to do such other things as may be required by the terms of this Agreement and approved by the County to complete the installation of the said Private Sanitary Forcemain.

2. The consent, permission, and authority hereby given and granted shall be subject to:

(a) the rights and obligations of the County to construct, maintain, reconstruct, rehabilitate, and use at any and all times all Highways under the jurisdiction of the County;

(b) the right of free and legal use of all Highways by all persons entitled to use them;

(c) the rights of the owners of properties adjoining the Highways to enjoy full access to and from the Highways and of constructing crossings and approaches from their properties; and

(d) the rights and privileges that the County has granted or may grant to other persons (including, but not limited to, commuters, agricultural vehicles, overweight/oversized loads, and maintenance crews for maintenance of drainage ditches and roadway repairs) on the Highways;

all of which rights are expressly reserved.

3. Save as hereinafter provided, the consent, permission, and authority hereby given and granted to Pleasant Valley to enter upon the Highway shall at all times be subject to the prior approval of the County Engineer which shall be administered in accordance with the procedures set forth in this Agreement. All Work from time to time under this Agreement is subject to the prior approval of the County Engineer, acting reasonably, who has full power and authority to give such directions and orders that the County Engineer considers in the best interest of the County, and Pleasant Valley will follow all directions and orders that the County Engineer provides that are issued in accordance with the provisions of this Agreement and Applicable Laws.

5. TERM

1. The burdens on the lands owned by the County, and the benefits to the property of Pleasant Valley in having access to the lands owned by the County for a Private Sanitary Forcemain, pursuant to the terms and conditions of this Agreement shall be binding upon and deemed to run with the lands owned by the County for a period

of twenty (20) years commencing on the date of execution of this Agreement, unless terminated by the County, in its sole and absolute discretion, by providing not less than one hundred and twenty (120) days prior written notice to Pleasant Valley or any successor owner of Pleasant Valley.

2. Notwithstanding the above, the Parties agree that should the Private Sanitary Forcemain be required by Pleasant Valley following the automatic expiry at the conclusion of the twenty (20) year period, and its continued use and placement in the County Road 20 right-of-way can be accommodated by the County, acting reasonably, the Parties shall use their best efforts to negotiate and enter into a fresh Road User Agreement.

6. APPROVAL PROCESS

1. Before commencing any Works under this Agreement, Pleasant Valley will deposit both a digital copy and a hard copy of its installation plan (including any amendments thereto) with the County Engineer for review and approval pursuant to the terms of this Section 6.
2. The County Engineer shall review and consider the Plans submitted by Pleasant Valley and, within a reasonable period of time following submission of such Plans, shall either approve or not approve the Work as presented in the applicable Plan. In the event the County Engineer does not approve the Plans, the County Engineer shall issue written instructions to Pleasant Valley with any additional information or modifications which are reasonably required by the County Engineer with respect to the Plans, including the imposition of any reasonable terms and conditions as the County Engineer considers in the best interest of the County in its capacity as custodian of the Highways owned by the County. The Parties agree to work together in good faith to consider amendments to Plans, or any other Plan which may be required by the County, provided such amendments comply with Applicable Laws. However, Pleasant Valley shall not undertake Work of any kind until it is in receipt of the Approved Plan or an amended Approved Plan, as the case may be, and the relevant permits have been issued by the County.
3. Should there be any disagreement between the County and Pleasant Valley regarding the requirements of any Plan to be submitted by the Pleasant Valley, the opinion and requirements of the County Engineer in her sole and absolute discretion shall prevail.
4. Pleasant Valley is required to consult with the County Engineer in advance of commencing with the Project in order to determine what permits are required and agrees to apply for and obtain all permits from the County for the Project.
5. Pleasant Valley further agrees that prior to commencement of any Work pursuant to this Agreement, it shall obtain all permits and approvals which are required pursuant to any Applicable Laws, including, where necessary, the approval of any federal, provincial, and/or lower tier municipal government, any agency, and the

County, and to satisfy the County that the Works will be completed to and meet the minimum standards of the County, in order to commence any of the Works.

6. Furthermore, it shall be the sole and absolute responsibility of Pleasant Valley to notify any other person or body of which it is aware or otherwise notified by the County, which is operating any equipment, installations, utilities, or other facilities, within the Highways where such Work is to be conducted, of the details of the anticipated Work so as to minimize the potential interference with or damage to such existing equipment, installation, utilities, and other facilities by the said Work, and so as to maintain the integrity and security thereof. Should any dispute arise between Pleasant Valley and any other user of the Highway(s) and the associated right-of-way, it is the sole responsibility of Pleasant Valley to resolve the dispute to the satisfaction of itself and any affected third party.

7. HIGHWAYS

1. Both the County and Pleasant Valley acknowledge and agree that County Road 20 and the associated right-of-way is the only Highway authorized for use by Pleasant Valley and its agents and/or contractors, for the Private Sanitary Forcemain.
2. If and to the extent Pleasant Valley wishes, after commencement of the Works, to alter the alignment or depth of the Private Sanitary Forcemain, Pleasant Valley shall request and obtain the prior written approval of the County Engineer prior to altering the Works contained in the Approved Plan, and shall enter into such amendments to this Agreement as the County may require.
3. In the event it becomes necessary, during the installation of the Private Sanitary Forcemain, for Pleasant Valley to transport goods by way of oversized loads on any County Highway(s), Pleasant Valley shall obtain all of the necessary permits from the County to do so, including posting any security required pursuant to such permits, and to comply with any reasonable conditions that may be required or imposed by the County at that time.
4. Pleasant Valley hereby agrees to comply with the provisions of all relevant By-laws of the County with respect to weight restrictions on the Highways, unless and until it receives the express written permission of the County Engineer to be exempted from the weight restrictions, with such permission and terms of such permission at the sole and absolute discretion of the County Engineer.

