

CORPORATION OF THE TOWN OF RENFREW
BY-LAW NO. 20-2018

Being a By-law to authorize the Mayor and Clerk to execute a Temporary Use Agreement with the Renfrew Curling Rink Ltd. in relation to the temporary use of the private property for public parking.

WHEREAS the Town of Renfrew has undertaken a Parking Needs Study prepared by WSP Canada Inc., dated December 4th, 2017, which recommends that the Town enter into agreements with one or more existing property owners to provide for all-day parking for downtown workers diverted from the municipal lots throughout the duration of Raglan Street – Highway 60 Reconstruction.

WHEREAS the Department of Development and Works has discussed with representatives of the Renfrew Curling Rink Ltd., hereinafter called the "OWNER", to discuss opportunities for the temporary use of the private property located at 195 Xavier Street.

WHEREAS the Owner has agreed to grant such permission to the Town of Renfrew (hereinafter called the "Town") subject to certain terms and conditions.

NOW THEREFORE the Council of the Corporation of the Town of Renfrew enacts as follows:

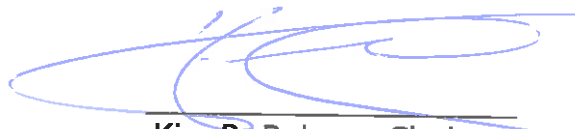
1. THAT permission be granted to the Town for the temporary use of the private property shown and described on Schedule "A" of the Agreement attached hereto, which lands may be used for the sole purpose of providing parking for the public, in strict accordance with the Agreement attached hereto, and subject to the execution of the Agreement, a copy of which Agreement is attached hereto and forms part of this By-law.
2. THAT the Mayor and Clerk be and are hereby authorized to execute a Temporary Use Agreement with the Renfrew Curling Rink Ltd. in the form as set out in Appendix "A" attached hereto.
3. THAT this By-law shall take effect and come into force immediately upon the passage thereof.

Read a first and second time this 27th day of March, 2018.

Read a third and final time this 27th day of March, 2018.



Don Eady, Mayor



Kim R. Bulmer, Clerk

APPENDIX "A" TO BY-LAW NO. 20-2018

BETWEEN: RENFREW CURLING RINK LTD.
HEREINAFTER CALLED THE "OWNER"
OF THE FIRST PART

AND: THE CORPORATION OF THE TOWN OF
RENFREW
HEREINAFTER CALLED THE "TOWN"
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the Renfrew Curling Rink Ltd. located at 195 Xavier Street, Renfrew, Ontario;

AND WHEREAS the Town has requested permission to use the private property located at 195 Xavier Street, shown and described on Schedule "A", (hereinafter referred to as "the Land"), in the Town of Renfrew, for the temporary use of parking by the public, in strict accordance with this Agreement;

AND WHEREAS the Council of the Corporation of the Town of Renfrew deems it expedient to enter into an Agreement with the Renfrew Curling Rink Ltd.;

NOW THEREFORE in consideration of the premises and mutual agreements contained herein, the parties hereby covenant and agree that subject to the terms and conditions stipulated herein, the Owner grants to the Town temporary use of the private property known as 195 Xavier Street for the sole purpose of providing parking for the public.

It is agreed that the Owner shall allow the Temporary Use by the Town upon the following terms:

1. GENERAL CONDITIONS

- a) It is understood and agreed that use of the lands affected by this Agreement shall be governed by the Agreement and attached Schedules. It is understood and agreed that written approval of the Owner, in a form determined solely by the Owner, is required prior to any departure from the specifications of the said use being undertaken.
- b) The Town understands and agrees that failure to comply with any term or condition contained herein or with the Schedules attached hereto, the approval inherent herein will become null and void and in which case the Town hereby agrees to cease all use on the herein described lands, immediately on receipt of notice by the Owner, until such time as written authority is obtained from the Owner to proceed.
- c) Notwithstanding any other clause in this Agreement, permission to use the Lands shall be terminated upon the Owner giving thirty (30) days written notice to the Town that the lands occupied by the Temporary Use are required for private purposes. At the time of termination, the Town, at its expense, shall restore the Owners property occupied by the Temporary Use to the mutual satisfaction of the Owner and the Town.

