

THE CORPORATION OF THE MUNICIPALITY OF NEEBING

BY-LAW NO. 877-2011

**BEING A BY-LAW to authorize the execution of a tax arrears extension agreement pursuant to Section 378 of the *Municipal Act, 2001*.**

WHEREAS the Corporation of the Municipality of Neebing registered on the 19<sup>th</sup> day of January, 2010, a tax arrears certificate against the land described in Schedule "A" attached hereto and forming part of this By-Law;

AND WHEREAS Section 378 of the *Municipal Act, 2001* provides that after the registration of a tax arrears certificate and before the expiry of one (1) year following the date of the registration of the tax arrears certificate, a Municipality or Board may by By-Law authorize an extension agreement with the owner of the land, the spouse of the owner, a mortgagee or a tenant in occupation of such land to extend the period of time in which the cancellation price in respect to the Owner's land is to be paid;

AND WHEREAS the statutory period within which such a By-Law may be enacted has not elapsed;

NOW THEREFORE the Council of the Corporation of the Municipality of Neebing enacts the following as a By-Law:

1. THAT an agreement be entered into by The Corporation of the Municipality of Neebing with Lovette Ulakovic, the Owner of the land described in Schedule "A" to extend the time period in which the cancellation price is payable on this land effective on the date the Agreement is made and is to be paid on the terms and generally in the form of Schedule "B" attached to this By-Law;
2. THAT the agreement be in substantially the same form and contain the same terms and conditions as set out in Schedule "B", a copy of which is attached hereto.
3. THAT the Mayor and Clerk be and are hereby authorized and directed to enter into the agreement on behalf of the Corporation;
3. THAT this By-Law shall come into force and take effect upon the final passing thereof.

ENACTED AND PASSED IN COUNCIL this 19<sup>th</sup> day of January, 2011 as witnessed by the corporate seal of the Corporation and the hands of its proper Offices duly authorized in that behalf.

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MAYOR

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CLERK

**READ a FIRST and SECOND** time this 19<sup>th</sup> day of January, 2011.

**READ a THIRD** time and **FINALLY PASSED** this 19<sup>th</sup> day of January, 2011.

**SCHEDULE "A"**  
**To By-Law No. 877-2011**

**DESCRIPTION OF THE LAND:**

PCL 3036 SEC DFWF: PT SEC 11 CON 1 BLAKE BEING PT E ½ OF NE ¼ AS IN LEW 46113 (FIRSTLY);  
NEEBING – PIN 62272-0003(LT)

PCL 3497 SEC DFWF; PT SEC 11 CON 1 BLAKE BEING PT E ½ OF NE ¼ AS IN LEW 46113  
(SECONDLY);  
NEEBING – PIN 62272-0194(LT)

**SCHEDULE "B"**  
**To By-Law No. 877-2011**

**EXTENSION AGREEMENT**

THIS AGREEMENT made in triplicate this 19<sup>th</sup> day of January, 2011

BETWEEN:

THE CORPORATION OF THE MUNICIPALITY OF NEEBING  
(Hereinafter called the "Corporation")

OF THE FIRST PART;

- and -

LOVETTE LORRAINE ULAKOVIC  
(Hereinafter called the "Owner")

OF THE SECOND PART;

WHEREAS the Owner(s) is the Owner/Spouse of the land in the  
NEEBING  
(Municipality)

described in Schedule "A" attached hereto and forming part of this Agreement;

AND WHEREAS the Owner(s)/Spouse/Mortgagee/Tenant's land is in arrears of taxes on the 31<sup>st</sup> day of December, 2009 in the amount of \$2,267.00 and a tax arrears certificate was registered in the Land Registry or Land Titles Office on the 19<sup>th</sup> day of January, 2010 in respect of the Owner(s)/Spouse/Mortgagee/Tenant's land;