8. DECOMMISSIONING AND REMOVAL

1. In the event the County, acting reasonably, deems it necessary or require that the Private Sanitary Forcemain be removed from County Road 20 and the County Road 20 right-of-way, or be altered in its location on the said County Road 20 and/or the County Road 20 right-of-way, Pleasant Valley hereby agrees to remove and/or alter the location of the Private Sanitary Forcemain and restore the affected area at its

sole cost and expense, provided that the County gives one hundred and twenty (120) days' notice in writing to Pleasant Valley of the requirement to remove or alter the location of the Private Sanitary Forcemain. It is acknowledged and agreed that in the event weather conditions negatively impact the ability of Pleasant Valley to comply with the provisions of this paragraph within the one hundred and twenty (120) day notice period, the said notice period shall be extended accordingly to allow for the delay caused by adverse weather conditions.

2. In the event access to a public sanitary system becomes available at some future time, and Pleasant Valley has the ability to connect to that system to service the Campground, Pleasant Valley hereby agrees to connect the Campground to that public system as soon as possible after it becomes available for the use of the Campground. Notwithstanding that Pleasant Valley is to connect to the said public system as soon as possible after it becomes available, the connection will be made within one hundred and twenty (120) days of it becoming available.
3. In the event that access to a public sanitary system becomes available, as soon as practicable after Pleasant Valley connects to the said public sanitary system, it shall decommission and remove the Private Sanitary Forcemain in accordance with the provisions of this Agreement. Notwithstanding that Pleasant Valley is to decommission and remove the said Private Sanitary Forcemain as soon as possible after Pleasant Valley connects to the said public system, the decommissioning and removal of the Private Sanitary Forcemain will be completed within one (1) year of the connection to the said public system being made.
4. Upon termination of this Agreement, and/or upon the Private Sanitary Forcemain no longer being used to service the Campground, Pleasant Valley shall decommission and remove the Private Sanitary Forcemain to the satisfaction of the County Engineer, acting reasonably. All other obligations of Pleasant Valley shall continue under the provisions of this Agreement until such obligations have been complied with and/or completed in full to the satisfaction of the County Engineer, acting reasonably.
5. In the event Pleasant Valley fails to decommission and remove the Private Sanitary Forcemain in accordance with the requirements of the County Engineer within one (1) year of either the termination of this Agreement or the abandonment of the Private Sanitary Forcemain by Pleasant Valley, the County shall have the right to remove and dispose of all or part of the Private Sanitary Forcemain as the County may determine, acting reasonably, and Pleasant Valley: (1) shall have no recourse against the County for any losses, costs, expenses or damages as a result thereof; and (2) shall be liable for any and all reasonable costs directly incurred by the County in effecting the said removal and disposal of all or part of the Private Sanitary Forcemain.

9. TREE CLEARING AND REPLACEMENT

1. In the event that trees along the Highway are removed or damaged beyond repair by Pleasant Valley and thereby requiring removal (a "**Tree Removal**"), Pleasant Valley shall, at its own and sole expense, completely remove the tree(s), including any residual tree stumps to a level below grade and to restore and remediate the surface where the tree(s) were located to an even grade.
2. Further, for each Tree Removal, Pleasant Valley shall, at the option of the County, shall provide the County with a fee in accordance with **Schedule "C"** hereto.

10. METHOD OF CONSTRUCTION

1. Pleasant Valley shall install the Private Sanitary Forcemain by the method of construction identified in the Approved Plan as submitted to and approved by the County Engineer.
2. Pleasant Valley hereby agrees to retain the services of Northwest Consulting to inspect the construction and installation of the Private Sanitary Forcemain and any ancillary works related thereto, and to certify that the said Private Sanitary Forcemain has been completed in accordance with the provisions of this Agreement, and the associated Approve Plan. Further, the County requires notice prior to installation of the Private Sanitary Forcemain along County Road 20 and/or its associated right-of-way and reserves the right to inspect as required to satisfy itself as to the construction.
3. Pleasant Valley shall not deviate from the approved location without the prior written approval of the County Engineer. Pleasant Valley shall be required to provide the County Engineer, within forty-five (45) days of the completion of the Private Sanitary Forcemain, as-built drawings (electronically) satisfactory to the County Engineer, which drawings shall also note the date of completion of the Private Sanitary Focemain and the related works.
4. Pleasant Valley shall be required to retain the services of a qualified contractor (the "**Contractor**") to construct the Private Sanitary Forcemain in accordance with the provisions of this Agreement, and which Contractor shall:
 - (a) provide all required traffic control in accordance with the "Ontario Traffic Manual Book 7", and in accordance with the standards of the County, all of which Pleasant Valley is required to seek and obtain the approval of the County prior to construction being commenced. In the event there is any conflict between the standards mandated in the Ontario Traffic Manual Book 7 and the standards of the County, the standards of the County shall take precedence;
 - (b) during the construction of the Private Sanitary Forcemain procure and maintain public liability insurance (the "**Construction Insurance Policy**"), shall file a copy of the Construction Insurance Policy and the Certificate of

