



The Town of Niagara-On-The-Lake

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Report:	CS-21-006	Committee Date:	April 19, 2021
		Due in Council:	April 26, 2021

Report To:	Corporate Services Advisory Committee
Subject:	Butlers Barracks National Historic Site of Canada (adjacent to Fort George) - Veterans Memorial Park

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 A License Agreement, attached as Appendix I, between the Town of Niagara-on-the-Lake (the Town) and Her Majesty the Queen, represented by the Minister of the Environment, for the soccer fields located in the Butlers Barracks National Historic Site of Canada adjacent to Fort George, be forwarded to Council for approval; and
- 1.2 By-law No. 3413-99, attached as Appendix II, be repealed.

2. PURPOSE / PROPOSAL

The purpose of this report is to approve the renewal of the Agreement between the Town Parks Canada. This Agreement provides for the continuation of the licensing of the soccer fields located on the Butlers Barracks grounds adjacent to Fort George, for a period of three (3) years, between June 1, 2019, and May 31, 2022.

3. BACKGROUND

The present Agreement, authorized by By-law No. 3413-99, expired on May 31, 2019, although the Town has continued to use the soccer field and pay the annual license fee.

4. DISCUSSION / ANALYSIS

The Town maintains four (4) soccer fields at this location consisting of two (2) regulation and two (2) mini-sized fields.

The Town is responsible for removing benches, goal posts and other associated facilities at the end of each soccer season. The collection and disposal of all garbage resulting from the use and occupation of the Land is also the responsibility of the Town.

The annual fee is recovered through rental charges for use of the fields, lights, change rooms and lining of the field.

5. Strategic Plan

Not Applicable

6. OPTIONS

Council is presented with the following options for consideration:

6.1 **Option 1:** Council approves the Agreement for the continued use of the soccer fields. *(As Recommended)*

6.2 **Option 2:** Council does not approve the agreement. *(Not recommended)*

7. FINANCIAL IMPLICATIONS

The annual cost of the license is \$100.00.

8. COMMUNICATIONS

Parks Canada will be informed upon Council approval.

9. CONCLUSION

Staff are recommending that Council approve the renewal of the Agreement with Parks Canada for the continued use of the soccer fields.

Respectfully submitted,



Peter Todd
Town Clerk



Kyle Freeborn, CPA, CMA
Director, Corporate Services



Marnie Cluckie, MS.LOD, B.ARCH, B.ES
Chief Administrative Officer

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 53XX-21**

A BY-LAW TO AUTHORIZE THE LORD MAYOR AND TOWN CLERK TO EXECUTE A LICENCE AGREEMENT BETWEEN THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE AND HER MAJESTY THE QUEEN, IN RIGHT OF CANADA (REPRESENTED HEREIN BY THE MINISTER OF THE ENVIRONMENT, FOR THE PURPOSES OF THE PARKS CANADA AGENCY, ("HER MAJESTY")) (Soccer Fields)

BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE as follows:

1. THAT the Lord Mayor and Town Clerk be authorized to execute any and all necessary documents pertaining to a license agreement between The Corporation of The Town of Niagara-on-the-Lake and Her Majesty the Queen, in Right of Canada (represented herein by the Minister of the Environment, for the purposes of the Parks Canada Agency, "Her Majesty"); and
2. THAT this by-law shall come into force and take effect immediately upon the passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 22ND DAY OF MARCH 2021

LORD MAYOR BETTY DISERO

TOWN CLERK PETER TODD

THIS LICENSE OF OCCUPATION made this 26th day of April, 2021.

BETWEEN:

HER MAJESTY THE QUEEN, in right of Canada,
represented herein by the Minister of the Environment for the
purposes of the Parks Canada Agency, ("Her Majesty"),

OF THE FIRST PART;

- AND -

**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE**, a body corporate
under the laws of the Province of Ontario and having its head
office in the Town of Niagara-on-the- Lake in the said Province
("Licensee"),

OF THE SECOND PART;

WITNESS that in consideration of the fees, covenants and agreements herein reserved and contained on the part of the Licensee to be paid, observed, performed and kept, Her Majesty hereby gives permission to the Licensee to use and occupy on a non- exclusive basis for the purpose hereinafter mentioned and subject to the terms and conditions hereinafter contained, all that certain parcel or tract of land and premises situate, lying and being in Butlers Barracks National Historic Site of Canada (adjacent to Fort George National Historic Site of Canada), in the Province of Ontario, and being composed of: all that certain parcel of land as shown on the site plan annexed hereto and forming part hereof as Appendix "A", ("Land"); for a period of three (3) years commencing on the 1st day of June, 2019, and ending on the 31st day of May, 2022. ("Period").

