

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW NO. 2025 - 07

BEING A BY-LAW TO ENTER INTO AN ROAD USE AGREEMENT WITH BROWN/ROSS (4944 010 00106000), WOODS (4944010 00106002) AND BECHTEL (4944 010 00106003), CROFT CON 1 PT LOT 10 42R-1844 PART 1(BROWN/ROSS), PART 2 (WOODS) AND PART 3 (BECHTEL)


WHEREAS Section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, requires a municipal Council to exercise a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, by by-law unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Magnetawan enacts as follows:

1. **THAT** the Corporation of the Municipality of Magnetawan is hereby authorized to enter into an agreement with the aforementioned substantially in the form attached hereto as Schedule A and forming part of this By-law; and
2. **THAT** the Mayor and CAO/Clerk are hereby authorized to execute the Agreement on behalf of the Corporation; and
3. **THAT** By-law 2023-34 (BROWN/ROSS), 2023-36 (WOODS), 2023-35 (BECHTEL), 2020-52 (1671258 ONTARIO INC./WEINS) and any other previously relevant by-law(s) be hereby repealed effective the date of passing of this By-law.

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto, this 12th day of February 2025.

**THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN**



Mayor



CAO/Clerk

THIS AGREEMENT MADE BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

(hereinafter called the "Municipality")
OF THE FIRST PART

- and -

**GLENN SAMUEL BROWN AND MOLLY REBECCA ROSS AND;
DARREN CHADWICK BECHTEL AND ANGELA ERIN BECHTEL AND;
MATTHEW PHILIP WOODS AND SAMANTHA WOODS.**

(hereinafter jointly called the "Licensee")
OF THE SECOND PART

WHEREAS the Municipality may enter into Road Use Agreements when no other means of access to the Licensee's lands can be provided unless Council considers the Agreement to not be in the best interest of the Municipality;

AND WHEREAS the Licensee is the registered owner of lands and premises more particularly described in Paragraph 1 of Schedule "A" attached hereto (thereinafter called the "Licensed Area");

AND WHEREAS direct access to the Licensee Lands is provide by an unopened road allowance and from the open municipal public highway known as Minkler's Lane both under the Municipality's jurisdiction which is described in Paragraph 2 of Schedule "A";

AND WHEREAS Minkler's Lane is seasonally maintained by the Municipality;

AND WHEREAS the Municipality has agreed to permit the Licensee to perform winter maintenance on a portion of the Municipality's Lands in the area described in Paragraph 3 of Schedule "A" (the Licensed Area Winter Maintenance) subject to the requirement that the Licensee enter into an agreement with the Municipality;

AND WHEREAS the Municipality has agreed to permit the Licensee to perform seasonal maintenance on a portion of the Municipality's Lands in the area described in Paragraph 4 of Schedule "A" (the Licensed Area Seasonal Maintenance);

AND WHEREAS a Site Plan Agreement as a condition has been registered on title to the Licensee's Land;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT IN CONSIDERATION OF THE PREMISES AND THE COVENANTS HEREINAFTER SET FORTH, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO COVENANT AND AGREE WITH EACH OTHER AS FOLLOWS:

1. LICENCE

The Municipality permits and consents the Licensee to maintain and make improvements upon the Licensed Areas, which is more particularly described in Paragraph 3 and 4 of Schedule "A" for the purpose of providing access to the lands described in Paragraph 1 of Schedule "A".

This license is granted for the sole purpose of providing access to the Licensee's Lands for seasonal residential use.

2. INDEMNIFICATION FROM LIABILITY AND RELEASE

The Licensee covenants and agrees with the Municipality that the Licensee will indemnify and save harmless the Municipality, its officers, servants, officials and agents from any claim or demand, loss, cost, charge or expense which the Municipality may incur or be liable for in consequence of the permission herein before granted and/or the exercise by the Licensee of

such permission and/or the presence of the improvements or in any matter related thereto.

The Licensee hereby releases and forever discharges the Municipality, its officers, servants, officials and agents from any claim, demand, loss, cost, charge or expense which may arise as a result of the Municipality performing any municipal work in or upon the Licensed Area.

