



THE CORPORATION OF THE UNITED TOWNSHIPS OF HEAD, CLARA & MARIA

BY-LAW NUMBER 2022-02

THIS AGREEMENT made the 16th day of February 2022.

BETWEEN:

ERNEST VILLENEUVE
hereinafter called the "Owner"

-and-

THE CORPORATION OF THE UNITED TOWNSHIPS OF HEAD, CLARA & MARIA
hereinafter called the "Municipality"

WHEREAS the Owner hereby warrants that he is the owner in fee simple of lands comprised of PT LT 16 CON 10 HEAD; PT LT 17 CON 10 HEAD PT 4-6, 49R9187 & PT 3, 49R9187; S/T & T/W R325802; HEAD, CLARA;

AND WHEREAS the Owner has applied to the Land Division Committee for the County of Renfrew (Applications B72/21(1) and B73/21(2)) for consent pursuant to the provisions of the Planning Act, c. P.13 R.S.O. 1990, as amended;

AND WHEREAS the aforesaid Application for Consent was granted by the Land Division Committee subject to a condition that the Owner enter into an Agreement with the Municipality regarding the matters hereinafter set out;

AND WHEREAS this Agreement is being entered into between the Owner and the municipality in satisfaction of Condition #2 in the above noted Land Division Committee's file pursuant to Section 53(12) and 51(26) of the Planning Act, P. 13 R.S.O. 1990, as amended;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the premises and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by the parties hereto) the parties hereto agree as follows that future Owners be notified of the following by registration of this agreement on title to the severed and retained lots:

1. The lots severed to be severed by Consent Application file numbers B72/21(1) and B73/21(2) are located in an area of gravel extraction potential. Any future developments of aggregate extraction will have potential for noise, dust, traffic and vibrations.
2. A 50 metre deep vegetated buffer area along Jennings Road should be maintained substantially in a natural vegetated state with the exception of a driveway to access the proposed building envelope in order to help mitigate the potential adverse impacts of dust, noise or visual effects on future dwellings.
3. Future dwellings on the lots to be severed should be located near the center or rear of the proposed lots in order to minimize the potential adverse impacts of dust, noise or visual effects on future dwellings.
4. Future wells on proposed lots should be installed by a licensed drilling contractor. Wells should be drilled and cased into the underlying bedrock and the well casing should be pressure grouted from the bedrock surface up to ground level.
5. The Owner agrees to pay the costs associated with the preparation of this Agreement.

