

**THE CORPORATION OF  
TOWNSHIP OF WHITEWATER REGION**

**BY-LAW NUMBER 12-11-573**

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**A By-Law authorizing the Township to enter into a Development  
Agreement with Kent Bulmer**

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**WHEREAS** Kent Bulmer is the owner of PT LT 27 CON 6, ROSS, TOWNSHIP OF WHITEWATER REGION;

**AND WHEREAS** Kent Bulmer has applied to the County of Renfrew for consent approval of residential lot File Number B15/11 and such approval dated the 9<sup>th</sup> day of March, 2012 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 approval of subdivision 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** Kent Bulmer 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 Agreement with Kent Bulmer, which agreement is 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 21<sup>st</sup> day of November, 2012**

**This By-law read a THIRD time and finally passed this 21<sup>st</sup> day of November, 2012**

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MAYOR

\_\_\_\_\_  
CAO/CLERK

SCHEDULE 'A'

DEVELOPMENT AGREEMENT

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WHITEWATER REGION

"Hereinafter referred to as the Municipality of the First Part"

-AND-

Kent Bulmer

"Hereinafter referred to as the Owner of the Second Part"

WHEREAS Section 51(26) of the Planning Act provides for the Municipality to enter into an Agreement as a condition of the approval of the subdivision 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 consent has been granted pursuant to Section 53 of the Planning Act the Land Division Committee of the County of Renfrew which decision dated the 9th day of March 2012 which Decision provides for the registration of an Agreement with the Municipality with respect to notice of the desirability of using water softener to lower hardness.


AND WHEREAS the Owner is the owner of Part of Lot 27, Concession 6, in the Geographic Township of Ross being more particularly described as Part 1 on Reference Plan 49R-17186 save and except part 2 on 49R-17186.

AND THEREFORE in consideration the approval of the application for severance and the terms and conditions hereinafter set out the Parties agree as follows:


1. The Owner agrees to register a notice of this agreement against the property known as part of Lot 27, Concession 6, in the Geographic Township of Whitewater and in the Geographic Township of Ross presently owned by Kent Bulmer.
2. The Owner agrees that this shall form notice to any subsequent purchases stating:  
  
"Water softeners and/or manganese green sand filters should be adequate to lower hardness within the Ontario Drinking Water Standards (ODWS) and that this notice relates to Part 1 on 49R-17186".
3. The Owner agrees that this notice shall also advise that any future wells on the retained land must be disinfected by means of chlorination before use as a domestic supply. The retained lot is Part 1 49R-1471 save and except Part 1 & 2 on 49R-17186

Dated at Whitewater this 21st day of November, 2012.

Township of Whitewater Region

  
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Jim Lawson, Mayor

  
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Annette Mantifel, Interim CAO/Clerk

  
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Kent Bulmer  
Owner