ARTICLE 1.00 DEFINITIONS

1.01 In this License of Occupation:

- (a) "Applicable Environmental Law" means:
 - (i) all applicable statutes and regulations, and all by-laws, eclarations, policies, directives, plans, approvals, requirements, guidelines, standards and orders made pursuant thereto by any competent authority concerned with any analysis of environmental impacts, protection or remediation, health, chemical use, safety or sanitation;
 - (ii) and the applicable common law;
- (b) "Bankruptcy and Insolvency Act" means the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3;
- (c) "Companies Creditors Arrangement Act" means Companies Creditors Arrangement Act, R.S.C. 1985, c. C-36;
- (d) "Contaminant" means any toxic, dangerous or hazardous substance or material as targeted by Applicable Environmental Law that, when released into an environment in concentrations exceeding in situ natural occurrence levels, poses or is likely to pose immediate or long-term hazard to human health or safety, the environment, or the normal conduct of business.
- (e) "License" means this License of Occupation;
- (f) "Minister" means the Minister of the Environment or such Minister designated by the Governor in Council as the Minister for the purposes of the Parks Canada Agency Act, or any person authorized to act in that behalf;

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- (g) "Parks Canada Agency" means the Parks Canada Agency, a body corporate established under section 3 of the Parks Canada Agency Act, S.C. 1998, c.31;
- (h) "Site" means Butlers Barracks National Historic Site of Canada (adjacent to Fort George National Historic Site of Canada) in the Province of Ontario;
- (i) "Structures" means any buildings, erections, structures, fixtures and improvements existing on or under the Land from time to time; and
- (j) "Superintendent" means the Superintendent of the Site or any person authorized to act in that behalf.

1.02 Any reference in this License to a statute, regulation, by-law, declaration, directive, policy, approval, requirement, standard or order means the statute, regulation, by-law, declaration, directive, policy, approval, requirement, standard or order now in force, as it may be amended, revised, consolidated or substituted from time to time.

ARTICLE 2.00 LICENCE FEE

2.01 THE LICENSEE COVENANTS AND AGREES TO PAY yearly and every year to Her Majesty at the office of the Superintendent, the following license fee in the amount of one hundred dollars (\$100) ("License Fee") for and during each year commencing on the 1st day of June, 2019, and ending on the 31st day of May, 2022. The Licensee shall pay the annual License Fee, in advance, on or before the 1st day of June in each and every year of the Period, the first of such payments to be made on the date of execution of this License by the Licensee.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

ARTICLE 3.00 USE OF LAND

- 3.01 (a) The Licensee acknowledges and agrees that it is a condition upon which this License is granted that the Land shall be used only for the purpose of a community soccer field, and all in accordance with applicable Site plans and guidelines;
 - (b) The Licensee shall obtain all permits, licenses and authorizations required under all applicable statutes and all regulations thereunder;
 - (c) The Licensee shall comply with, and the terms of this License shall be subject to, all applicable statutes and all regulations thereunder; and
 - (d) The Licensee covenants and agrees to comply with all of the terms and conditions contained in Appendix "B" titled "Operational Requirements" annexed hereto and forming part hereof.
- 3.02 The Licensee shall not create or permit or suffer any act or thing on the Land which is a nuisance.
- 3.03 The Licensee shall not cause, permit or allow the commission of any waste on or in the Land.
- 3.04 The Licensee shall, at its own expense, collect and dispose of all garbage resulting from the use and occupation of the Land, in a manner satisfactory to the Superintendent.
- 3.05 The Licensee shall observe fire and safety precautions and shall comply fully with the instructions of the Superintendent in relation thereto.

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ARTICLE 400 ACCEPTANCE AND EXCEPTIONS

4.01 The Licensee covenants and agrees that:

- (a) it has inspected the Land including any structures or has caused it to be inspected on its behalf;
- (b) it has entered into this License on reliance on that inspection and not on reliance on any representation, whether oral, written or implied, by whosoever made;
- (c) it will accept the Land in the condition existing on the date of this License on an "as is" basis, notwithstanding the existence of any Contaminant, known or unknown, on, in or under the Land;
- (d) it has satisfied itself of everything and of every condition affecting the Land and any Structures including the environmental condition of same;
- (e) the use of the Land shall be consistent with the environmental condition of the Land; and
- (f) no representation, warranty or inducement has been given by Her Majesty or any of Her servants, agents and contractors and relied upon by the Licensee respecting the condition of the Land.

4.02 This License operates solely as a license and does not transfer any exclusive possessory right or interest to the Licensee.

4.03 The Licensee acknowledges and agrees that Her Majesty may issue other licenses of occupation with respect to the Land, or any portion thereof, or use the Land for Site purposes.