3. TERM, FEE AND PROPERTY TAXES

- a) Term - This Licence Agreement shall be effective upon the date of execution by the Municipality and shall continue year to year subject to the termination provisions hereinafter set forth.
- b) Annual Fee – The Licensee shall pay the applicable fee (as established by the Municipality's Fees and Charges By-law) prior to the execution of this agreement and each year thereafter on or before February 1st. Should such amount remain unpaid on the 2nd of February in each calendar year, the Municipality may add the amount owing to the Tax Roll of the Licensee's Lands and collect such fees in a similar manner as the collection of municipal property taxes. (Note: There shall be no pre-rating of applicable fee.)
- c) Municipal Taxes – It is a condition of this License Agreement that the Licensee shall maintain the property tax account for the Licensee's Lands in good standing. For the purposes of this agreement "in good standing" shall mean that all property taxes imposed upon the Licensee's Land for the then current tax year shall be paid in full no later than 1st of November on that tax year and if such property taxes are not in good standing the Licensee is deemed to be in default of this Agreement.

4. TERMINATION OF AGREEMENT

- a) This Agreement may be terminated by the Municipality:
 - 1) Discretionary - upon six (6) months' notice in writing by the Municipality, with or without reason, to the Licensee at the Municipality's sole discretion; or
 - 2) Default - upon default of the Licensee of the terms of this agreement; as a condition precedent to giving such notice of termination the Municipality shall provide written notice of default and the Licensee shall have fifteen (15) days from the date of the notice to remedy the identified default(s) to the satisfaction of the Municipality; where such default has not been remedied the Municipality may, in addition any other remedies, terminate the agreement as of a date specified in writing and require the Licensee to remove the encroachment within a reasonable time and take such measures to restrict use of the Licensed Area as Council determines appropriate.
- b) This Agreement will automatically terminate:
 - 1) upon the registration of a transfer of the ownership of the Licensed Area from the Municipality to the Licensee;
 - 2) upon the removal of the improvements and the restoration of the Licensed Area to a condition satisfactory to the Municipality.

5. NO INTEREST IN LAND, NON-EXCLUSIVE LICENSE AND ACCESS FROM UNOPENED ROAD ALLOWANCE AND/OR SEASONALLY MAINTAINED PUBLIC HIGHWAY

- a) The Licensee acknowledges that this Agreement shall in no way create any interest in land or easement rights.
- b) The Licensee acknowledges and agrees that a part of the Licensed Area remains a component of an unopened road allowance over which the public is entitled to travel. Accordingly, the license granted herein is non-exclusive and the Licensee may not prohibit or interfere with public travel along the unopened road allowance.
- c) The Licensee acknowledges and agrees that access to the Licensed Area is also from the seasonally maintained public highway known as Minkler's Lane which is seasonally maintained by the Municipality.

6. CONSTRUCT, REPAIR AND REMOVAL

- a) In consideration of the permission and consent hereby given, the Licensee:
- 1) shall, at its own expense, construct winter maintenance of the entire Licensed Area as described in Paragraph 3 of Schedule "A";
 - 2) shall not deposit or cause to store snow on abutting lands or in any manner that may negatively affect abutting lands or municipal lands;
 - 3) shall, at its own expense, construct seasonal maintenance of the entire Licensed Area as described in Paragraph 4 of Schedule "A";
 - 4) shall not pave or otherwise hard surface the Licensed Areas;
 - 5) shall, at its own expense, obtain all required governmental approvals for the construction of the improvement's, including the submission, review and approval of a work plan for the Licensed Areas;
 - 6) shall, at its own expense, keep and maintain the Licensed Areas in a safe condition during the currency of this License.
 - 7) shall, upon termination of this Agreement, forthwith remove improvements, repair any damage caused thereby at the sole expense of the Licensee without being entitled to any compensation whatsoever.
- b) The Licensee acknowledges that the authorization hereunder applies only to the Licensed Areas and it is the Licensee's obligation to ensure that works authorized hereunder do not encroach upon abutting lands. The Licensee shall be responsible for obtaining the assistance of a professional surveyor (if necessary) for such purposes and the cost thereof.
- c) In addition to any other remedy at law or hereunder, if the Licensee fails to maintain the Licensed Areas in a condition that is safe, or to repair or remove the improvements as required by the Municipality or causes damage to Municipal lands and or assets, the Municipality may alter, repair or remove the same at the expense of the Licensee and the Certificate of the Clerk of the Municipality as to the expense thereof shall be final and binding upon the Licensee, and the Municipality may recover the same from the Licensee in any court of competent jurisdiction as a debt due and owing to the Municipality.

