

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

BY-LAW 2022 - 34

BEING A BY-LAW TO PROVIDE FOR THE EXECUTION OF A SITE PLAN AGREEMENT, AS A CONDITION OF AN APPROVED CONSENT, WITH THE OWNERS OF THE LANDS:

JOHN HARRIS and SHIRLEY SUTTON - LEGALLY DESCRIBED AS CROFT CON 4 PT LOT 14 and 15, RP PSR1413 Part 1 PCL 21081 SS, MUNICIPALITY OF MAGNETAWAN- MUNICIPALLY KNOWN AS - ROLL NUMBER 4944 030 00409400

AND WHEREAS, an application for a Consent was approved by the Committee of Adjustment with the condition of a site plan agreement being entered into and registered on title, pursuant to Section 45 (9.1) of the Planning Act, R.S.O. 1990, regarding the aforementioned lands;

AND WHEREAS, Council is satisfied that the proposed development of the lands is appropriate and in conformity with the Municipality's requirements;

NOW THEREFORE the Council of the Corporation of the Municipality of Magnetawan hereby enacts as follows:


1. That the Municipality of Magnetawan enter into a site plan agreement substantially in the form attached hereto as "This Agreement."
2. That the Mayor and the Clerk are hereby authorized to execute the Agreement and all documents in connection with the Agreement.
3. The Municipality's solicitor is hereby authorized to register the Agreement against the title of the lands to which it applies.

READ A FIRST, SECOND, AND THIRD TIME, passed, signed and the Seal of the Corporation affixed hereto, this 6th day of July, 2022

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN



Mayor



CAO/Clerk

Rec:
Aug 17/22

LRO # 42 Notice

Received as GB156684 on 2022 08 12 at 16:14

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 10

Properties

PIN 52085 - 0008 LT
Description PCL 21081 SEC SS, PT LT 14 CON 4 CROFT; PT LT 15 CON 4 CROFT PT 1 PSR1413.
MAGNETAWAN
Address MAGNETAWAN

Consideration

Consideration \$2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN
Address for Service 4304 Hwy #520, P.O. Box 70
Magnetawan, ON P0A 1P0
Attention: Clerk

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Sam Dunnnett, Mayor & Kerstin Vroom, Clerk.

Party To(s)

Capacity

Share

Name HARRIS, JOHN LESLIE
Address for Service 24 Davidson Road
Aurora, ON L4G 2B1

This document is not authorized under Power of Attorney by this party.

Name SUTTON, SHIRLEY
Address for Service 24 Davidson Road
Aurora, ON L4G 2B1

This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

I Edward B. Veldboom solicitor make the following law statement The Agreement registered hereunder is a Site Plan Agreement entered into pursuant to section 41(7)(c) of the Planning Act, R.S.O. 1990 and is authorized for registration pursuant to section 41(10) of the Planning Act.

Signed By

Edward Brian Veldboom 505 Memorial Av., box 158 acting for Signed 2022 08 12
Orillia Applicant(s)
L3V 6J3

Tel 705-325-1326

Fax 705-327-1811

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

RUSSELL, CHRISTIE, LLP 505 Memorial Av., box 158 2022 08 12
Orillia
L3V 6J3

Tel 705-325-1326

Fax 705-327-1811

Fees/Taxes/Payment

Statutory Registration Fee \$66.30
Total Paid \$66.30

LRO # 42 Notice

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The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 10

File Number

Applicant Client File Number : 63-283-416

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

SITE PLAN AGREEMENT

THIS AGREEMENT made this 21st day of July, 2022.

BETWEEN:

JOHN LESLIE HARRIS AND
SHIRLEY SUTTON

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

- and -

THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN

(hereinafter called the "MUNICIPALITY")
OF THE SECOND PART

WHEREAS the lands that are the subject to this Agreement are the lands described in Schedule "A" attached hereto and as specifically shown on a Site Plan attached hereto as Schedule "B" and which lands are referred to herein as "said land";

AND WHEREAS the **OWNER** has obtained a provisional consent from the Central Almaguin Planning Board on March 17, 2021 under File B015/20, MAGNETAWAN;

AND WHEREAS one of the conditions of the approval of this consent is that the Owner enter into a Site Plan Agreement to preserve existing vegetation outside an appropriate building envelope;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the premises and for other good and valuable consideration (the receipt of which is hereby acknowledged), the parties hereto covenant and agree with one another as follows:

1. **SCOPE OF AGREEMENT**

1.1 **DESCRIPTION OF LANDS**

The land affected by this Agreement are the lands described in Schedule "A" attached hereto, and as specifically shown on Schedule "B" attached hereto and referred to herein as "said lands".