Insurance with the County, and the said Construction Insurance Policy shall:

- (i) be comprised of primary and/or umbrella coverage with a limit of not less than five million dollars (\$5,000,000.00) per occurrence;
- (ii) include commercial general liability covering all operations and liability assumed under this Road User Agreement with the County, and shall include coverage for the following:
 - 1. Premises and Operations
 - 2. Blanket Contractual
 - 3. Broad Form Property Damage
 - 4. Contingent Employer's Liability
 - 5. Cross Liability
 - 6. Severability of Interests
 - 7. Owners and Contractors Protective
 - 8. Personal Injury
 - 9. Employer's Liability
 - 10. Employees as Additional Insureds
 - 11. Non-Owned Automobile Including SEF # 96
 - 12. Hostile Fire
 - 13. Attached Machinery
 - 14. Third Party Environmental Liability
- (iii) include a copy of the endorsement or a letter from the insurer verifying coverage is to accompany the Certificate of Insurance;
- (iv) include insurance against liability of bodily injury and property damage caused by vehicles and/or owned and operated by the Contractor and used in conjunction with the construction of the Private Sanitary Forcemain either within or outside the terms of this Road User Agreement, and shall have a limit of liability of not less than five million dollars (\$5,000,000.00) inclusive for any one occurrence;
- (v) be endorsed to provide that the policy or policies will not be altered, cancelled, or allowed to lapse without providing thirty (30) days prior

written notice to the County, with any such notice to be filed with the County Engineer, Department of Engineering, 360 Fairview Avenue West, Essex, Ontario N8M 1Y6, and via facsimile at 519-776-4455;

- (vi) be endorsed to include the County as an additional named insured.
- (c) provide the County with confirmation, in a form acceptable to the County in its sole discretion, that the Contractor has WSIB coverage in place; and
- (d) provide the County with a material and performance and maintenance bond in a form acceptable to the County in its sole discretion.

11. BACKFILL AND RESTORATION

1. Prior to commencing any backfill and restoration work, Pleasant Valley shall submit a plan for approval to the County Engineer, which approval is in the County Engineer's sole and absolute discretion, and Pleasant Valley shall obtain any and all permits and approvals which are required pursuant to any Applicable Laws.

12. PROTECTION OF HIGHWAYS, ACCESS, AND FUTURE EXPANSION

Access

1. Pleasant Valley expressly acknowledges and agrees that it is obligated to ensure the right of free and legal use of all Highways by all persons entitled to use them during completion of the installation of the Private Sanitary Forcemain and any related future maintenance of same.
2. Pleasant Valley further acknowledges and agrees that:
 - (a) the County has an overarching responsibility to ensure that the Highways, including the associated rights-of-way, are operated and utilized in a manner that ensures safety of users and that maintains the traffic carrying ability and physical integrity of the Highways and associated rights of ways; and
 - (b) in light of the responsibility of the County, Pleasant Valley shall complete the installation of the Private Sanitary Forcemain in such a manner as to protect the structural integrity of the Highway(s) and associated rights-of-way, and to ensure the safety of users of the Highway(s) and associated rights-of-way, during installation and future maintenance of the Private Sanitary Forcemain.

Protection of Highways from Damage

3. No tracked or overweight equipment shall be placed on the Highway(s) unless approved protection methods are in place, and with special care and attention being provided with respect to the paved surface of the Highways.

Accommodation of County Moving Permits

4. It is a requirement of this Agreement, that the Highway(s) remain open and available at all times for use by users of the Highways(s), including users who have been issued oversized/super-load permits by the County. To this end, Pleasant Valley shall ensure that there remains a minimum of 5.0 metres of passable lane available to traffic at all times.

13. SCHEDULE OF INSTALLATION

1. Following execution of this Agreement, Pleasant Valley shall provide a schedule of the Installation of the Private Sanitary Forcemain to the County, which schedule is subject to approval by the County, in its sole and absolute discretion.

14. ENVIRONMENTAL LIABILITY

1. The County is not responsible, either directly or indirectly, for any damage to the natural environment or to any property, including any nuisance, trespass, negligence, or injury to any person, howsoever caused, arising from the presence, deposit, escape, discharge, leak, spill, or release, of any hazardous substance in connection with Pleasant Valley's occupation or use of the Highways as part of this Agreement and the Private Sanitary Forcemain.
2. Pleasant Valley agrees to assume all environmental liabilities, claims, fines, penalties, obligations, costs, or expenses, whatsoever, relating to the installation for the Private Sanitary Forcemain, any future removal of same, and/or its use of the Highways as part of the installation and future maintenance of the Private Sanitary Forcemain and/or any future removal of same, including, without limitation, any liability for the clean-up, removal, or remediation of any hazardous substance on or under the Highways that result from:
 - (a) the occupation, operations, or activities of Pleasant Valley, its contractors, agents, or employees, or by any person with the express or implied consent of Pleasant Valley within the Highways; or
 - (b) any Works brought or placed within the Highway by Pleasant Valley, its contractors, agents, or employees, or any person with the express or implied consent of Pleasant Valley;

unless such environmental liabilities (including, without limitation, any liability for the clean-up, removal, or remediation of any hazardous substance) were caused directly or indirectly in whole or in part by the negligence or wilful misconduct on the part of the County or those for which it is responsible under Applicable Laws.