7. INSURANCE CERTIFICATE AND POLICY

- a) Policy of Insurance - The Licensee shall lodge with the Municipality, prior to the execution of the Agreement by the Municipality (and prior to February 1st of each calendar year), an insurance certificate from an Insurance Company satisfactory to the Municipality, and insuring for the joint benefit of the Licensee and the Municipality against any liability that may arise out of authorization granted hereunder, during the occupation of and/or construction of the improvements upon the Licensed Area.
- b) Comprehensive General Liability - Such policy shall carry limits of liability in the amount to be specified by the Municipality, but in no event shall it be less than \$5,000,000 inclusive comprehensive general liability and such policy shall:
- 1) include a cross-liability clause;
 - 2) include product/completed operation coverage;
 - 3) shall not have an exclusion pertaining to blasting, provided that any blasting required to be done shall be done by an independent contractor duly qualified to do such work or where no blasting will occur, such clause may be included where the Municipality has received to its satisfaction, a Statutory Declaration from the Licensee that no blasting will occur on the lands subject to this agreement;
 - 4) include the Corporation of the Municipality of Magnetawan as an additional insured;
 - 5) include a provision that the insurance company agrees to notify the Municipality fifteen (15) days in advance of any material change or cancellation of the said insurance policy.

- c) Certificate of Coverage - Any certificate of coverage filed with the Municipal Solicitor shall specifically contain confirmation that the coverage as specified above is in effect. The issuance of such Policy of Insurance shall not be construed as relieving the Licensee from responsibility for other or larger claims, if any, and for which it may be held responsible.
- d) Confirmation of Premium Payment – The Licensee shall, from time to time as required by the Municipality, provide confirmation that all premiums on such policy or policies of insurance have been paid, and that the insurance is in full force and effect. The Licensee shall file a copy of the policy with the Municipality.
- e) Claim in Excess of Policy Limits – The issuance of such Policy of Insurance shall not be construed as relieving the Licensee from responsibility for other or larger claims, if any, and for which it may be held responsible.

8. DEPOSITS

The Licensee shall lodge with the Municipality, as applicable, those cash deposits more particularly described in Schedule "B", prior to the date of the execution of this Agreement by the Municipality.

9. Without limiting the generality of Section 10, in the event any expenses incurred by the Municipality in the preparation and administration or enforcement of this agreement, exceeds the deposit, the Licensee shall pay such additional amounts to the Municipality as invoiced. Failure to pay such invoices within the time periods set out in this agreement or in the invoices shall be considered a default of this agreement.

10. EXPENSES TO BE PAID BY THE LICENSEE

- 1) Every provision of this Agreement by which the Licensee is obligated in any way shall be deemed to include the words "at the expense of the Licensee" unless the context otherwise requires.
- 2) The Licensee shall pay such reasonable fees as may be invoiced to the Municipality by its Solicitor, its Planner, and its Municipal Engineer in connection with all work to be performed as a result of the provisions of this Agreement.
- 3) All expenses for which demand for payment has been made by the Municipality, shall bear interest at the rate of 15% per annum commencing 30 days after demand is made.
- 4) In the event that the Municipality finds it is necessary to engage the services of an engineer or technical personnel not permanently employed by the Municipality to review the plans of the Licensee and/or carry out on- site inspections of the work performed, the Municipality will advise the Licensee accordingly of this need, and the costs of such outside engineers so engaged shall be the responsibility of the Licensee. The Municipality may require a deposit for this purpose.

11. LICENCE NON-TRANSFERABLE

The licence hereby granted may not be transferred by the Licensee without the prior consent in writing of the Municipality.