4.04 The Licensee shall permit Her Majesty, Her servants, agents, contractors, franchisees and the public at large to pass freely at all times over the Land.

4.05 Where the Land or any part thereof is required by Her Majesty for the purpose of administration of the Site or for any other public purpose, Her Majesty, Her servants, agents, contractors and franchisees may enter and use the whole or any part of the Land, on the expiration of such notice as the Minister may deem expedient.

4.06 The Licensee shall give immediate notice to the Superintendent if evidence of archaeological resources is encountered during any activity whatsoever on the Land and await the Superintendent's written instructions before proceeding with the activity on the Land.

4.07 The Licensee acknowledges and agrees that all archaeological resources in, on or under the Land are the property of Her Majesty.

ARTICLE 5.00 TAXES AND OTHER CHARGES

5.01 The Licensee covenants and agrees to pay, in addition to the annual License Fee, all applicable taxes, rates, duties, assessments, levies, fees or other impositions whatsoever charged upon the Land in relation to the Licensee's use of the Land or upon the Licensee in respect thereof.

ARTICLE 6.00 ENVIRONMENTAL PROTECTION

6.01 The Licensee covenants and agrees that all activities on the Land shall be conducted in compliance with Applicable Environmental Law and in accordance with environmental practices acceptable to the Minister if there is no Applicable Environmental Law.

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6.02 The Licensee covenants and agrees that:

- (a) any required analysis of environmental impacts relating to its physical works and activities on the Land shall be conducted in accordance with any Applicable Environmental Law; and
- (b) it shall implement and comply with any specifications, mitigative measures and environmental protection measures as set forth in any analysis of environmental impacts referred to in Article 6.02 (a) and are hereby covenants which form part of this License.

6.03 The Licensee covenants and agrees that no Contaminant shall be used, emitted, discharged, stored or disposed of except in strict compliance with Applicable Environmental Law and in accordance with environmental practices acceptable to the Minister if there is no Applicable Environmental Law. The Licensee shall implement and comply with any specifications, mitigative measures and environmental protection measures as required by the Minister regarding the use, emission, discharge, storage or disposal of any Contaminant. Such specifications, mitigative measures and environmental protection measures are hereby covenants which form part of this License.

6.04 The Licensee covenants and agrees that it shall, at its expense, provide an assessment of environmental condition at the request of the Superintendent.

6.05 The Licensee covenants and agrees to provide the Minister with written notice of any anticipated or actual adverse environmental impacts attributable to the use of the Land immediately upon discovery by the Licensee.

6.06 If at any time, the Minister considers remedial action to be necessary, the Licensee hereby agrees to undertake remedial action immediately using the appropriate technology, design or repair to the satisfaction of the Minister and pay the costs of such remedial action. Furthermore, the Licensee agrees that all such remedial action shall be undertaken in accordance with Applicable Environmental Law, and in accordance with environmental practices acceptable to the Minister if there is no Applicable Environmental Law, and in a manner so as to minimize any impact on the Land and elsewhere.

6.07 The Licensee covenants and agrees that if the Licensee fails to take any mitigative measures required by the Minister as set forth in Articles 6.02 and 6.03, or fails to commence and diligently complete the remedial action required in Article 6.06, the Minister may, upon written notice to the Licensee, carry out the specifications, complete the required mitigative measures or remedial action and charge the costs thereof, including reasonable costs for administration, to the Licensee, and such costs shall constitute a debt due and owing to Her Majesty and shall be payable upon demand.

ARTICLE 7.00 DUTY TO MAINTAIN AND RIGHT OF INSPECTION

7.01 The Licensee covenants and agrees that in relation to the Licensee's use of the Land:

- (a) it shall maintain or cause to be maintained the Land including any Structures thereon in a good state of maintenance and repair. If the Licensee fails to commence and diligently proceed to make such repairs or remedy such condition after receiving thirty (30) days notice in writing from the Superintendent, the Superintendent may enter the Land including any Structures thereon, make the said repairs, or remedy such condition, and charge the costs thereof to

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the Licensee and such costs, including reasonable costs for administration, shall constitute a debt due and owing to Her Majesty and shall be payable upon demand; and

- (b) the Superintendent or his agents shall be entitled to enter and inspect the Land, including any Structures thereon at all reasonable times for the purpose of inspecting and ascertaining the condition or state of repair thereof, or verifying that the covenants and other provisions of this License are being complied with.

