

## **Schedule 'B' of By-law 5058-19**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

between:

### **The Corporation of the County of Grey**

a municipality within the meaning of the Municipal Act, 2001 (hereinafter referred to in this Agreement as "the County"),

-And-

### **Grey Bruce Property Rentals Inc.**

(hereinafter referred to in this Agreement as "the Applicant");

WHEREAS the Development Charges Act, 1997, S.O. 1997, Chapter 27 (hereinafter, the "Act") authorizes municipalities to pass a by-law for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies;

AND WHEREAS the County, pursuant to the Act, passed By-laws 4949-16 and 4950-16 (hereinafter, Development Charges By-laws) which imposes and provides for the payment of development charges upon issuance of the first building permit to a building or structure on land to which the development charge applies;

AND WHEREAS the County has received a request from the Applicant to defer development charge payments for each residential unit until the issuance of an occupancy permit occurs for a development in the City of Owen Sound known as Strathcona Apartments located on lands described in Schedule 'A' (hereinafter, the Property) which is a proposal to convert a former school building into 68 rental apartment units including 11 accessible units;

AND WHEREAS Section 27 of the Act authorizes a municipality to enter into an agreement to provide for a deferral of the applicable development charge;

NOW THEREFORE, in consideration of the matters referred to, the parties agree as follows:

## **1.0 Definitions**

In this Agreement:

- 1.1 "Agreement" means this agreement and its appending schedules.

- 1.2 “The Development” refers to the development known as the Strathcona Apartments proposed by the Applicant on the Property described in Schedule “A”.
- 1.3 “The Development Charge” refers to the applicable development charges in accordance with the Development Charges By-laws as identified in Section 3 of this Agreement.
- 1.4 “Development Charges By-laws” refers to By-laws 4949-16 and 4950-16, or any amendments or replacements thereto, passed by the County pursuant to the Act.
- 1.5 “The Property” refers to the subject lands described in Schedule “A”.

## 2.0 Term

- 2.1 This Agreement shall be effective as of the date of execution and run for a period until the Development Charge identified in Section 3 of the Agreement has been paid in full.

## 3.0 Payment

- 3.1 The Applicant covenants to pay to the City of Owen Sound to the benefit of the County, in respect of the Development, a total development charge in the amount of TWO HUNDRED AND EIGHTY SIX THOUSAND TWO HUNDRED AND TWELVE DOLLARS (\$286,212.00), (hereinafter the “Development Charge”), subject to annual inflationary indexing consistent with the Development Charges By-laws and subject to any changes made to the Development Charges By-laws. The Applicant shall pay the Development Charge upon issuance of the first occupancy permit(s) based on the amount required by the Development Charges By-laws.

## 4.0 The Development Charge

- 4.1 The Applicant acknowledges and agrees that:
  - a) The Development Charge provided in section 3 of this Agreement is the correct amount calculated and applied to the Applicant’s current building permit application with the City of Owen Sound for the Development;
  - b) The Development Charge referred to herein for payment by the Applicant to the County may not be all of the development charges that may become applicable in respect of the Property as there may be further development charges applicable in respect of other development that may be proposed in the future on the Property;

- c) In the event the Development Charge becomes payable and, in whole or in part, remains unpaid on its due date, then in addition to any other remedy available to the County at law, the amount of the unpaid Development Charge shall be added to the tax roll by the City of Owen Sound in accordance with section 22.3 of the Development Charges By-laws 4949-16 and 4950-16 as permitted under the Act and collected as realty taxes;
- d) The Applicant shall not be entitled to have an occupancy permit issued by the City of Owen Sound for the Property until the Applicant has complied with section 6 of this Agreement.

## 5.0 Indemnification

- 5.1 The Applicant will and herein does indemnify, save, defend and keep harmless at all times the County of, from and against all actions, causes of action, interest, claims, demands, cost, charges, damages, expenses and loss which the County may at any time bear, incur, be liable for, sustain or be put into for any reason or on account of or by reason of or in consequence of entering into this Agreement. This section shall survive the termination of the Agreement.

## 6.0 Registration of Agreement

- 6.1 The Applicant shall immediately register this Agreement on title of the Property at its own expense and provide the County with evidence of the registration of this Agreement. The Applicant will also supply the Applicant's lawyer's Certificate satisfactory to and in favour of the County that the legal description of the Property attached hereto as Schedule A is a complete and registerable legal description of all of the land which comprises the Development and that there is no charge or lien of any kind against the Property that has priority over the payment to the County of the Development Charge.

## 7.0 Termination

- 7.1 Notwithstanding any provision in this Agreement to the contrary, in the event of any default or breach of this Agreement by the Applicant, this Agreement will terminate with or without notice to the Applicant by the County, and the deferred Development Charge become due and payable to the County in full immediately. Such payment shall be made to the City on behalf of the County.
- 7.2 For the purposes of this Agreement, a default under or breach of this Agreement by the Applicant shall be deemed to include, but not limited to the following:
  - a) Where a mortgage, charge, lien, execution or other encumbrance affecting the Property becomes enforceable against the Property; or

- b) Where the Applicant becomes bankrupt, whether voluntary or involuntary, or becomes insolvent, or a receiver/manager is appointed with respect to the Property.

