

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW 97-07

A By-Law to enter into an Agreement regarding a Plan of Subdivision in Part Lot 13,
Concession IV, East of Muskrat Lake.

WHEREAS:-

- 1 A Municipality has authority under Section 51(26) of the Planning Act R.S.O. 1990 to enter into agreements imposed as conditions of approval of Plans of Subdivision.
- 2 In order to meet the conditions of the Land Division Committee of the County of Renfrew regarding a severance, the Council of the Corporation of the Township of Westmeath is prepared to enter into an agreement with Scott and Carla Ingraham and Eric Regier concerning the conveyance of certain property in Part Lot 13 Concession IV, East of Muskrat Lake.

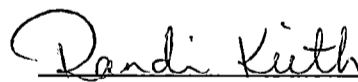
NOW THEREFORE the Council of the Corporation of the Township of Westmeath ENACTS as follows:-

- 1) The Reeve and Clerk be authorized to sign the Agreement between the Municipal Corporation of the Township of Westmeath and Scott and Carla Ingraham and Eric Regier described as Schedule "A" attached to, and forming part of, this By-Law.
- 2) The Agreement referred to in Section 1) above will be registered against the land to which it applies.

PASSED AND ENACTED this 5th day of March, 1997



Reeve



Clerk

THIS AGREEMENT made this 5th day of March A.D. 1996⁷

BETWEEN:

SCOTT INGRAHAM and CARLA INGRAHAM

herein called the "Applicants" and

CORPORATION OF THE TOWNSHIP OF WESTMEATH

herein called the "Township" and

ERIC REGIER

herein called "Regier"

WHEREAS the Applicants have applied to the Land Division Committee of County of Renfrew for a severance of the South half of the north half of Lot 13 Concession 4, Township of Westmeath, County of Renfrew FROM the South half of Lot 13 Concession 4 Township of Westmeath;

AND WHEREAS the Township has objected to the said severance because it does not comply with the Official Plan of the Corporation of the Township of Westmeath because:

- (i) the lot does not front on an approved street
- (ii) the part to be severed is too small to constitute a viable farm.

AND WHEREAS the Land Division Committee for the County of Renfrew has granted consent to the severance conditional upon the terms hereinafter referred to being confirmed by agreement with the Corporation of the Township of Westmeath.

AND WHEREAS Regier has entered into this agreement for the purpose of ensuring that the south half of the north half of Lot 13, Concession 4, Township of Westmeath County of Renfrew shall always be conveyed together with his own lands, namely Lot 13 Concession 5, Township of Westmeath, County of Renfrew.

NOW THEREFORE IN CONSIDERATION of the sum of One Dollar (\$1.00) receipt whereof is hereby acknowledged and the mutual covenants hereinafter referred to, the parties hereto agree as follows:

1. The Applicants agree and it is a condition of the severance of the south half of the north half of Lot 13 Concession 4, Township of Westmeath County of Renfrew being granted from the retained lands, namely the South half of Lot 13 Concession 4, Township of Westmeath, that the owners, their heirs and successors will not use the said south half of the north half of Lot 13 Concession 4, Township of Westmeath or any part thereof for residential purposes nor erect thereon any building to be used for residential purposes.

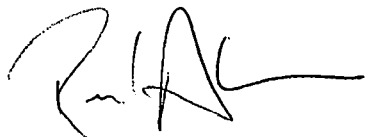
2. That the parties of the first part and the parties of the third part hereto agree that the south half of the north half of Lot 13 Concession 4, Township of Westmeath will not be conveyed at any time to any party unless it is conveyed in conjunction with Lot 13 Concession 5 and that the said lands will be always conveyed as one and not separately, which lands are currently owned by Eric Regier, herein referred to as "Regier".

3. That the parties to this agreement hereby agree to have this document registered against the lands, namely the south half of the north half of Lot 13 Concession 4, Township of Westmeath, County of Renfrew.

4. That this agreement shall enure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns forever.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF:



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