ARTICLE 8.00 SUBMISSION OF PLANS AND SPECIFICATIONS

- 8.01 (a) The Licensee shall submit for the approval of the Superintendent, plans and specifications for any construction, additions or alterations to the Land including any Structures thereon.
- (b) The plans and specifications referred to in Article 8.01 (a) shall be in accordance with but not limited to the current development review process, Site management plans, Site community plans, by-laws, guidelines, approvals, requirements, standards, orders, directives, policies and zoning that are applicable to the Land.
- (c) Upon approval by the Superintendent of the plans and specifications referred to in Article 8.01 (a), the Licensee shall obtain all necessary permits, licenses and approvals and shall within one (1) year of the date of the issuance of all necessary permits, licenses and approvals or such longer period of time as the Superintendent may deem warranted, complete the construction, additions or alterations to the Land and any Structures thereon including the remedying of any deficiencies.
- 8.02 With respect to any construction, additions or alterations to the Land including any Structures thereon pursuant to Article 8.01, the Licensee shall, at the request of the Superintendent, obtain a performance bond and labour and material payment bond or other form of security, in a form and such amounts to be determined by the Superintendent. Such security shall remain in full force and effect for such reasonable period of time as the Superintendent may deem warranted.

ARTICLE 9.00 DESTRUCTION AND RECONSTRUCTION

- 9.01 If any Structures on the Land are destroyed by fire or an Act of God or other calamity, or are demolished, or by reason of any other occurrence become incapable of being satisfactorily utilized for the purpose permitted in this License, then subject to Article 9.02, the Licensee shall:
- (a) (i) within sixty (60) days of happening of any such event, give to the Superintendent written notice whether or not it is the intention of the Licensee to rebuild, replace or reinstate any such Structures;
 - (ii) if it is the intention of the Licensee to rebuild, replace or reinstate any such Structures, submit to the Superintendent, at the request of the Superintendent, within one (1) year of the written notice in Article 9.01 (a) (i), plans and specifications therefore and obtain all necessary permits, licenses and approvals in accordance with Article 8.00;
 - (iii) with respect to any construction pursuant to Article 9.01 (a) (ii), the Licensee shall comply with Article 8.00; and

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- (b) within one (1) year of the date of issuance of all necessary permits, licenses and approvals to rebuild, replace or reinstate any such Structures, or such longer period of time as may be permitted by the Superintendent, complete the construction of any such Structures, including the remedying of any deficiencies.

9.02 In the event that the Licensee has not given notice under Article 9.01 (a) (i) to rebuild, replace or reinstate any such Structures destroyed, demolished or rendered uninhabitable or unusable, or has indicated there is no intention to rebuild, replace or reinstate any such Structures, the Minister may terminate this Licence. In such a case, the Licensee shall, forthwith upon demand by the Superintendent, restore the Land to a good state of maintenance and repair to the satisfaction of the Superintendent and shall remove all damaged Structures and debris from the Land. If the Licensee fails to effect clean up and restoration of the Land to the satisfaction of the Superintendent, then the Superintendent may do so at the Licensee's expense, including reasonable costs for administration, which expense shall be a debt due and owing to Her Majesty and shall be payable upon demand. The Superintendent shall permit the Licensee access to such Land to perform its obligations set forth herein.

ARTICLE 10.00 ALIENATION

10.01 The Licensee shall not, at law or otherwise, assign, transfer, sublicense or otherwise alienate this License or any of the rights hereunder.

10.02 The Licensee shall provide to the Superintendent, within thirty (30) days from the date of issuance, an original, duplicate original or certified true copy of any of the following documents relating to the Licensee or to the Land:

- (a) evidence of change of name; and
- (b) evidence of amalgamation or dissolution in the case of a corporate licensee.

10.03 A transfer or issuance of the shares of a corporate licensee which would have the result of transferring effective control of the corporate licensee, or any other change in the corporate structure of the corporate licensee which would have the same result, is deemed to be an assignment contemplated by Article 10.01; however, the Licensee must obtain the written consent of the Minister for any such share transaction and is deemed a violation of Article 10.01 unless the written consent of the Minister is first obtained.

In the case of a corporate licensee, the shares of which are publicly traded, the consent of the Minister shall be obtained forthwith upon the corporate licensee receiving written notice that a share transaction has occurred, or will occur, that has resulted, or will result, in a change of control of the corporate licensee. The corporate licensee shall provide the Minister with any additional information and documentation that the Minister may require in order to determine whether to consent to the share transaction.

ARTICLE 11.00 LIABILITY AND INDEMNITY

11.01 The Licensee shall not have any claim or demand against Her Majesty or any of Her servants, agents and all those for whom Her Majesty is responsible at law, for detriment, damage, accident or injury of any nature whatsoever or howsoever caused to the Land or to any person or property thereon, except in the case of the negligence of Her Majesty, Her servants, agents and all those for whom Her Majesty is responsible at law.