7.3 Upon the expiry or termination of this Agreement, any obligation of the Applicant under this Agreement that remains unsatisfied, in whole or in part, shall, nevertheless, continue until so satisfied.

## 8.0 Notice

- 8.1 Any notice required to be given, served or delivered must be in writing and sent to the other party at the address indicated below, or to such other address as may be designated by notice provided by either party to the other.

### **For the County:**

County Clerk  
County of Grey Administration Building  
595 9<sup>th</sup> Ave E  
Owen Sound, ON N4K 3E3  
Fax Number: 519-376-8998  
Email: [countyclerk@grey.ca](mailto:countyclerk@grey.ca)

### **For the Applicant:**

Grey Bruce Property Rentals Inc.  
c/o Barry Kruisselbrink, President  
Barry's Construction  
7839 Highway 21, P.O. Box 30  
Allenford, ON N0H 1A0  
Fax Number: 519-934-3461  
Email: [barry@barrysconstruction.ca](mailto:barry@barrysconstruction.ca)

- 8.2 Notices delivered by fax or e-mail will be deemed to be received on the next business day after the fax or e-mail is electronically confirmed received. Notices sent by mail will be deemed to be received on the fifth day after mailed unless mail service is disrupted. Hand delivered notices will be considered received on the business day of delivery.

## 9.0 Agreement not Waiver

- 9.1 This Agreement is made entirely for the convenience and benefit of the Applicant and is in no way to be construed as a waiver or surrender of any rights or remedies that the County may have to recover its Development Charge by any lawful means from present and future owners of the Property or as taxes upon the Property.

## 10.0 Governing Law

10.1 This Agreement shall be governed by and construed and interpreted in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein. The parties hereby irrevocably attorn to the exclusive jurisdiction of the courts of Ontario with respect to any matter arising under or related to this Agreement.

## 11.0 Severability

11.1 Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof, which shall remain in full force and effect.

## 12.0 Entire Agreement

12.1 This Agreement constitutes the entire agreement between the parties with respect to the Development Charge and supersedes all prior agreements, understandings, negotiations and discussions, whether written or oral. There are no conditions, covenants, agreements, representations, warranties or other provisions, express or implied, collateral, statutory or otherwise, relating to the Development Charge except as provided in this Agreement and the attached Schedule(s).

## 13.0 Amendment of Agreement

13.1 None of the terms, conditions or provisions of this Agreement shall be held to have been changed, waived, varied, modified or altered by any act or statement of either party, their respective agents, servants or employees unless done so in writing signed by both parties.

## 14.0 Successors and Assigns

14.1 All covenants and conditions contained in this Agreement shall be deemed to be covenants running with the Property and shall be binding on the Applicant and the Applicant's heirs, executors, administrators, successors and assigns and upon all future owners and occupants of the Property.

## 15.0 No Partnership

15.1 Nothing in this Agreement gives rise to a partnership, joint venture or an employment relationship between the County and the Applicant.

# 16.0 Dispute Resolution

- 16.1 A dispute between the parties relating to the interpretation or implementation of this Agreement will be addressed through good faith negotiation, with or without the assistance of a mediator. The parties agree that in the event that they are not able to reach a resolution of all the matters in dispute after mediation, then the matters remaining in dispute will be finally determined by arbitration in accordance with the provisions of the *Ontario Arbitrations Act*.
- 16.2 The location for any such arbitration hearing will be within the County of Grey at a location to be determined by the County.

# 17.0 Discharge

- 17.1 Upon payment in full of the Development Charge then the Applicant shall be entitled to a discharge of this Agreement. The discharge shall be signed by the County and prepared/registered by the Applicant at the expense of the Applicant.

IN WITNESS WHEREOF THE PARTIES hereunto attested by the hands of the proper officers duly authorized in that behalf as of the day and year first written above.

## The Corporation of the County of Grey

\_\_\_\_\_  
Selwyn Hicks, Warden

\_\_\_\_\_  
Heather Morrison, Clerk

We have authority to bind the County

## Grey Bruce Property Rentals Inc.

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Name:  
Title:

I/we have the authority to bind the Applicant

## Schedule A

Legal Description of the Property:

LT 11 E/S HILL ST, 12 E/S HILL ST PL OWEN SOUND; RUSSELL ST PL OWEN SOUND BEING 12TH ST E FORMERLY RUSSELL ST E OF 4TH AV E, CLOSED BY R54789; PT LT 10 E/S HILL ST, 13 E/S HILL ST PL OWEN SOUND; PT RESERVATION FOR PUBLIC PLEASURE GROUND PL OWEN SOUND AS IN R53478, R54792, R97440, R97441, R97442, R98081, EXCEPT R55608; S/T R85432; SUBJECT TO AN EASEMENT OVER PT 1 16R10116 IN FAVOUR OF FIRSTLY: HILL ST BEING 4TH AV E FORMERLY HILL ST BTN 10TH ST E & 15TH ST E; SECONDLY: PT LT 8 SW/S GARAFRAXA ST AS IN R52354 EXCEPT R57496 AS IN GY67574; CITY OF OWEN SOUND

PIN: 37055-0188

Civic Address: 1185 4<sup>th</sup> Avenue East, Owen Sound