15. REQUIRED HIGHWAY UPGRADES TO ACCOMMODATE THE PROJECT

1. In the event that the standard condition or maintenance of any of the Highways is not sufficient to permit Pleasant Valley to carry out completion of the Project, or any of its obligations under this Agreement, Pleasant Valley shall be solely responsible for carrying out any required remedial work or maintenance required to upgrade or maintain the Highway(s), at its own and sole expense, but with the Pleasant Valley not carrying out any such remedial work or maintenance without first obtaining the approval of the County Engineer and any necessary permit(s).
2. Should Pleasant Valley complete any remedial work or maintenance required to upgrade or maintain the Highway(s) to complete the Project, Pleasant Valley expressly agrees that it shall, at its own and sole expense, return the Highway(s) to the condition it was in prior to the remedial work or maintenance work being completed, unless the County expressly advises that Pleasant Valley is not required to do so.

16. EMERGENCY

1. In the event of an emergency involving the Private Sanitary Forcemain during the Term hereof, Pleasant Valley shall notify the responsible police force immediately upon becoming aware of the situation and shall do all that is necessary and desirable to control the emergency, including such work in and to the Highways as may be required for the purpose. As soon as is reasonably possible after the emergency is discovered, Pleasant Valley shall advise the County Engineer by telephone and shall keep her advised throughout the emergency. If the emergency is caused by Pleasant Valley, Pleasant Valley shall reimburse the County for any and all costs incurred in connection with the emergency. Forthwith after it becomes necessary for Pleasant Valley to exercise its obligations under this Section, Pleasant Valley shall provide a written report to the County Engineer of what work was done and the further work to be undertaken, if any, and seek the approval of the County Engineer for the further work as contemplated in this Section, with the sufficiency of the completed work being subject to the approval of the County Engineer, in her sole and absolute discretion.
2. Should Pleasant Valley fail to comply with its obligations pursuant to this section of the Agreement to the satisfaction of the County Engineer, in her sole and absolute discretion, the County may complete any and all necessary work to address the emergency involving the Private Sanitary Forcemain, or retain a qualified third party contractor to do so, and shall charge the amounts for same, plus any and all other expenses incurred by the County, which includes, but is not limited to the time expended by the County to oversee the work and for any additional third party expenses, to Pleasant Valley. Pleasant Valley expressly agrees to pay for said charges forthwith upon demand from the County.

17. URGENT HIGHWAY REPAIRS

1. During the time of the installation of the Private Sanitary Forcemain and associated Works are underway, should the County determine that urgent repairs to the Highway are required, and which repairs are not required as a result of the Works, Pleasant Valley shall immediately cease any Works underway, to permit the County to complete the repairs it deems necessary, in the County's sole and absolute discretion.
2. During the time of the installation of the Private Sanitary Forcemain and associated Works are underway, the County may give written notice to Pleasant Valley that urgent repairs are required to the Highway in order to maintain the Highway in a passable condition for the everyday traffic load or to remove material and adverse safety risk or to prevent imminent harm to the users of such Highway in the normal course, provided that such repairs are required as a direct result of Pleasant Valley's use of such Highway. The need for such repairs shall be determined by the County Engineer, acting reasonably and based upon the advice of the Consulting Engineer. If the urgent repairs are not completed by Pleasant Valley within twenty-four (24) hours of the sending of the written notice by the County or, if the emergency repairs cannot be completed within such twenty-four (24) hour period, Pleasant Valley does not commence to diligently perform the urgent repairs within such twenty-four (24) hour period, the County may perform the emergency repairs at Pleasant Valley's sole expense and Pleasant Valley shall pay the County's invoice(s) for such urgent repairs immediately upon receipt. If Pleasant Valley fails to pay any invoice submitted by the County for urgent repairs within thirty (30) days of receipt, the County shall be entitled to draw upon the Security filed pursuant to this Agreement to recover the full amount of the unpaid invoice(s).

18. PRELIMINARY HIGHWAY CONDITION REPORT

1. The Parties shall jointly identify and engage at Pleasant Valley's sole expense a consulting engineer (the "**Consulting Engineer**") to inspect the Highway and prepare a report (the "**Preliminary Highway Condition Report**"), which report shall include, without limitation:
 - (a) the identification of the Highway and structures that will or may be subject to damage in connection with any aspect of the installation of the Private Sanitary Forcemain and the use of the Highways for the installation of same; and
 - (b) the full scope and nature of the Preliminary Highway Condition Report shall be coordinated and agreed to by the County and Pleasant Valley jointly.

19. FINAL HIGHWAY CONDITION REPORT

1. Within ten (10) days of the completion of the installation of the Private Sanitary Forcemain, Pleasant Valley shall notify the County in writing that the installation is complete, and the County shall then instruct the Consulting Engineer to conduct a further inspection, using the same methodologies employed in producing the Preliminary Highway Condition Report, and provide a supplemental report (the "**Final Highway Condition Report**"), at Pleasant Valley's sole expense, and which Final Highway Condition Report shall include, without limitation:
 - (a) the identification of those portions of the Highway that, in the opinion of the Consulting Engineer, with reference to the Preliminary Highway Condition Report, have been damaged by Pleasant Valley, its agents and/or contractors during the installation of the Private Sanitary Forcemain and their use of the Highway in completing same;
 - (b) with respect to the portions of the Highway identified as having been determined to have been damaged pursuant to (a) above, identification of the extent of repairs, replacements, or remedial work that is necessary to repair or replace the Highway or otherwise restore such Highway to a condition in the same or better than the condition identified in the Preliminary Highway Condition Report.
2. The Parties shall use reasonable efforts to ensure that the Final Highway Condition Report is completed not later than thirty days following receipt by the County of notice of completion of the installation by Pleasant Valley.