1.2 CONFORMITY OF AGREEMENT

The OWNER covenants and agrees that all new work performed on the subject lands shall be in conformity with:

- a) The provisions of this Agreement;
- b) The Site Plan attached as Schedule 'B';
- c) All applicable Municipal By-laws and all applicable Provincial and Federal legislation.

2. REGISTRATION OF THE AGREEMENT

- 2.1 The OWNER agrees that all documents required herein shall be submitted in a form suitable to the MUNICIPALITY and suitable for registration.
- 2.2 The Agreement shall be registered on title to the subject lands as provided for by Section 41(10) of the Planning Act, by the Municipality, at the expense of the OWNER.
- 2.3 The OWNER agrees to reimburse the MUNICIPALITY for all administrative and professional costs incurred in preparing, executing and registering this Agreement.
- 2.4 The OWNER agrees not to make any application or request to deregister this Agreement without the authorization in writing from the MUNICIPALITY.
- 2.5 All offers of Purchase and Sale shall contain a clause advising the potential purchaser of this Agreement

3. ISSUANCE OF BUILDING PERMITS

- 3.1 The OWNER agrees to not request the Chief Building Official to issue a building permit to carry out the development until the Agreement has been registered on title to the subject lands and a registered copy of same has been provided to the MUNICIPALITY.
- 3.2 It is agreed that if the OWNER fails to apply for a building permit or permits to implement this Agreement within two (2) years after registration, then the MUNICIPALITY, at its option, has the right to terminate the Agreement and require that a new Site Plan Agreement be submitted for approval and execution.

4. DEVELOPMENT PROVISIONS

- 4.1 The OWNER agrees to develop the subject lands in accordance with the Site Plan being Schedule "B" attached hereto, and agree that no work will be performed on the subject lands except in conformity with all provisions of this Agreement. Notwithstanding the general depiction of the proposed dwelling within the building envelope on the site plan, the specific location and size/dimensions of the dwelling as shown may be modified at the time of application for a building permit, subject

to the performance standards set out in the Zoning By-law and the application of the remaining provisions of this section 4.

- 4.2 The OWNER agrees that external lighting facilities on the subject lands and buildings will be designed and constructed so as to avoid the illumination of adjacent properties and waterways and agrees to only use a level of illumination that is consistent with the natural beauty of the surrounding properties and waterbody. All lighting shall be dark sky compliant lighting.
- 4.3 The OWNER further agrees to provide and maintain appropriate construction mitigation measures during any construction activity to ensure that there are no adverse environmental impacts on the natural heritage features including any watercourse or waterbody.
- 4.4 The OWNER acknowledges and agrees that the building envelopes shown on the approved Site Plan are intended to provide flexibility in the location and design of any proposed dwelling and related private sanitary sewage disposal system and that clearing of the entire approved building envelope is not to occur. Recognizing the foregoing, the Owner acknowledges that and agrees that clearing of vegetation (including trees) and site alteration activities within the building envelopes will be limited as follows:
 - a) such area necessary for the construction and operation of the private sanitary sewage disposal system and any path for the connection of such system to the dwelling to be constructed;
 - b) the area of the "foot print" of any dwelling;
 - c) any area within the 6 metres of the area set out in subsection b);
 - d) the area of the footprint of any permitted accessory building and within 3 metres of such accessory building.

In addition to the foregoing the Owner further agrees to preserve and maintain the existing natural vegetation on the said lands outside of those areas identified as the building envelope, and outside of driveways and path located outside the building envelope, all as shown on Schedule "B", the site plan further agrees to preserve and maintain the existing natural vegetation on the said lands outside of those areas identified as the building envelope, and outside of driveways and path located outside the building envelope, all as shown on Schedule "B", the site plan. In the areas outside of the building envelope in Schedule "B" only hazardous vegetation/trees shall be permitted to be removed.

- 4.5 The OWNER further agrees to provide for the grading of change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon as shown on Schedule "B" and will ensure that the natural drainage is not altered in any way that will cause damage to any adjacent lands, public highway or waterbody. The installation of storm water management works and the final grading of the subject lands, including any and all necessary ditching, culverts and construction mitigation measures will be provided by the OWNER.