- d) The Town shall have the use of Lands in strict accordance with this Agreement between the hours of 6:00 a.m. and 10:00 p.m., Monday to Friday, commencing on April 1st, 2018 and ending on September 30th, 2018. The Town shall be permitted to submit a request for an extension in the length of time the Temporary Use may remain and the decision to permit the said extension will be at the sole discretion of the Owner.
- e) The Town shall not commence or permit the commencement of the use the Lands before the execution by the Owner and the Town of this agreement.
- f) If the Town, during the term of this Agreement, desires to make any alterations or changes to the conditions contained herein, the Town may do so provided that any proposed changes are approved in writing by the Owner.
- g) This Agreement shall be binding upon and enure to the benefit of the parties to this Agreement and their respective heirs, executors, administrators, successors and assigns.

2. BUILDING AND PLANNING REQUIREMENTS

- a) The Temporary Use shall be limited in size and location to that which is shown in Schedules "A".
- b) The Owner reserves the right to section off a portion of the Lands for the sole use of a roofing contractor for a period determined by the Owner. The Owner will endeavour to provide the Town, at its earliest convenience, with notification of the dates that the Lands will be sectioned off.
- c) The directional signs shall be installed in strict accordance with Schedule "A".

3. REPAIRS AND MAINTENANCE

- a) The Town shall not do or permit to be done to Owner's property anything which may constitute a nuisance, cause physical damage to the property, or cause injury or annoyance to occupants of neighboring premises, as mutual determined by the Owner and Town.
- b) The Owner shall immediately give written notice to the Town of any substantial damage that has occurred to Owners property from any cause related to the Temporary Use.
- c) Where any portion of the lands has been used for the provision of the said Temporary Use and has been damaged by the Town or any employees, authorized agents of the Town or the public as a result of such use, the Town shall restore it to its former state to the mutual satisfaction of the Owner and Town.

4. INSURANCE

- a) The Town covenants and agrees to indemnify and save harmless the Owner from and against all costs, charges, expenses, suits, claims, losses and damages arising out of any injury, personal claim or property damage occasioned by the said Temporary Use by the public of the said Lands within the terms of the Agreement or by any losses which the Owner may sustain, incur or for which the Owner may be liable in consequence of the said Temporary Use by the public on the said Lands within the terms of this Agreement.

b) The Town hereby covenants to place insurance on the said Lands for public liability in the amount of not less than FIVE MILLION DOLLARS (\$5,000,000.00). The Town shall forward to the Owner, a Certificate of Liability Insurance. Such insurance policy shall contain an endorsement to provide the Owner and the Town with not less than thirty (30) days written notice of cancellation.

IN WITNESS WHEREOF the Owner hereunto set his Hand and Seal or affixed its Seal duly attested to by its proper officers in that behalf.

DATED AT THE Renfrew, ON THIS 9th DAY OF April, 2018.

SIGNED, SEALED AND DELIVERED in the presence of:

RENFREW CURLING RINK LTD.



Per: BRIAN THIESSEN
Title: PRESIDENT



Per: Cliff Valbeau
Title: Secretary

"I/We have the authority to bind the Corporation"

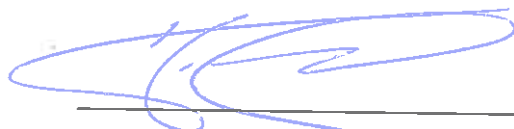
DATED AT THE TOWN OF RENFREW THIS 16th DAY OF April, 2018.

SIGNED, SEALED AND DELIVERED in the presence of:

THE CORPORATION OF THE TOWN OF RENFREW



Don Eady, Mayor



Kim R. Bulmer, Clerk

SCHEDULE "A"

The parking area on the property located at 195 Xavier Street, Town of Renfrew, and shown on the map below in "yellow" are the lands subject to the terms and conditions of the Agreement.

Location of Temporary Use



SCHEDULE "A" (Cont.)**Public Parking Entrance Directional Sign**

**TEMPORARY PUBLIC PARKING
ENTRANCE**

**MONDAY TO FRIDAY
FROM 6:00 A.M. - 10:00 P.M.
APRIL 2nd – SEPT. 30th**

**VEHICLES WILL BE TOWED AWAY
AND/OR FINED AT OWNER'S EXPENSE**

The original can be viewed at the Corporation of the Town of Renfrew at the following address: 127 Raglan Street South, Renfrew, Ontario, K7V 1P8