

Corporation of the Township of Chisholm

Municipal Office/Council Chambers: 2847 Chiswick Line, Powassan, Ont. P0H 1Z0

Phone (705)724-3526 - Fax (705)724-5099 info@chisholm.ca

ADDITION TO AGENDA

COUNCIL MEETING

TUESDAY, MARCH 26, 2024 7:00 PM

10. NEW BUSINESS

(e) Development Agreement, Severance File 2023-08, McKinnon (Encl.)

THE CORPORATION OF THE TOWNSHIP OF CHISHOLM
DEVELOPMENT AGREEMENT

THIS AGREEMENT made in triplicate this 26th day of March 2024.

BETWEEN:

KATELYN ELIZABETH MCKINNON

hereinafter referred to as the "OWNER"

- AND -

THE CORPORATION OF THE TOWNSHIP OF CHISHOLM,

hereinafter referred to as the "TOWNSHIP"

WHEREAS the OWNER is the OWNER in fee simple of these lands and premises in the Township of Chisholm in the District of Nipissing being more particularly described in Schedule "A" attached hereto;

AND WHEREAS the TOWNSHIP approved Severance Application 2023-08, with the condition that Katelyn McKinnon enter into a Development Agreement pursuant to Subsection 53(2) and Subsection 51(6) of the Planning Act, R.S.O. 1990.

AND WHEREAS the severance was approved on the basis of adhering to the MNR D-Series Guidelines for new development adjacent to an Industrial Use.

AND WHEREAS the OWNER is required as a condition of the severance to enter into an agreement to establish a building envelope and other site development requirements;

NOW THEREFORE WITNESSETH that in consideration of other good and valuable consideration and the sum of ONE-----(\$1.00)-----DOLLAR of lawful money of Canada now paid by the TOWNSHIP to the OWNER, the receipt whereof is hereby acknowledged, the OWNER and the TOWNSHIP covenant, declare and agrees as follows:

- 1) The OWNER agrees to not request the Chief Building Official to issue a building permit to carry out the development until this Agreement has been registered on title to the lands described in Schedule A attached hereto and a registered copy of same has been provided to the TOWNSHIP.
- 2) No dwelling unit as defined in the Ontario Building Code shall be built on Concession 11 Part of W1/2 Lot 19 PART 1 of Plan 36R-15118 except within the "Building Envelope" shown and identified on Schedule 'A' which is attached and forms part of this agreement.
- 3) On any application for a Building Permit and prior to the issuance thereof, the OWNER shall submit such plans, specifications and approvals with respect to the project as are required to the TOWNSHIP for the approval of the Chief Building Official.
- 4) The OWNER agrees that the sewage system shall be approved by the North Bay-Mattawa Conservation Authority.
- 5) Nothing in this Agreement shall relieve the OWNER from complying with all other applicable by-laws, laws or regulations of the TOWNSHIP or any other laws, regulations

or policies established by any other level of government. Nothing in this Agreement shall prohibit the TOWNSHIP from instituting or pursuing prosecutions in respect of any violations of the said by-laws, laws or regulations.

OWNER'S NAME AND ADDRESS: Ms. Katelyn McKinnon

AREA MUNICIPALITY: Township of Chisholm
2847 Chiswick Line
Powassan, Ontario
P0H 1Z0

THIS AGREEMENT shall ensure to the benefit of and be binding upon the OWNER and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the OWNER and the TOWNSHIP have caused their corporate seals to be affixed over the signatures of their respective signing officers.

THIS AGREEMENT was executed by the duly authorized signing officers of each party and sealed this 26th day of March, 2024.

SIGNED, SEALED AND DELIVERED
in the presence of:

Katelyn McKinnon

Witness

**THE CORPORATION OF THE
TOWNSHIP OF CHISHOLM**

Mayor, Gail Degage

Witness

CAO Clerk-Treasurer, Jenny Leblond

Witness

**THIS IS SCHEDULE A
TO A DEVELOPMENT AGREEMENT BETWEEN
KATELYN MCKINNON AND THE TOWNSHIP OF CHISHOLM**

**PART OF W1/2 LOT 19, CONCESSION 11
RP 36R15118 PART 1, PART OF 49190-0126 (LT)
TOWNSHIP OF CHISHOLM
DISTRICT OF NIPISSING**