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11.02 The Licensee shall at all times indemnify and save harmless Her Majesty or any of Her servants, agents and all those for whom Her Majesty is responsible at law, from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought or prosecuted in any manner based upon, arising out of, related to, occasioned by or attributable to:

- (a) the Licensee's use of the Land or the use of the Land by all those for whom the Licensee is responsible at law;
- (b) the existence of any Contaminant in, on or under the Land, as a result of the Licensee's use of the Land, or the use of the Land by all those for whom the Licensee is responsible at law;
- (c) the existence of any Contaminant in, on or under other lands that has migrated from the Land, as a result of the Licensee's use of the Land, or the use of the Land by all those for whom the Licensee is responsible at law;
- (d) the remediation of any Contaminant referred to in Article 11.02 (b) or (c); or
- (e) any action taken or things done or maintained by virtue thereof, or the exercise in any manner of rights or fulfillment of any obligations arising hereunder.

ARTICLE 12.00 INSURANCE

12.01 The Licensee covenants and agrees that during the Period:

- (a) it shall, at its sole expense, obtain and maintain commercial general liability insurance in such amounts and on such terms as a prudent operator should maintain. Such insurance will provide that Her Majesty is named as an additional insured and shall include coverage for bodily injury, including death, to any person, as well as the loss of or damage to any property, to the extent that liability for these things is connected with the Licensee's use of the Land. Furthermore, the Licensee shall increase the amount of such insurance and obtain such additional coverage as the Superintendent may from time to time require, based on the prevailing limits and coverage for the type of land use referred to in Article 3.01 (a);
- (b) the insurance referred to in Article 12.01 a) shall:
 - (i) be issued by an insurance company or companies which would be satisfactory to the Superintendent and shall provide for a minimum of thirty (30) days notice in writing by such company or companies to the Licensee and to Her Majesty of cancellation or amendment of such insurance;
 - (ii) shall contain a waiver of any subrogation rights the Licensee's insurers may have against Her Majesty and against those for whom Her Majesty is responsible at law except in the case of negligence of Her Majesty, Her servants and agents and all those for whom Her Majesty is responsible at law; and
 - (iii) provide for cross liability, that is to say, that the insurance shall indemnify each named insured and each additional insured in the same manner as though separate policies were issued in respect of any action brought against any of the insureds by any other insured;

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- (c) it shall provide to the Superintendent, on the anniversary date for each year during the Term, Certificates of Insurance or affidavits from the insurance company or companies confirming that the insurance referred to herein is in full force and effect; and
- (d) it shall not do or omit to do or allow anything to be done or omitted to be done on the Land which will in any way impair or invalidate such insurance referred to herein.

ARTICLE 13.00 REMOVAL OF IMPROVEMENTS

- 13.01 Upon expiration or termination of this License, the Licensee shall sever and remove all Structures from the Land. If the Licensee fails to remove all Structures within thirty (30) days of the expiration or termination of this License, the Superintendent may remove the Structures and charge the costs thereof, including reasonable costs for administration, to the Licensee and such costs shall constitute a debt due and owing to Her Majesty and shall be payable upon demand.
- 13.02 Subsequent to the removal of all Structures in accordance with this Article, the Licensee shall rehabilitate the Land in accordance with instructions from the Superintendent and to the satisfaction of the Superintendent. If the Licensee fails to comply with this Article then the Superintendent may rehabilitate the Land and charge the costs thereof to the Licensee and such costs, including reasonable costs for administration, shall constitute a debt due and owing to Her Majesty and shall be payable upon demand.

ARTICLE 14.00 CONDITION OF THE LAND UPON EXPIRATION OR TERMINATION

- 14.01 The Licensee covenants and agrees that upon expiration or termination of this License, the Licensee shall at its own cost:
- (a) complete an assessment of the environmental condition of the Land as required by any Applicable Environmental Law;
 - (b) remove any or all Structures from the Land;
 - (c) clean up the Land in respect to all Contaminants in accordance with Applicable Environmental Law;
 - (d) clean up any Contaminant in, on or under the Land that has migrated from the Land as a result of the Licensee's use of the Land, or the use of the Land by all those for whom the Licensee is responsible at law, in accordance with Applicable Environmental Law, and in accordance with environmental practices acceptable to the Minister if there is no Applicable Environmental Law;
 - (e) leave the Land free from all garbage and debris;
 - (f) restore the Land to a good state of maintenance and repair, all to the satisfaction of the Superintendent.
- 14.02 If the Licensee fails to comply with the provisions of Article 14.01, the Minister may, upon written notice to the Licensee, complete the obligations of the Licensee and charge the costs thereof, including reasonable costs for administration, to the Licensee and such costs shall constitute a debt due and owing to Her Majesty and shall be payable upon demand.

