

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2012-45

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO EXECUTE A SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC AND

LEANNE CURRAGH

WHEREAS a Site Plan Agreement has been prepared to the satisfaction of the Township of South Frontenac and signed by the proponent;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and the Clerk are hereby authorized to execute a Site Plan Agreement between the Corporation of the Township of South Frontenac and P.M. Snelgrove General Contractors & Engineers, a copy of which is attached hereto and forms part of this by-law.
2. THAT this By-law and Agreement shall be registered on title of the property described as Part Lot 20, Concession III, Storrington District, Township of South Frontenac.
3. THIS BY-LAW shall come into force and effect in accordance with section 41 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said section 41.

Dated at the Township of South Frontenac this seventh day of August 2012.


Read a first and second time this seventh day of August, 2012.

Read a third time and finally passed this seventh day of August, 2012.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



Gary Davison, Mayor



Wayne Orr, Clerk-Administrator

**THIS SITE PLAN AGREEMENT made this 8th day
of August, 2012.**

BETWEEN:

LEANNE CURRAGH

hereinafter called the "Owner"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC

hereinafter called the "Municipality"

OF THE SECOND PART

WHEREAS the Owners are the registered owners in fee simple of certain lands described in Schedule "A", attached hereto, located in the Township of South Frontenac (the "Owners' Lands");

AND WHEREAS the Municipality is authorized to enter into this agreement and register it against the title to the Lands pursuant to section 41 of the Planning Act and section 6.17 of the Township of South Frontenac Official Plan;

AND WHEREAS the Municipality has passed by-law No. 2003-25 to designate all of the Township of South Frontenac as a "Site Plan Control Area";

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements contained herein, the parties agree each with the other as follows:

In this Agreement:

- a) *"Owner" includes a mortgagee in possession, a tenant in possession pursuant to a leasehold interest, and encumbrancer in possession and may mean more than one Owner specified in the Certificate of ownership.*
1. The Owner covenants that the Owner is the Owner in fee simple of the Owner's lands.
 2. The obligations imposed by this Agreement affect the lands described in Schedule "A" hereto and any restrictive covenants expressed herein run with the land and bind successors in title to the said property as well as the successors and assigns of the Owner.
 3. The encumbrancer agrees to satisfy all the obligations imposed pursuant to this document if it should enter into possession of the said lands.
 4. The following schedules are attached to and form part of this agreement and no new building, structure or other facility shall be erected, altered or placed on the said lands except in accordance with the attached schedules which consist of:
 - A. Legal Description of Lands
 - B. Site Plan
 5. The Owner shall use the subject land only in accordance with the uses and locations identified on Schedule "B".
 6. The Owner shall prevent damage being caused to existing public highways, other public works or municipal property in the course of the development of the said

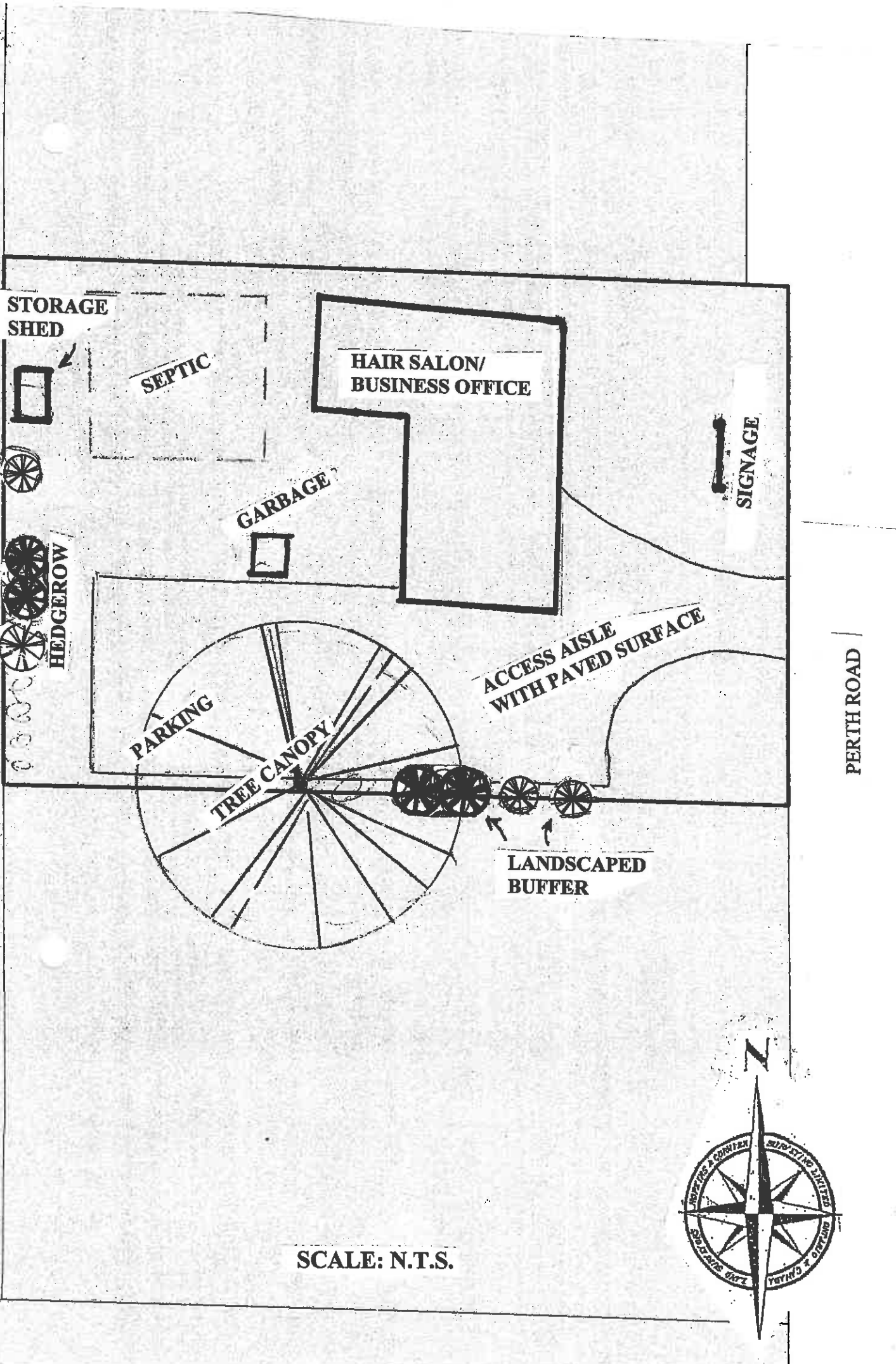
SCHEDULE "A"

LEGAL DESCRIPTION OF LANDS

Part Lot 20, Concession III, Storrington District, Municipally Known as 4157 Perth Road; Township of South Frontenac

SCHEDULE "B"

SITE PLAN



SCALE: N.T.S.

