

BY-LAW NUMBER 15-21

OF

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

A By-Law for the purpose of establishing an encroachment agreement between the New Lowell United Church and the Township of Clearview

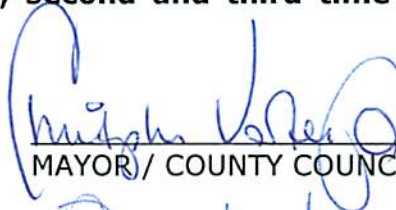
WHEREAS Section 8 of the Municipal act, R.S.O. 2001 provides that a municipality has the capacity, rights, power and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS it is deemed expedient to permit an encroachment(s) onto the New Lowell Recreational Park and the Clearview Public Library (Sunnidale Branch) in the Township of Clearview;


NOW THEREFORE BE IT ENACTED a By-Law of the Corporation of the Township of Clearview as follows:

1. That an encroachment agreement, attached hereto as Schedule "A" and forming part of this By-Law, be entered into with the New Lowell United Church.
2. That a map of the New Lowell United Church, New Lowell Recreation Park and Clearview Public Library (Sunnidale Branch) (in the former Township of Sunnidale) now in the Township of Clearview be attached as Schedule "B".
3. That the Mayor/County Councillor and Clerk be authorized to execute the agreement on behalf of the Township of Clearview.
4. This By-law shall come into force and effect on the day of passage by Council.

By-Law 15-21 read a first, second and third time and finally passed this 23rd day of March, 2015.



MAYOR/ COUNTY COUNCILLOR



DIRECTOR OF LEGISLATIVE SERVICES/CLERK

THIS AGREEMENT made this 23rd day of March, 2015

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

(Hereinafter called the "Township") of the First Part,

- AND -

United Church of Canada (New Lowell United Church)

(Hereinafter called the "Owner") of the Second Part.

WHEREAS **United Church of Canada (New Lowell United Church)** is the owner of the lands described as Pt. Lt. 11, Concession 4 (former Sunnidale Township), in the Township of Clearview, in the County of Simcoe, situated municipally at #5227 County Road 9 ; and

WHEREAS the owner requires encroachment(s) for additional (reciprocal) parking at the New Lowell Recreation Park - #5212 County Road 9; and the Clearview Public Library, Sunnidale Branch - #5237 County Rd. 9; and

WHEREAS all parties shall, when required, utilize parking spaces on each property (as needed) on #5227 County Road 9, #5212 County Road 9 and #5327 County Road 9;

WHEREAS the owner has named The Corporation of the Township of Clearview as third party insured;

NOW THEREFORE THIS AGREEMENT WITNESSETH that, in consideration of the mutual covenants and agreements hereinafter contained, together with other good and valuable consideration (the receipt of which is acknowledged), the Township and the Owners mutually covenant and agree as follows:

1. The Owners shall have the right and licence to keep parking spaces (collectively referred to hereafter as the "Authorized Encroachment") in their present location, as depicted in a sketch attached hereto and marked as Schedule "A", encroaching from the Owners' lands described as Lot 11, Concession 4, (former Sunnidale Township), in the Township of Clearview, in the County of Simcoe onto #5237 County Road 9 and #5212 County Road 9, PROVIDED THAT the Owners shall remove the Authorized Encroachment from #5237 County Road 9 and #5212 County Road 9 within six (6) months of receiving notice from the Township to do so and PROVIDED THAT this right and licence shall apply only for so long as the Authorized Encroachment on the property continues to stand.

2. No extension or enlargement of the Authorized Encroachment shall be permitted without the express written consent of the Township of Clearview.
3. In the event that the Authorized Encroachment are removed or demolished, singularly or collectively, any reconstruction shall be in accordance with the Township's Zoning By-law and other applicable laws, by-laws, regulations and policies in force and effect at the time of reconstruction.
4. Other than the right and licence referred to in Paragraph 1 hereof, the Owners shall not, pursuant to this agreement acquire any easement or other rights in and to those portions of #5237 County Road 9 and #5212 County Road 9 onto which the Authorized Encroachment encroach.
5. In the event the existing water and sewer service to the subject property has to be repaired or replaced by the Township, the Township shall be responsible for the repair or replacement of said water or sewer service to within a reasonable distance from the Authorized Encroachment (so that the encroachment will not be damaged by the work done by the Township) and the Owners shall be responsible for the continuation of the repair or replacement work from that point.
6. The Owners shall notify the Township in writing of any change of ownership of any part or all of the lands more particularly described in Clause 1 hereof.
7. The Owners hereby release the Township from any and all liability and obligation for any and all loss, damage or injury, including death to persons, which happens as a result of or arises out of the Township granting this licence to the Owners.
8. The Owners hereby covenant and agree to indemnify and save harmless the Township from any and all liability, costs, causes of action and damage whatsoever arising out of the Township granting this licence to the Owners.
9. The Owners shall make no claim against the Township in respect of damage to said encroachment, arising from snow removal, road maintenance, or other such similar activities of the Township's employees or contractors on said street.
10. The Owners shall ensure that parking will not interfere with public works or fire department's daily activities located at 5212 County Road 9.