20. PLEASANT VALLEY'S DUTY REGARDING DAMAGED HIGHWAYS

1. Pleasant Valley shall well and sufficiently restore, to the reasonable satisfaction of the County Engineer, with reference to the Final Highway Condition Report, all Highways and property that it damages during the course of the Project. Pleasant Valley shall be solely responsible for all costs associated with the repair of any Highways damaged by Pleasant Valley or its employees, agents, or contractors as a result of the Works done in completing the Project, in accordance with the process set out herein and as determined by the County Engineer. Such restoration shall be equal to or better than the condition of the said Highway as it was before any of the Works commenced. If Pleasant Valley fails at any time to do, or commence and complete, any of the required work within a reasonable period of time following notification by the County (having regard to the nature of the required work), the County may do so, or may retain a qualified third party contractor to do so, and the County shall charge the amounts for same, plus any and all other expenses incurred by the County, which includes, but is not limited to the time expended by the County to oversee the work and for any additional third party expenses, to Pleasant Valley. Pleasant Valley expressly agrees to pay for said charges forthwith upon demand from the County.

21. RECORD DRAWINGS

1. Pleasant Valley shall provide two (2) copies of the "as constructed" Private Sanitary Forcemain (with sufficient detail to the satisfaction of the County, including but not limited to, both location and depth) for the records of the County plus a final electronic copy prepared in an AUTOCAD, CAD, or GIS environment, prior to release of any deposits or securities (including the Security).

22. PAYMENT OF SECURITY AND FEES

1. Pleasant Valley shall be required to pay to the County, upon execution of this Agreement, the sum of ten thousand dollars (\$10,000.00), by way of bank draft or certified cheque, as security (the "**Security**") to ensure the construction and installation of the said Private Sanitary Forcemain in accordance with the provisions of this Agreement. At such time as all the requirements of Pleasant Valley under the terms of this Agreement have been completed to the satisfaction of the County Engineer, Pleasant Valley may apply to the County for a refund of the Security, which refund shall be payable without interest.
2. Pleasant Valley covenants and agrees to pay to the County a one (1) time encroachment fee in the amount of \$2,500.00, plus the associated permit fees in the amount of \$250.00 per kilometer for the use of the right-of-way of County Road 20 by Pleasant Valley for the Private Sanitary Forcemain, they payment of which shall be due and payable upon the execution of this Agreement and issuance of the related permits.
3. Pleasant Valley covenants and agrees to reimburse the County for any and all reasonable legal, survey, and administrative costs incurred by the County with regard to the preparation, execution and registration of this Agreement and all necessary field work and inspections. In this regard Pleasant Valley agrees to pay to the County, upon execution of this Agreement, a retainer towards costs in the amount of five thousand dollars (\$5,000.00), on account of estimated legal fees in the sum of three thousand dollars (\$3,000.00) and estimated administration costs in the sum of two thousand dollars (\$2,000.00). Pleasant Valley further covenants and agrees to pay within thirty (30) days of being provided with a request by the County such further reimbursement of costs as may be required by the County in accordance with this provision of the Road User Agreement.
4. Pleasant Valley acknowledges and agrees that **Schedule "C"** attached hereto is a list of fees and charges associated with permits, which are consistent with fees and charges normally required by the County, and which may be requested and issued by the County in respect of the installation of the Private Sanitary Forcemain and the associated Works contemplated by this Agreement, and further undertakes and agrees to pay such fees and charges in accordance with **Schedule "C"**.

23. FORCE MAJEURE

1. If either Party is prevented from carrying out its obligations under this Agreement by reason of any cause beyond its control, such Party shall be relieved from such obligations while such inability continues; provided, however, that this Section shall not relieve Pleasant Valley from its obligations to indemnify the County as contemplated herein, and provided further that nothing herein shall require either Party to settle any labour or similar dispute unless it is in the best interests of such Party to do so.

24. APPLICABLE LAWS

1. It is acknowledged and agreed by the Parties that this Agreement is subject to the provisions of all Applicable Laws of the Province of Ontario.

25. NOTICES

1. Any notice to be given under any of the provisions of this Agreement shall be provided to the County by delivering the notice to the Clerk of the County, or by sending the notice by facsimile transmission to 519-776-4455, or by registered mail, postage prepaid, addressed to the attention of the Clerk of the County at **360 Fairview Avenue West, Suite 202, Essex, Ontario N8M 1Y6**, and to Pleasant Valley by delivering the same to its head office, or by sending same to its business office by registered mail, postage prepaid, addressed to Pleasant Valley as follows:

ESTATE OF MICHEAL N. HENDERSON
o/a PLEASANT VALLEY CAMPGROUND
6880 Arkona Road
Arkona, Ontario N0M 1B0
Attention: John Henderson

If any notice is sent by facsimile transmission, the notice shall be deemed to have been given on the next business day following its transmission. If any notice is sent by mail, the same shall be deemed to have been given on the fourth (4th) day following the posting of the notice, provided that in the event of a disruption in postal service, either at the point of mailing or the point of delivery, any notice sent by mail shall be deemed to have been given on the day when it is actually received by the addressee of such notice.