12. NOTICE

For the purpose of This Agreement, notice may be given to the Licensee by prepaid registered mail to the address as noted under the signature line and such notice shall be deemed to have been given and received on the fifth day after mailing.

13. ESTOPPEL OF LICENSEE

The Licensee agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Municipality to enter into This Agreement and to enforce each and every term, covenant and condition herein contained and This Agreement may be pleaded as an estoppel against the Licensee in any such proceedings.

14. ERECTION OF WARNING SIGNS

The Licensee shall erect two signs as described below at the approach of both the unopened road allowance and seasonally maintained road which read as follows:

THIS IS SCHEDULE A TO THE LICENSE AGREEMENT BETWEEN THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

SCHEDULE "A"

1. Licensee's Lands

CHAPMAN CON 1 PT LOT 10 RP 42R21844 PART 1 (Brown/Ross)

CHAPMAN CON 1 Pt LOT 10 42R21844 PART 2 (Woods)

CHAPMAN CON 1 Pt LOT 10 42R21844 PART 3 (Bechtel)

2. Municipality's Lands

Road Allowance Between Lot 10 and Lot 11, Con. 1 Chapman being all of the lands described in P.I.N 52079-0472.

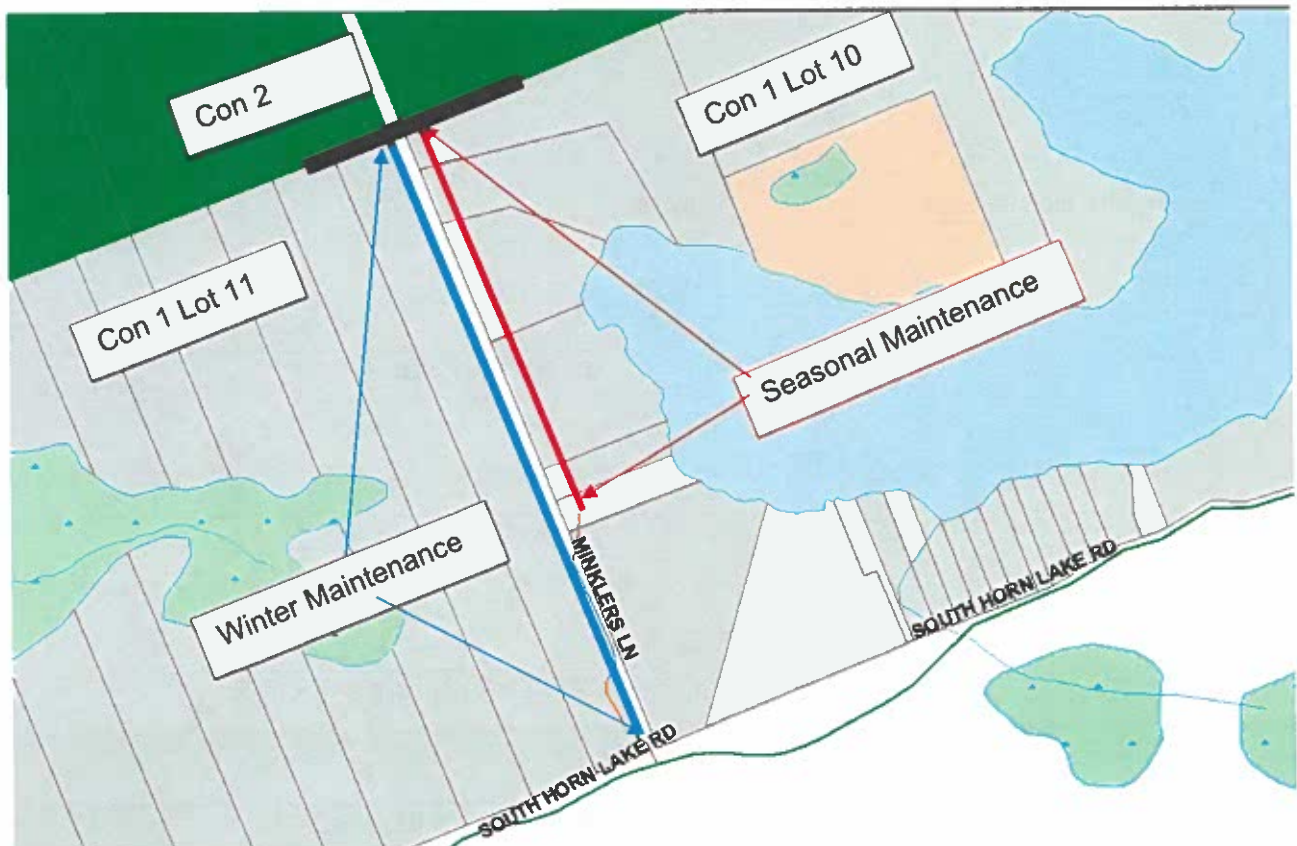
3. Licensed Area "A Winter Maintenance"