AND WHEREAS Section 378 of the *Municipal Act, 2001* provides that after the registration of a tax arrears certificate and before the expiry of one (1) year following the date of the registration of the tax arrears certificate, a Municipality or Board may by By-Law authorize an extension agreement with the Owner(s) of the land, the spouse of the owner, a mortgagee or a tenant in occupation of such land to extend the period of time in which the cancellation price in respect to the Owner(s)/Spouse/Mortgagee/Tenant's land is to be paid;

AND WHEREAS the period during which there is a subsisting extension agreement shall not be counted by the Treasurer in calculating the periods mentioned in sub-section 379(1) of the *Municipal Act, 2001*;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and of the covenants and obligations hereinafter contained, it is hereby agreed as follows:

1. The Corporation will extend to (final date of extension) **MAY 31, 2011** the payment period for the cancellation price payable in respect of the land.
2. The Owner will make payments to the Corporation in accordance with Schedule "B" attached hereto.
3. In addition to paying the amounts provided for in paragraph 2, the Owner(s) agrees to pay:
  - a. all further taxes levied on the land as they become due and payable during the term of this Agreement; and
  - b. not later than 2 days following the due date of the last payment under paragraph 2, such additional amount, if any, as is necessary to bring the total amount paid under this Agreement up to the amount of the cancellation price payable in respect of the land.
4. Notwithstanding any of the provisions of this Agreement, the *Municipal Act, 2001*, as amended, shall continue to apply to the collection and enforcement of all tax arrears and all taxes except that the Treasurer and the Tax Collector of the Corporation, without waiving the statutory rights and powers of the municipality or of the Treasurer, shall not enforce collections of such tax payments, except as set out in paragraph 2 and 3, during the time this Agreement is in force so long as the Owner(s) is not in default hereunder.
5. In the event the Owner(s) defaults in any payments required by this Agreement, this Agreement upon notice being given to the Owner(s) by the Corporation, shall be terminated and the Owner(s) shall be placed in the position he or she was before this Agreement was entered into. In the event of a default, this Agreement shall cease to be considered a subsisting agreement on the day that the notice of termination is sent to the Owner(s).
6. Immediately upon the Owner(s)/Spouse/Mortgagee/Tenant or any other person making all the payments required under paragraphs 2 and 3, this Agreement shall be terminated and, the Treasurer shall forthwith register a tax arrears cancellation certificate in respect of the said lands.
7. Notwithstanding the provisions of paragraphs 2 and 3, the Owner(s) and any other person may at any time pay the balance of the cancellation price and upon receipt of the aforesaid payment by the Corporation, this Agreement shall terminate and the Treasurer shall forthwith register a tax arrears cancellation certificate.
8. This Agreement shall cease to be considered a subsisting Agreement upon the date of the sale or other disposition of the land.
9. If any paragraph or part of paragraphs in this Agreement is determined by a court or tribunal of competent jurisdiction to be illegal or unenforceable, it or they shall be considered separate and severable from the Agreement and the remaining provisions of the Agreement shall remain in force and effect and shall be binding upon the Parties hereto as though the said paragraph or paragraphs or part or parts of paragraphs had never been included.

10. Any notice required to be given to the Owner(s)/Spouse/Mortgagee/Tenant hereunder shall be sufficiently given if sent by registered mail to the Owner(s) at the following address:

Lovette Ulakovic  
1417 Mary St. W  
Thunder Bay, ON  
P7E 4N2

IN WITNESS WHEREOF the Owner has hereunto set his/her hand and seal and the Corporation has caused its corporate seal to be hereunto affixed and attested to by its proper signing officers in that behalf.

THE CORPORATION OF THE  
MUNICIPALITY OF NEEBING

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Signed at the \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2011.  
(municipality)

\_\_\_\_\_  
witness

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of  
Owner(s)/Spouse/Mortgagee/Tenant

**SCHEDULE "B"**  
**TO EXTENSION AGREEMENT**

**PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT:**

January 31, 2011	\$500.00
May 31, 2011	\$ Remaining balance