26. ASSIGNMENT

1. Pleasant Valley may not assign any part of this Agreement without the express written consent of the County. Pleasant Valley further acknowledges that any proposed assignee shall be required to covenant, in favour of the County, to assume full responsibility of this Agreement.

27. INDEMNIFICATION

1. Pleasant Valley shall indemnify and save harmless the County, its Councilors, officers, directors, employees, legal counsel, agents, and contractors from and against all claims, suits, demands, liabilities, losses, costs, damages, or other expenses of every kind that the County may incur or suffer as a consequence of or in connection with the Project, or in any other way with the rights granted hereunder, except to the extent that such claims, liabilities, losses, costs, damages, and other expenses are caused by the County's negligence or breach of this Agreement.

28. BREACHES OF THIS AGREEMENT

1. If Pleasant Valley commits a breach of or otherwise fails to comply with any of the provisions of this Agreement, the County shall give Pleasant Valley notice in writing specifying the breach complained of. In the event Pleasant Valley fails to remedy such breach within sixty (60) days of receipt of such notice (or such longer period of time having regard to the nature of the breach as the County may in its sole discretion deem appropriate), the matter shall be addressed in accordance with Article 29 of this Agreement, being the Dispute Resolution provisions provided for hereunder.

29. DISPUTE RESOLUTION

1. Any controversy, dispute, difference, question or claim arising between the Parties hereto in connection with the interpretation, performance, construction, or implementation of this Agreement that cannot be resolved by the County Engineer and a representative of Pleasant Valley (the "**Dispute**") shall be settled in accordance with this Section. The aggrieved Party shall send the other Party written notice identifying the Dispute, the amount involved (if any) and the remedy sought, and invoking the procedures in this Section. The Parties shall confer in an effort to resolve the Dispute themselves. If the Parties are unable to resolve the Dispute within five (5) business days after receipt of the written notice of the Dispute, then the Dispute is to be referred to a Mediator selected by Agreement between the Parties. If the Parties cannot agree on the selection of a Mediator, the final decision as to the Mediator shall be at the sole discretion of the County, provided that the Mediator selected is a certified Mediator, a respected senior lawyer with experience in municipal law, or a retired Judge.
2. If the Dispute cannot be resolved by way of Mediation, the Parties may then pursue any remedies available to them at law.
3. Except to the extent that a matter is specifically subject to a Dispute, both Parties shall continue to observe and perform the terms and conditions of this Agreement pending the resolution of the Dispute.

30. NUMBER AND GENDER

1. This Agreement shall be construed with all changes in number and gender as may be required by the context.

31. COVENANTS

1. All obligations herein contained, although not expressed to be covenants, shall be deemed to be covenants.

32. INCLUSIONS

1. Whenever a statement or provision in this Agreement is followed by words denoting inclusion or example and then a list of or reference to specific items, such list or reference shall not be read so as to limit the generality of that statement or provision, even if words such as "without limiting the generality of the foregoing" do not precede such list or reference.

33. SEVERABILITY

1. The Parties agree that all covenants and conditions contained in this Agreement shall be severable, and that should any covenant in the Agreement be declared invalid or unenforceable by a court of competent jurisdiction, the remaining covenants and conditions of the remainder of the Agreement shall remain valid and of full force and effect.

34. NO JOINT VENTURE, PARTNERSHIP, OR CO-OWNERSHIP

1. The Parties hereby acknowledge and agree that this Agreement is solely a road user agreement, and that no relationship is formed between the Parties in the nature of a joint venture, partnership, co-ownership arrangement or other similar relationship.

35. GOVERNING LAW

1. This Agreement shall be interpreted under and is governed by the laws of the Province of Ontario.

36. BINDING AGREEMENT

1. This Agreement shall extend to, benefit, and bind the Parties hereto, and their respective successors and permitted assigns.

IN WITNESS WHEREOF the Parties hereto have duly executed this Agreement, written on this and the preceding eighteen (18) pages, with effect from the day first written above.

**THE CORPORATION OF THE
COUNTY OF ESSEX**

**THE ESTATE OF MICHEAL N.
HENDERSON o/a PLEASANT
VALLEY CAMPGROUND**

Per: Gary McNamara
Title: Warden

Per: John C. Henderson
Title: Administrator

I have authority to bind Pleasant Valley.