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ARTICLE 15.00 DEFAULT AND TERMINATION

15.01 In respect to this License and in the event that:

- (a) any portion of the annual License Fee remains unpaid for more than thirty (30) days after becoming due, whether formally demanded or not; or
- (b) the Licensee fails to continuously, regularly, duly and punctually perform, observe or keep any of the other covenants and provisions herein contained,

the Minister may, by notice in writing, require the Licensee to remedy any such default within such period of time as the Minister deems warranted.

If in such case, the Licensee does not remedy such default within the time prescribed, it will be lawful for the Minister, in the Minister's sole discretion, without notice to the Licensee, to declare the Period ended and this License terminated and thereupon, these presents and everything herein contained and will absolutely cease, terminate and be void without re-entry or any other act or any suit or legal proceedings to be brought or taken, provided Her Majesty will nevertheless be entitled to recover from the Licensee the License Fee then accrued or accruing.

15.02 Notwithstanding anything herein contained, if the Licensee at any time during the Period hereof:

- (a) makes an assignment for the benefit of creditors pursuant to the Bankruptcy and Insolvency Act;
- (b) is adjudged bankrupt pursuant to the Bankruptcy and Insolvency Act, provided that such order has remained in force for no less than thirty (30) days, and has not been stayed;
- (c) files any petition or institute any proceedings under the Bankruptcy and Insolvency Act, Companies Creditors Arrangement Act, or similar legislation affecting the rights of creditors generally;
- (d) is subject to the appointment of a receiver or trustee who is not discharged within sixty (60) days from the date of such appointment;
- (e) abandons the Land, or demonstrate an intention to abandon the Land; or
- (f) attempts to sell, dispose of or remove its goods and chattels so that there would not, in the event of such sale, disposal or removal, be a sufficient distress on the Land for three (3) months' License Fee,

it will be lawful for the Minister, in the Minister's sole discretion, without notice to the Licensee, to declare the Period ended and this License terminated and thereupon, these presents and everything herein contained and will absolutely cease, terminate and be void without re-entry or any other act or any suit or legal proceedings to be brought or taken, provided Her Majesty will nevertheless be entitled to recover from the Licensee the annual License Fee then accrued or accruing.

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15.03 Termination of this License pursuant to any of the provisions herein shall be wholly without prejudice to the right of Her Majesty to recover arrears of the annual License Fee or any other right of action by Her Majesty in respect of any antecedent breach of covenant or other provision herein contained, and the rights shall survive the termination of this License, whether by act of the parties or by operation of law.

ARTICLE 16.00 OFFICIAL LANGUAGES

16.01 The Licensee shall endeavour:

- (a) to provide services to the public in both official languages of Canada; and
- (b) to provide signs, notices and printed materials used for the purpose of informing the public in both official languages of Canada.

16.02 At the request of the Superintendent, the Licensee shall obtain the approval of the Superintendent prior to the display or distribution of the signs, notices and printed materials referred to in Article 16.01 (b).

ARTICLE 17.00 DISPUTES

17.01 Any question or dispute that arises between the parties hereto over any of the covenants, terms, obligations, or provisions of this License or the interpretation thereof, shall be referred to the Federal Court of Canada.

ARTICLE 18.00 MISCELLANEOUS

18.01 Any notice, request or other communication required by or affecting this License may be served upon the parties hereto by sending it by mail, electronic mail, personal service, or any other technology-based system (provided the technology-based system yields a hard copy), postage or charges prepaid addressed to:

in the case of Her Majesty -
Minister of the Environment
c/o the Superintendent, Southwestern Ontario Field Unit
440 King Street
Niagara-on-the-Lake, ON L0S 1J0 and

in the case of the Licensee -
the Licensee's last known address, or to the Land itself, or by leaving it at that address, or by personally serving it upon the party referred to therein.

Any notice addressed by mail to Her Majesty or to the Licensee pursuant to this Article is deemed to have been effectively given on the seventh (7th) business day following the date of mailing. Such addresses may be changed from time to time by either party giving notice as provided herein.

18.02 A waiver, condonation, forgiveness or forbearance by either party hereto of the strict performance by the other of any covenant or provision of this License shall be in writing and shall not of itself constitute a waiver of any subsequent breach of that covenant or provision or any other covenant or provision thereof. The failure of Her Majesty to require the fulfilment of any obligation of the Licensee, or to exercise any rights herein contained shall not constitute a waiver or acquiescence or surrender of those obligations or rights.

18.03 If for any reason any covenant or provision contained in this License, or the application thereof to any party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or provision shall be deemed to be independent of the remainder of this License and to be severable and

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divisible from this License. The invalidity, unenforceability or illegality shall not affect, impair or invalidate the remainder of this License or any part thereof. The intention of Her Majesty and the Licensee is that this License would have been executed without reference to any portion which may, for any reason and extent, be declared or held invalid, unenforceable or illegal. In the event that any covenant or condition is so determined, the Minister may, in the Minister's sole discretion, replace the covenant or condition with a new covenant or condition which would reflect the intention of the parties in the original covenant or condition.

