

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

BY-LAW No. 97- 21

A By-Law to enter into a Site Plan Agreement with Brian Gervais and Mary Lynn Gervais in Lots 120, 121 Registered Plan 60 Township of Westmeath (Hamlet of Westmeath).

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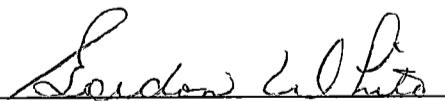
WHEREAS:

- 1) Under the provisions of Section 40 (7)(c) of the Planning Act 1990 as amended, a municipality has authority to enter into Site Plan agreements, dealing with, and ensuring the provision of all facilities works or matters described in a Site Plan Agreement.
- 2) The Corporation of the Township of Westmeath deems it expedient to enter into a Site Plan Agreement with Brian Gervais and Mary Lynn Gervais regarding an automotive garage in Lots 120, 121 Registered Plan 60.

Now therefore the Corporation of the Township of Westmeath ENACTS as follows:

1. The Site Plan Control Agreement entitled Schedule "A", an agreement between The Corporation of the Township of Westmeath and Brian Gervais and Mary Lynn Gervais, is attached to and forms part of the By-Law.
2. The Reeve and Clerk are hereby authorized to sign the aforementioned Site Plan Control Agreement on behalf of the Corporation.
3. The Corporation of the Township of Westmeath will recover, under the authority of Section 326 of the Municipal Act, through municipal taxes, the costs of any works it may have to perform, should the owner fail to complete the works described under the Site Plan Control Agreement.

PASSED and ENACTED this 22 day of October, 1997.

  
Reeve

  
Clerk

SCHEDULE "A" TO BY-LAW 97-21

CORPORATION OF THE TOWNSHIP OF WESTMEATH

SITE PLAN CONTROL AGREEMENT

Gervais Garage Lots 120, 121 Registered Plan 60

IN ACCORDANCE with Section 40 of the Planning Act, this Agreement is made in triplicate on this 22nd day of October, 1997, by and between the following parties:

**OWNER:** Brian Gervais and Mary Lynn Gervais

**TOWNSHIP:** Corporation of the Township of Westmeath

Each of whom, for good and valuable considerations, covenant one to the other as follows:

1. the OWNERS agree:
  - (a) that they own the land which is the subject of this agreement and is described on the Site Plan;
  - (b) that the work done on the land will be in accordance with this Agreement and according to any permits, licences or approvals obtained from the Province of Ontario, the Township of Westmeath, the County of Renfrew, the Renfrew County & District Health Unit, Ontario Hydro and abutting owners, as may be required;
  - (c) that this Agreement can be registered by the Township against the land to which it refers;
  - (d) that they will make no changes to work described under this Agreement without the written approval of the Township;
  - (e) that they will pay such reasonable fees as may be invoiced to the Township in connection with this Agreement;
  
2. The OWNERS, prior to the execution of this Agreement by the Township will:
  - (a) have paid all outstanding taxes;
  - (b) have deposited with the Township any deeds, easements, deposits, levies and security required by this Agreement; and
  - (c) have secured the approval, in writing, of the Township to any plans and specifications required by the Township under this Agreement.
  
3. The TOWNSHIP agrees:
  - (a) that the project to be developed under this Agreement conforms to the Official Plan and Zoning By-Laws of the Township;

- (b) that it has enacted a Site Plan Control By-Law covering the subject property;
- (c) that it approves the Site Plan and all schedules attached to this Agreement.

4. The PARTIES agree:

- (a) that the following schedule form part of this Agreement:
  - i) Schedule "1" - Copy of Site Plan
- (b) that this Agreement will take priority over any subsequent registration against the subject lands.

IN WITNESS WHEREOF the Parties have hereto affixed their corporate seals attested to by the hands of their duly authorized officers.

Executed by the OWNERS on the *22<sup>nd</sup>* day of *OCTOBER*, 1997.  
Executed by the TOWNSHIP on the *22* day of *October*, 1997.