Per: Mary Birch
Title: Clerk

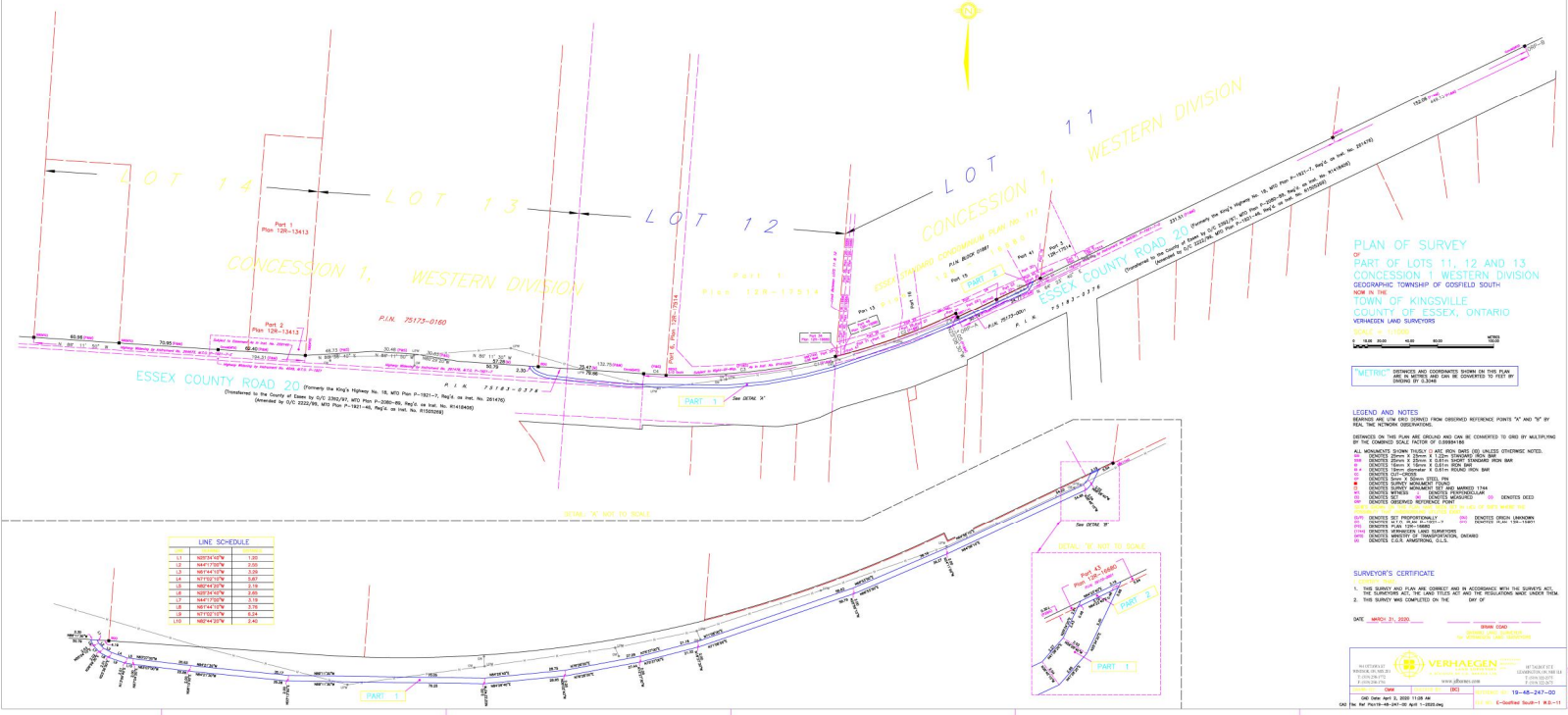
We have authority to bind the County.

SCHEDULE "A"

CURVE SCHEDULE			
NO.	START	END	LENGTH
1	100+00.00	100+00.00	0.00
2	100+00.00	100+00.00	0.00
3	100+00.00	100+00.00	0.00
4	100+00.00	100+00.00	0.00
5	100+00.00	100+00.00	0.00

INTEGRATION DATA			
COORDINATES	ARE	BASED	ON
THE	1983	NAD	83
SYSTEM	IS	USED	FOR
ALL	MEASUREMENTS	AND	CALCULATIONS
UNLESS	OTHERWISE	STATED	ON
THIS	PLAN	OR	FIELD
BOOKS	AND	FIELD	NOTES
THE	UNIT	OF	MEASUREMENT
IS	METERS	AND	DEGREES
UNLESS	OTHERWISE	STATED	ON
THIS	PLAN	OR	FIELD
BOOKS	AND	FIELD	NOTES

PARTS SCHEDULE			
NO.	DESCRIPTION	DATE	BY
1	CONCESSION 1, WESTERN DIVISION	2020	VERHAEGEN
2	CONCESSION 1, WESTERN DIVISION	2020	VERHAEGEN



PLAN OF SURVEY
 OF
PART OF LOTS 11, 12 AND 13
CONCESSION 1 WESTERN DIVISION
 TOWNSHIP OF GOSFIELD SOUTH
 COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS

LEGEND AND NOTES

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE DATE OF THE SURVEY.