- 18.04 The parties hereto specifically covenant and agree that no partnership, joint venture or any agency relationship is created or intended to be created between Her Majesty and the Licensee pursuant to this License. The only relationship is that of licensor and licensee.
- 18.05 The Licensee hereby confirms that it has not, nor has any person on its behalf, given, promised or offered to any official or employee of Her Majesty for or with the view to obtaining this License, any bribe, gift or other inducement and that it has not, nor has any person on its behalf, employed any person to solicit or secure this License upon any agreement for a commission, percentage, brokerage or contingent fee.
- 18.06 Whenever the provisions of this License, unless the text expressly states otherwise, requires an approval of or consent to any action, request, document or plan by a party or require any party to be satisfied as to any of the foregoing, a party shall not arbitrarily or unreasonably withhold, delay or exercise such approval or consent. It shall be considered reasonable that in addition to anything set forth in this License, Her Majesty, the Minister and the Superintendent may consider applicable statutes and regulations thereunder, government policies and Site management plans as well as anything that may be necessary for the preservation, control or management of the Site or for the safety of the public. Furthermore, nothing herein shall limit any discretion of Her Majesty, the Minister or the Superintendent which discretion is set forth under any applicable statutes and regulations thereunder. In addition, the Licensee acknowledges and agrees that it shall be considered reasonable for Her Majesty, the Minister and the Superintendent to take the time for appropriate internal consultation as well as consultation with third parties as may be necessary for the granting of such approval or consent.
- 18.07 Time is of the essence of this License and all of the provisions hereof.
- 18.08 No implied terms or obligations of any kind on behalf of Her Majesty shall arise from anything in this License or any improvements effected by the Licensee, and the express covenants and agreements herein contained and made by Her Majesty are the only covenants and agreements upon which any rights against Her Majesty are to be founded.
- 18.09 No exercise of any specific right or remedy of Her Majesty shall prejudice or preclude Her Majesty from exercising any other right or remedy provided by this License or allowed at law or in equity. No right or remedy provided to Her Majesty by this License or at law or in equity shall be exclusive or dependent upon any other such right or remedy, and Her Majesty may, from time to time, exercise any one or more such rights or remedies independently or in combination.
- 18.10 The captions and headings throughout this License are inserted for convenience of reference only and are not intended to describe, define or limit the scope, extent or intent of this License, or any provision thereof.

18.11 Every provision herein contained shall enure to the benefit of and be binding upon Her Majesty, Her heirs, successors and assignors and the Licensee, its heirs, executors, administrators, permitted successors and permitted assignors. Where there is more than one Licensee, all covenants and other provisions herein contained shall be construed as being joint and several, and when the context so requires or permits, the singular number shall be read as if the plural were expressed, and the masculine gender as if the feminine or neuter, as the case may be, were expressed.

18.12 This License constitutes the entire agreement between the Licensee and Her Majesty with respect to the subject matter of this License. There are no collateral warranties or agreements.