11. This Agreement shall endure to the benefit of and be binding upon the parties hereto, their heirs, executors, successors and assigns, respectively, as owners from time to time of all or any part of the lands more particularly described in Clause 1 hereof and Schedule "A" attached hereto.
12. It is the Owners' responsibility to store this document and ensure that it is brought to the attention of all mortgagees and future purchasers.
13. This Agreement may be registered on title to the lands affected, at the sole expense of the Owners.
14. The Owners each acknowledge that he or she:
 - a. Has received independent legal advice or has freely waived his or her right to obtain such advice;
 - b. Has read this Encroachment Agreement in its entirety and has full knowledge of the contents;
 - c. Understands his or her respective rights and obligations under this Agreement, the nature of this Agreement and the consequences of this Agreement;
 - d. Acknowledges that the terms of this Agreement are fair and reasonable;
 - e. Is entering into this Agreement without any undue influence, fraud, or coercion whatsoever, and
 - f. Is signing this Agreement voluntarily.

IN WITNESS WHEREOF The Corporation of The Township of Clearview and the Owners hereunto set and affix their respective hands, seal and corporate seal under the hands of their proper officers duly authorized in that behalf.

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

per: 
MAYOR/COUNTY COUNCILLOR

per: 
DIRECTOR, LEGISLATIVE SERVICES/CLERK

WE HAVE AUTHORITY TO BIND THE CORPORATION

**SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF:)**


Witness Signature

) THOMAS MACHAM, TRUSTEE
) NEW LOWELL UNITED CHURCH
)
Name of Owner

Tom Macham
Witness - PLEASE PRINT HERE

SCHEDULE "A"

The sketch of the Authorized Encroachment, prepared and provided by the Owners, for lands described Lot 11, Concession 4, (former Sunnidale Township) in the Township of Clearview, in the County of Simcoe, situated municipally at (5227 County Road 9, has been deposited on file in the Clerks Department at 217 Gideon Street Stayner, ON L0M 1S0.



CLEARVIEW

Scale: 1:2,263

N

- Boundaries**
- ▬ Municipal Fringe
- ▬ County Fringe
- ▬ Local Fringe
- ▬ Planning Boundary
- ▬ Water Conservation
- ▬ Light Rail Transit Corridor

- Roads**
- ▬ Provincial Road
- ▬ County Road
- ▬ Local Road
- ▬ Local Road with Right-of-Way
- ▬ Private Road
- ▬ Private Closed Road

- Infrastructure**
- ▬ Water
- ▬ Utility Line
- ▬ Active Pathway
- ▬ Non-Active Pathway
- ▬ Municipal Drain
- ▬ Maricopa Drain

- Landscapes Features**
- ▬ Water Course - NCCA
- ▬ Foothills - NCCA
- ▬ Hill Land - NCCA
- ▬ Vegetation
- ▬ Wooded Areas
- ▬ Provincial Parks
- ▬ Urban Area

- Zoning Overlays**
- ▬ Industrial Land
- ▬ Major Highway and Special Policy
- ▬ Local Road (Urban Area) (SRPA 2016)
- ▬ NCCA Mixed-Use Residential Area
- ▬ NCCA Mixed-Use Commercial Area
- ▬ NCCA Urban Residential Area
- ▬ NCCA Commercial Area

- Original Plan**
- ▬ Agriculture
- ▬ Commercial
- ▬ Industrial
- ▬ Residential
- ▬ Recreation
- ▬ Utility
- ▬ Unimproved Land
- ▬ Vacant
- ▬ Water
- ▬ Wetland
- ▬ Wooded Area
- ▬ Other
- ▬ Unimproved
- ▬ Utility
- ▬ Water
- ▬ Wetland
- ▬ Wooded Area
- ▬ Other

- Terrestrial Land Use**
- ▬ Forest
- ▬ Grassland
- ▬ Shrubland
- ▬ Wetland
- ▬ Other

- Other Land Use**
- ▬ Forest
- ▬ Grassland
- ▬ Shrubland
- ▬ Wetland
- ▬ Other

NEW LOWELL, NEW HAMPSHIRE
EBE DEPARTMENT
PROPERTY

COUNTY ROAD NO. 9
(KNOWN AS) CREEMOR ROAD

GENERAL NOTES:
1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

RRITZ
ARCHITECT
1000 W. 10th Street
Lowell, NH 03257
Tel: 603-853-1111
Fax: 603-853-1112

NEW LOWELL, ONT
SITE PLAN

A-1
DATE: 11/15/2018
SCALE: AS SHOWN
PROJECT: NEW LOWELL, ONT
SHEET: A-1



1. PLAN 51P - J3372
NOV 15 - 070 (S)