That entire portion of the Road Allowance between Lot 10 and Lot 11. Con 1, Chapman located at the beginning of the seasonally maintained public highway thereon (known as Minkler's Lane) and the line dividing Lot 10 and Lot 11 of Concession 1 and Lot 10 and Lot 11 of Concession 2, Chapman.

4. Licensed Area "B Seasonal Maintenance"

That entire portion of the Road Allowance between Lot 10 and Lot 11. Con 1, Chapman located at the end of the seasonally maintained public highway thereon (known as Minkler's Lane) and the line dividing Lot 10 and Lot 11 of Concession 1 and Lot 10 and Lot 11 of Concession 2, Chapman.

Subject Lands



THIS IS SCHEDULE A TO THE LICENSE AGREEMENT BETWEEN THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

SCHEDULE "B"

CASH DEPOSITS AND SECURITY

The Licensee shall, on the dates specified herein, lodge with the Municipality, the following described ash deposits and security.

1. TYPE OF SECURITY

Any security required to be filed under this Agreement, shall be by Certified Cheque or Bank Draft in the amount or amounts hereinafter set out.

2. CASH DEPOSITS

The following cash deposits are estimates only and are to be paid to the Municipality, as applicable, prior to the execution of this Agreement by the Municipality. In the event that the actual costs incurred by the Municipality exceed the deposits, such excess shall be invoiced to the Licensee and be due and payable thirty (30) days after demand.

For legal, planning and engineering expenses	
and disbursements in connection with this	
Agreement, a deposit of	\$1000.

At the beginning of the seasonally maintained road known as Minklers Lane;
"THIS ROAD IS SEASONALLY MAINTANED BY THE MUNICIPALITY AND PRIVATELY MAINTAINED
IN THE WINTER FOR ACCESS TO ABUTTING LANDS. MEMBERS OF THE PUBLIC MAY STILL USE
THIS ROAD BUT DO SO AT THEIR OWN RISK".

At the beginning of the Unopened Road Allowance commencing after the seasonally maintained
portion of Minklers Lane;
"THIS UNOPENED ROAD ALLOWANCE HAS NOT BEEN ASSUMED FOR PUBLIC USE BY
MUNICIPALITY. IT IS PRIVATELY MAINTAINED FOR ACCESS TO ABUTTING LANDS. MEMBERS OF
THE PUBLIC MAY STILL USE THIS UNOPENED ROAD ALLOWANCE BUT DO SO AT THEIR OWN
RISK".

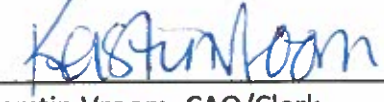
This AGREEMENT SHALL enure to the benefit of and be binding upon the parties hereto and their
permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed and set their hands and seals on This
Agreement:

By the Municipality on the 14th day of April, 2025

THE CORPORATION OF THE MUNICIPALITY OF
MAGNETAWAN

Per: 
Sam Dunnett, Mayor

Per: 
Kerstin Vroom, CAO/Clerk




By the Licensee on the 14th day of April, 2025.


GLENN SAMUEL BROWN


MOLLY REBECCA ROSS


DARREN CHADWICK BECHTEL


ANGELA ERIN BECHTEL


MATTHEW PHILIP WOODS


SAMANTHA WOODS