SIGNED, SEALED AND DELIVERED

In the Presence of

*Gordon White*  
*Reeve*  
*Randi Keith,*  
*Clark*

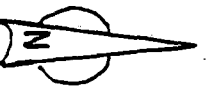
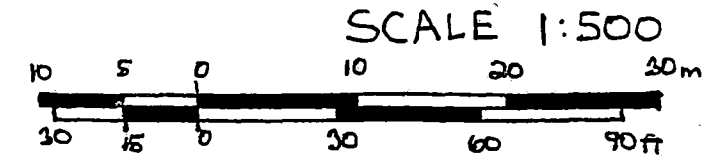
) *Brian Jones*  
) *W/d Reeve*  
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Schedule "1"

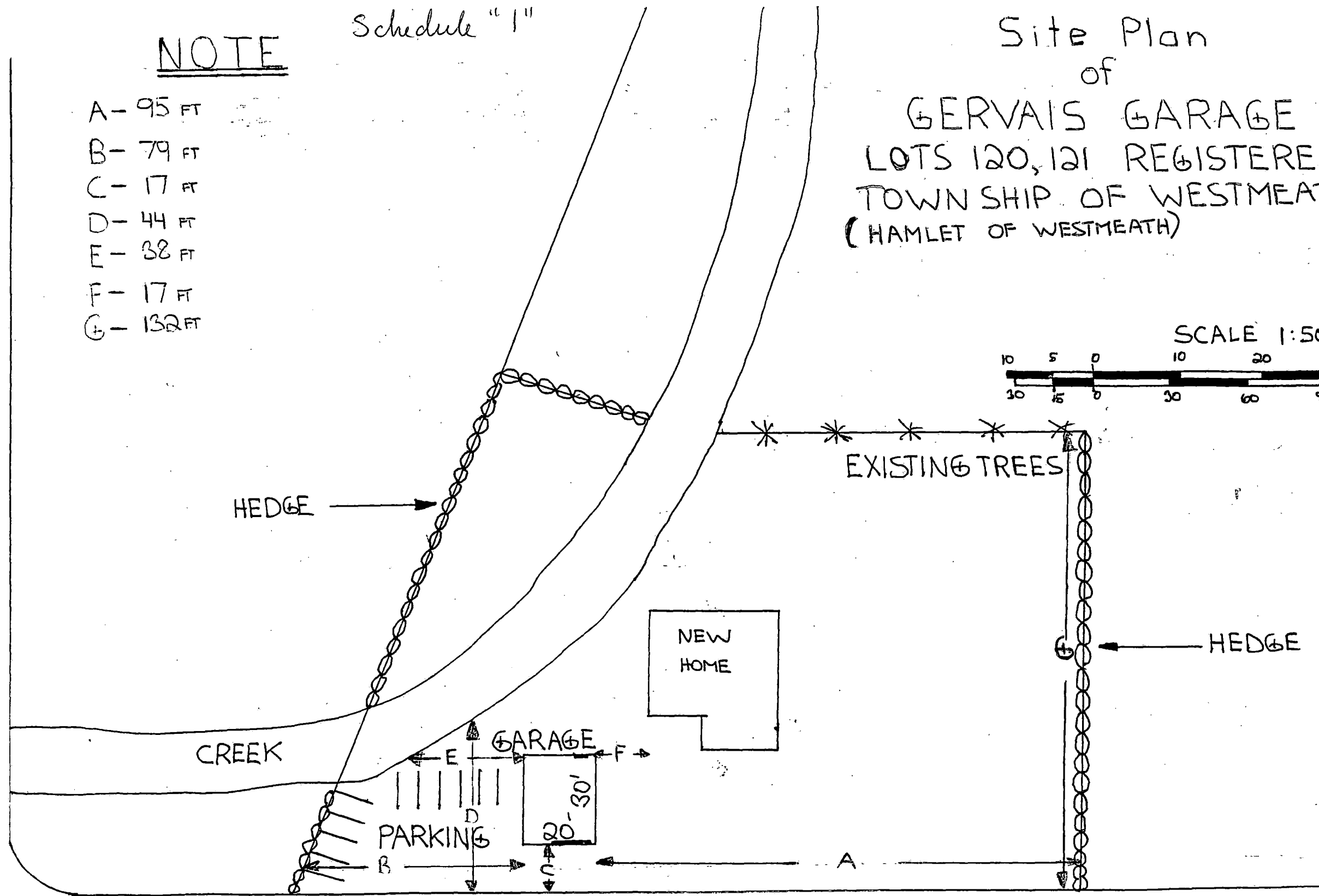
NOTE

- A - 95 FT
- B - 79 FT
- C - 17 FT
- D - 44 FT
- E - 38 FT
- F - 17 FT
- G - 132 FT

Site Plan  
of  
GERVAIS GARAGE  
LOTS 120, 121 REGISTERED PLAN 60  
TOWNSHIP OF WESTMEATH  
(HAMLET OF WESTMEATH)



STREET TO FIREHALL



JESSIE STREET

~~Certified to be true copy of original Site Plan~~  
~~Westmeath, October 23, 1997~~  
~~Randi Keith, Clerk-Treasurer~~  
 Original