

Corporation of the Village of Merrickville-Wolford

By-Law No. 13-15

Being a By-Law to authorize the execution of a site plan agreement

Between The Corporation of the Village of Merrickville-Wolford
known hereinafter as the "Village"

And Jacob Drummond and Katy Gemmell
known hereinafter as the "Owners"

Whereas the Council of the Corporation of the Village of Merrickville-Wolford did pass By-Law No. 22-98 and the Village of Merrickville-Wolford Zoning By-Law No. 23-08, as amended, under the authority of Sections 41 and 34 of the Planning Act Chapter P.13 R.S.O. 1990 respectively.

And Whereas By-Law No. 22-98 allows for the Owners of land file and have approved by the Municipal Council a site plan agreement, in order to satisfy conditions of a Decision by the United Counties of Leeds and Grenville for consent application B-7-14.

And Whereas the Owners intend to develop the property in the Rural Zone in accordance with the provisions of the Zoning By-Law No. 23-08, as amended.

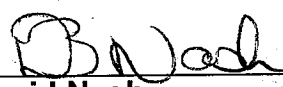
And Whereas the Chief Building Official of the Corporation of the Village of Merrickville-Wolford has recommended that the Council enter into a site plan agreement, to the satisfaction of the Rideau Valley Conservation Authority, known hereinafter as the RVCA.

Now Therefore the Council of the Corporation of the Village of Merrickville-Wolford does enact as follows that:


- 1) the legal description of the property on Schedule A (as attached) forms part of this By-Law;
- 2) the Mayor and the Clerk and/or their designates on behalf of the Corporation of the Village of Merrickville-Wolford are hereby authorized to sign and enter into a site plan agreement with the Owners, as per copy attached;
- 3) the Agreement shall be registered upon the Title of the property at the Land Registry Office in Prescott, Ontario.

Read a first and second time this 9th day of March, 2015

Read a third and final time and passed this 9th day of March, 2015



David Nash
MAYOR



Jill Armstrong
CLERK

Schedule "A"
to By-Law No. 13-15

All And Singular that certain parcel or tract of land situate lying and being in the Village of Merrickville-Wolford in the United Counties of Leeds and Grenville and Province of Ontario being in the Geographic Village of Merrickville, that property known locally as:

Part Lots LL and MM on Plan No. 6, being Part 1 on Plan 15R-11649
Geographic Village of Merrickville
Now in the Village of Merrickville-Wolford

Assessment Roll No. not yet assigned

P.I.N. 68107-0357 (LT) Part of

**The Corporation of the Village of Merrickville-Wolford
Site Plan Control Agreement
As authorized by By-Law No. 13-15
of the Corporation of the Village of Merrickville-Wolford**

This Agreement made this 2 day of April, 2015

Between Jacob Drummond and Katy Gemmell
hereinafter called the OWNERS
Of the first part

And The Corporation of the Village Of Merrickville-Wolford
hereinafter called the VILLAGE
Of the second part

Whereas the Corporation of the Village of Merrickville-Wolford By-Law No. 22-98 authorizes the Corporation to enter into one or more agreements to control the development or redevelopment of all lands in the Village.

And Whereas the lands described in Schedule "A" of this Agreement are zoned Rural under the Village of Merrickville-Wolford Zoning By-Law No. 23-08, as amended.

Now Therefor This Agreement Witnesseth That in consideration of other valuable considerations and the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the Owners, to the Village (receipt whereof is hereby acknowledged), the Owners hereby covenant, promise and agree with the Village that:

1. This Agreement shall apply to and be binding upon the lands described in Schedule "A" to this Agreement, such land being hereinafter referred to as the Owners' lands.
2. No structures, facilities or buildings shall be erected on the lands except in strict compliance with all federal, provincial and municipal laws.
3. The Owners shall satisfy the conditions, facilities and matters on the Owner's land as specified in Schedule "B" to this Agreement to the satisfaction of the Chief Building Official and/or the Chief Administrative Officer, and/or the Rideau Valley Conservation Authority (RVCA).
4. The conditions, facilities, matters as described in Schedule "B" and as shown on Schedule "C", shall be provided and maintained by the Owners at their sole risk and expense and to the satisfaction of the Corporation of the Village of Merrickville-Wolford and the RVCA, wherein default thereof the provisions of Section 427 of the Municipal Act, S.O. 2001, C. 25 as amended, shall apply, and such other remedies that the RVCA may undertake.
5. a) The Owner acknowledges and agrees to comply with the written requirements of the RVCA, which forms Schedule "C" to this agreement.

b) Any development or redevelopment of the subject lands beyond the scope of this agreement as determined by the Chief Building Official, shall require an amendment to this agreement.
6. The covenants, agreements and conditions herein contained, on the part of the Owners, shall run with the land and shall be binding upon the parties hereto, their successors and assigns.
7. The satisfying of any requirements of this Agreement by the Owners or any employee of the Corporation shall not in any way constitute acceptance of this Agreement by the Corporation, until a By-Law to authorize this Agreement has been passed by the Council of the Corporation, and this Agreement signed by

The attached document that goes with this
By-Law is too large to load on the website.

Please contact the Village Office to get a copy.

admin@merrickville-wolford.ca