

**THE CORPORATION OF
TOWNSHIP OF WHITEWATER REGION**

BY-LAW NUMBER 11-11-516

A By-Law authorizing the Township to enter into a Development Agreement with Vereyken Homes Limited

WHEREAS Vereyken Homes Limited is the owner of Part 6 on Reference Plan 49R-17671 PT LT 7 CON 5, EML WESTMEATH, TOWNSHIP OF WHITEWATER REGION;

AND WHEREAS Vereyken Homes has applied to the County of Renfrew for consent approval(s) of residential lot File Number(s) B201/10, B202/10(2), B203/10(3), B204/10(4) and B205/10(5), and such approval(s) dated the 3rd day of May, 2011 have been granted subject to the execution and registration of a Development Agreement between the Owner and the Township be on title;

AND WHEREAS Section 53(12) of the Planning Act, R.S.O. 1990, c.P.13, affords council the same powers with respect to a consent as the approval authority has with respect to an approval of a plan of subdivision under Section 51 (25) of the Planning Act;

AND WHEREAS Section 51(26) of the Planning Act provides for the Municipality to enter into an Agreement as a condition of the Consent Process of a lot which Agreement may be registered on title and is enforceable by the Municipality against all subsequent purchases of the land;

AND WHEREAS Vereyken Homes Limited has asked the Council of the Corporation of the Township of Whitewater Region to enter into a Development Agreement;

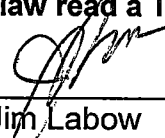
NOW THEREFORE the Council of the Corporation of the Township of Whitewater Region hereby ENACTS AS FOLLOWS:

1. **THAT** The Corporation of the Township of Whitewater Region enter into a Development Agreements with Vereyken Homes Limited, which the agreements are attached and marked as Schedule "A" to this By-law.
2. **THAT** the Council of the Township of Whitewater Region hereby authorize the execution of the Development Agreement.
3. **THAT** the Mayor and CAO/Clerk be authorized to execute the said Development Agreement together with all documents relating thereto, and further, to make such other motions as may be necessary to complete this matter.


THIS BYLAW shall come into effect upon the passing thereof and subsequent registration at the Land Registry Office for the Registry Division for the County of Renfrew.

This By-law given FIRST and SECOND reading this 16th day of November, 2011

This By-law read a THIRD time and finally passed this 16th day of November, 2011



Mayor, Jim Labow



Dean Sauriol, CAO/Clerk

SCHEDULE "A"

THIS AGREEMENT dated this 9th day of November, 2011

BETWEEN:

VEREYKEN HOMES LIMITED

(hereinafter referred to as "the Owner")

-and-

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

(hereinafter referred to as "the Municipality")

WHEREAS the Municipality has agreed to assume ownership of Part 6 on Reference Plan 49R-17671, being Part of Lot 7, Concession 5, E.M.L., Westmeath, Township of Whitewater Region, hereinafter referred to as "the Parcel".

AND WHEREAS the Owner has agreed to improve the Parcel to a standard acceptable to the Municipality for use as a Municipal Road.

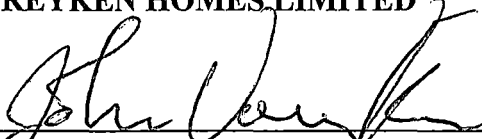
AND THEREFORE in consideration of the mutual covenants hereinafter agreed to in the sum of \$2.00, the receipt whereof is hereby acknowledged and the parties hereto agree as follows:

1. The Owner shall convey to the Municipality and the Municipality shall accept a conveyance of the Parcel.
2. The Owner shall improve the Parcel to a standard acceptable to the Municipality for road purposes; and said improvements shall be made no later than March 31, 2020.
3. The Owner shall install adequate piping at the Owner's expense to provide a loop in the municipal water works piping system, provided said installation shall be completed on or before the 31st day of March, 2020.
4. The Municipality, upon completion of the road and water service to its satisfaction, shall assume the Parcel as part of its municipal road system.
5. The Parcel shall not be used as a road by the Owner until such time as it is assumed as part of the municipal road system.
6. This Agreement, or notice of same, shall be registered on the title to the Parcel.

7. This Agreement shall be binding on the parties hereto, their successors and assigns from time to time.

IN WITNESS WHEREOF the Parties have hereunto affixed their respective corporate seals attested by the signatures of their proper officers.

VEREYKEN HOMES LIMITED

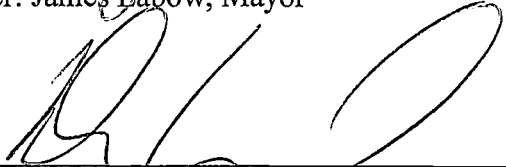


Per: John Vereyken, President
I have the authority to bind the Corporation.

**THE CORPORATION OF THE TOWNSHIP OF
WHITEWATER REGION**



Per: James Labow, Mayor



Per: Dean Sauriol, Chief Administrative Officer
We have the authority to bind the Corporation