4.6 The OWNER agrees to ensure that the natural drainage is not altered in any way that will cause damage to the vegetative buffers, any adjacent lands, or any river, stream, waterbody or to any public road.

4.7 The OWNER agrees to ensure that nothing will be developed within the 5m hydro line setback as outlined in Schedule "B".

5. **OTHER REQUIREMENTS**

5.1 The OWNER agrees that nothing in this Agreement shall relieve him or her from complying with all other applicable agreements, by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY or its Chief Building Official from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

6. **BINDING PARTIES, ALTERATION, AMENDMENT, EFFECT, PENALTY**

6.1 This Agreement may only be amended or varied by a written document executed by the parties hereto and registered against the title to the subject lands.

6.2 Following the completion of the works, the OWNER shall maintain to the satisfaction of the MUNICIPALITY, and at his or her sole expense, all the facilities or works described on Schedule "B".

6.3 This Agreement shall ensure to the benefit of and be binding upon the respective successors and assigns of each of the parties hereto.

6.4 The OWNER acknowledges that the Agreement is entered into under the provisions of Section 41(10) of the Planning Act, and that the expenses of the MUNICIPALITY arising out of the enforcement of this Agreement may, in addition to any other remedy the Municipality may have at law, be recovered as taxes under Section 427 of the Municipal Act, 2001, S.O. 2001, c.25 as amended.

6.5 The Agreement shall come into effect on the date of execution by the MUNICIPALITY.

6.6 Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the MUNICIPALITY or any other laws, regulations or policies established by any other level of government. Nothing in this Agreement shall prohibit the MUNICIPALITY from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

6.7 The definitions of Municipality of Magnetawan Zoning By-law 2001-26, as amended, shall be used to define any terms used in this Agreement.

7. **CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY THE MUNICIPALITY**

- 7.1 Prior to the execution of this Agreement by the MUNICIPALITY, the OWNER shall:
- a) Taxes — have paid all municipal tax bills issued and outstanding on the said lands;
 - b) Postponements to this Agreement — have delivered to the MUNICIPALITY all postponements of any prior encumbrances so that this Agreement will be first priority against the said lands;
 - c) Land Ownership — be the registered owner in fee simple of the lands described in Schedule 'A'.

8. **NOTICE**

- 8.1 Any notice, required to be given pursuant to the terms hereto, shall be in writing and mailed or delivered to the other at the following addresses:

OWNER'S NAME AND ADDRESS: John Harris & Shirley Sutton
24 Davidson Rd
Aurora, ON
L4G2B1

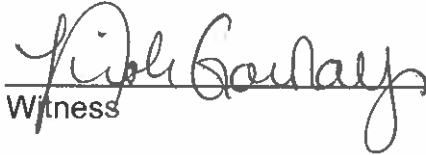
MUNICIPALITY: Kerstin Vroom, Clerk
Municipality of Magnetawan
P.O. Box 70
Magnetawan, ON
P0A 1P0

THIS AGREEMENT shall inure to the benefit of and be binding upon the OWNER and their respective heirs, executors, administrators, successors and assigns.


IN WITNESS WHEREOF the OWNER and the MUNICIPALITY have caused their corporate seals to be affixed over the signatures of their respective signing officers.

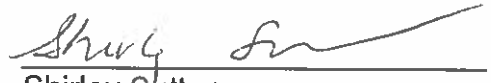
SIGNED, SEALED AND DELIVERED

In the presence of:

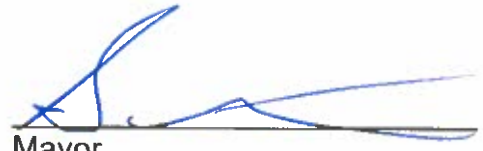

Witness


John Leslie Harris


Witness Nancy Olewiler


Shirley Sutton

THE CORPORATION OF THE
MUNICIPALITY OF MAGNETAWAN


Mayor
Sam Dunnett


CAO/Clerk
Kerstin Vroom

We have authority to bind the corporation

SCHEDULE "A"

LEGAL DESCRIPTION OF THE LANDS

Concession 4, Part Lot 14, Part Lot 15 RP PSR1413 Part 1 PCL 21081 SS formally the Township of Croft, now in the Municipality of Magnetawan

SCHEDULE "B"

SITE PLAN

The Site Plan signed by the Chief Administrative Officer/Clerk of the Municipality of Magnetawan on the 21st day of July, 2022

Kersten Storm
Clerk