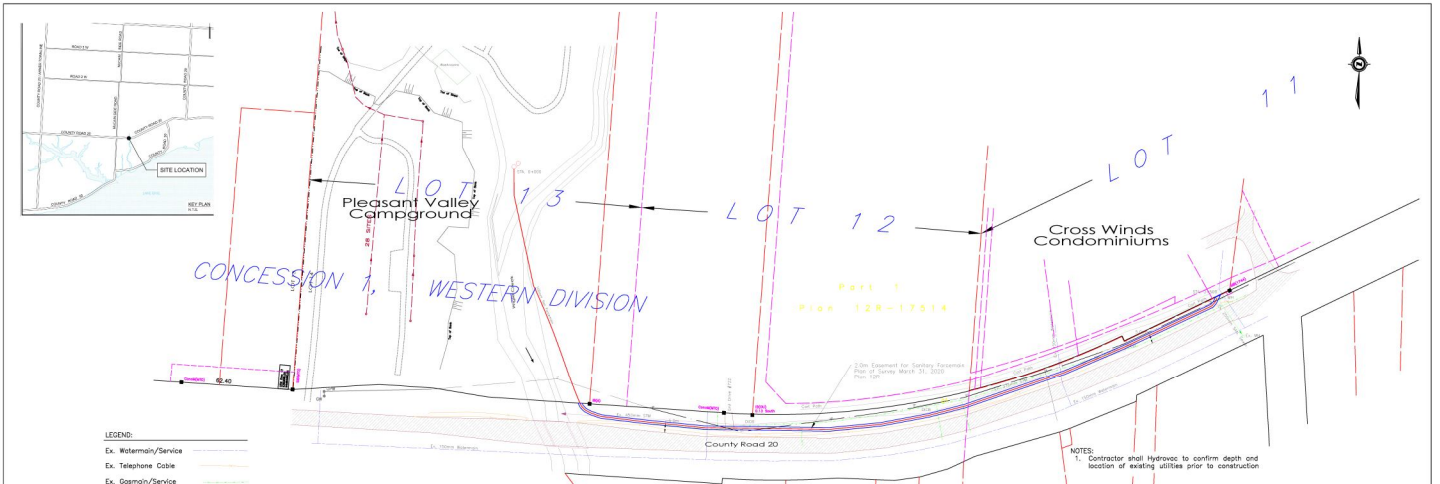
DATE: **MARCH 21, 2020**

BY: **VERHAEGEN**

LINE SCHEDULE			
NO.	START	END	LENGTH
1	100+00.00	100+00.00	0.00
2	100+00.00	100+00.00	0.00
3	100+00.00	100+00.00	0.00
4	100+00.00	100+00.00	0.00
5	100+00.00	100+00.00	0.00

VERHAEGEN
 LAND SURVEYORS
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 AURORA, ONTARIO M1T 2X9
 TEL: 416-709-1100
 FAX: 416-709-1101
 WWW.VERHAEGEN.COM

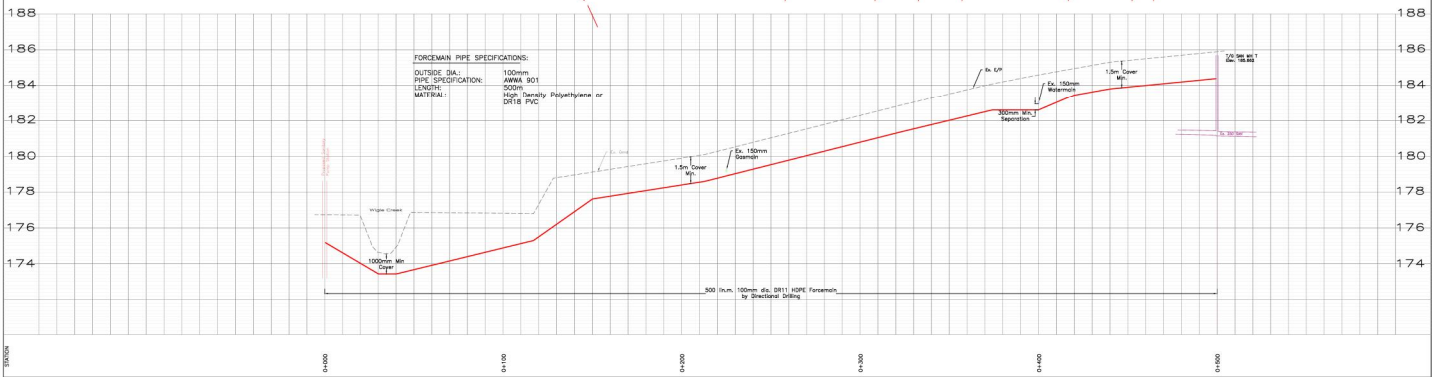
SCHEDULE "B"



LEGEND:

- Ex. Watermain/Service
- Ex. Telephone Cable
- Ex. Gasmain/Service

NOTES:
1. Contractor shall Hydrovac to confirm depth and location of existing utilities prior to construction



FORCEMAIN PIPE SPECIFICATIONS:
 OUTSIDE DIA: 100mm
 PIPE SPECIFICATION: ASTM A900
 LENGTH: 500m
 MATERIAL: High Density Polyethylene or DR18 PVC

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	11/29/18	
2	FORWARD LOCATION	09/18/19	
3	ISSUE LOCATION	11/29/18	
4	ADD Survey into Foreman Easement	04/22/20	

NORTHWEST CONSULTING
 6058 PINE STREET, SUITE 2
 CAMBRIDGE, ONTARIO
 CANADA
 TEL: 519-895-6553
 EMAIL: NORTHWEST@NORTHWEST.CO

SCALE
 HORIZONTAL = 1 : 1000
 VERTICAL = 1 : 100

TITLE
 FORCEMAIN PLAN/PROFILE
 PLEASANT VALLEY CAMPGROUND
 SANITARY CONNECTION to
 TOWN OF KINGSVILLE SYSTEM

DATE July 29, 2019
SHEET NO. 1 of 1
PROJECT NO. 12050

SCHEDULE "C"

FEES AND CHARGES PAYABLE TO THE COUNTY

1. Works Permit Fees

- (a) For project under one (1) kilometer in length - \$250.00
- (b) For project longer than one (1) kilometer in length - \$250.00 for each kilometer or part thereof.

2. Encroachment Fee

One time Encroachment Fee - \$ 2,500.00