

Municipality of Lakeshore

By-law 116-2024

Being a By-law to authorize the execution of a Subdivision Amending Agreement pertaining to River Ridge Phase 7

Whereas pursuant to the *Planning Act*, R.S.O. 1990, c.P.13, representatives of 1156756 Ontario Limited (the “Owner”) received Draft Plan Approval (37-T-17002) for a plan of subdivision prepared by Verhaegen Stubberfield Hartley Brewer Bezaire Inc. and signed on August 11, 1999, which was subsequently amended on July 5, 2005 on lands legally described as Part of Lot 4 & 5 Con East Puce River Maidstone Twp being Part 13 on 12R21144, Town of Lakeshore (the “Subject Lands”);

And whereas the Owner and the Municipality of Lakeshore (“Lakeshore”) entered into a Subdivision Agreement for the Original Development on November 2, 1999, and registered on January 31, 2000, as Instrument Number LT0265467 (the “Original Agreement”), which was subsequently amended on September 11, 2018 by a Supplementary Subdivision Agreement registered as Instrument Number CE852528 on October 3, 2018, to provide for 185 units (the “Supplementary Agreement”. The Owner and Lakeshore wish to further amend the Supplementary Agreement to provide for 186 units.

And whereas Section 3.2 of the Supplementary Agreement states that Lakeshore agrees to allocate sanitary sewage treatment capacity for the Plan to a maximum of 185 townhouse dwellings. The Owner acknowledges and agrees that Lakeshore may, in its sole discretion, withdraw the aforementioned treatment capacity allocation and redirect it if the Owner fails to complete the Works, as defined in, and in accordance with the terms and conditions of the Original Agreement, within two years of the execution of the amending agreement authorized by the passing of this by-law;

And whereas the Council of the Municipality of Lakeshore passed a resolution directing the Clerk to read a by-law to repeal Section 3.2 of the Supplementary Agreement to be replaced, as recommended by the Planner at the December 10, 2024 Council meeting, to include 186 units.

Now therefore the Council of the Municipality of Lakeshore enacts as follows:

1. The Mayor and Clerk are authorized to execute an amending agreement that is not intended to replace the Original Agreement, as amended by the Supplementary Agreement, but be a further amendment to it.
2. Section 3.2 of the Supplementary Agreement shall be replaced with: “Lakeshore agrees to allocate sanitary sewage treatment capacity for the Plan to a maximum of 186 townhouse dwellings. The Owner acknowledges and agrees that Lakeshore may, in its sole discretion, withdraw the aforementioned treatment capacity allocation and redirect it if the Owner fails to complete the Works, in

accordance with the terms and conditions of this Agreement, within two years of the execution of this Agreement.”

3. The Original Agreement and the Supplementary Agreement shall continue to apply to the Subject Lands except in so far as it is in conflict with the amending agreement in which case the provisions of the amending agreement shall prevail.
4. This by-law shall come into force and effect upon passage.

Read and passed in open session December 10, 2024.

**Mayor
Tracey Bailey**

**Clerk
Brianna Coughlin**