IN WITNESS WHEREOF, the parties have executed this License

PARKS CANADA AGENCY,
on behalf of Her Majesty the Queen
in right of Canada

Witness

Field Unit Superintendent,
Southwestern Ontario

**THE CORPORATION OF
THE TOWN OF
NIAGARA-ON-THE-LAKE**

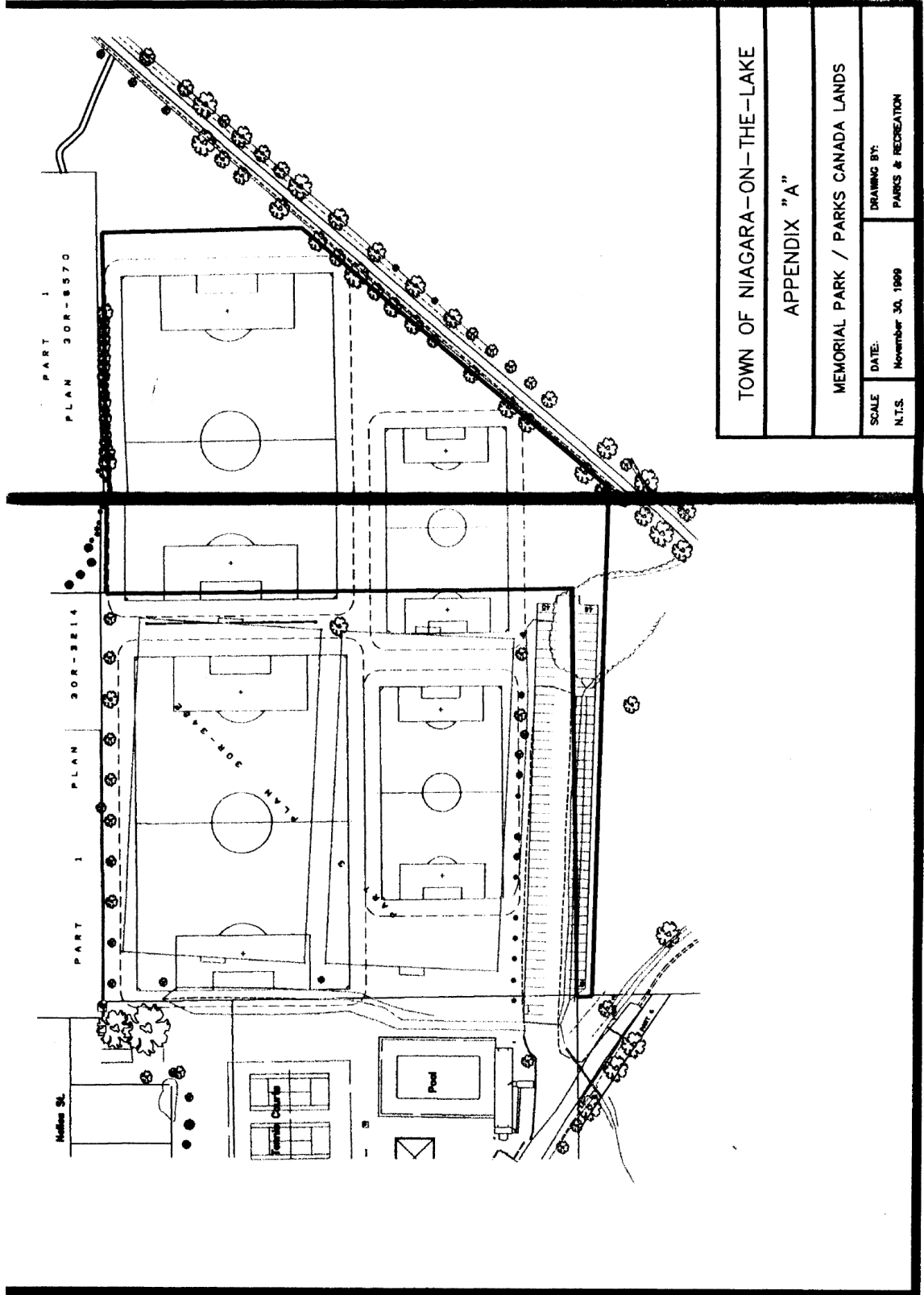
Witness

Lord Mayor Betty Disero

Witness

Town Clerk Peter Todd

APPENDIX "A"



TOWN OF NIAGARA-ON-THE-LAKE	
APPENDIX "A"	
MEMORIAL PARK / PARKS CANADA LANDS	
SCALE N.T.S.	DATE: November 30, 1999
DRAWING BY: PARKS & RECREATION	

APPENDIX "B"

OPERATIONAL REQUIREMENTS

1. Benches, goal posts and other associated facilities will be removed at the end of each soccer season.
2. The Licensee shall give immediate notice to the Superintendent if any anticipated works or activities whatsoever on the Land may potentially disturb known or unknown cultural and/or natural resources (e.g. migratory/breeding birds or any other species at risk) and await the Superintendent's written instructions before proceeding with the works or activity on the Land.
3. Works and activities include, but are not limited to, landscaping/planting, tree/vegetation root removal or grubbing, decommissioning or demolition projects, and excavation for new construction, utilities, improvement works, signage, etc.
4. Upon receipt of the notice, the Superintendent will review the request and determine if an impact assessment and mitigation measures will be required prior to the works or activities occurring. Any specifications and/or mitigative measures are hereby covenants which form part of this License.

LICENSE BETWEEN

**HER MAJESTY THE QUEEN
in right of Canada**

AND

THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE

**CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 3413-99**

**A BY-LAW TO AUTHORIZE THE LORD MAYOR
AND TOWN CLERK TO EXECUTE A LICENCE
AGREEMENT BETWEEN THE CORPORATION OF
THE TOWN OF NIAGARA-ON-THE-LAKE AND HER
MAJESTY THE QUEEN, IN RIGHT OF CANADA,
(REPRESENTED HEREIN BY THE MINISTER OF
CANADIAN HERITAGE, FOR THE PURPOSES OF
THE PARKS CANADA AGENCY) (Soccer Fields)**

**BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE TOWN OF
NIAGARA-ON-THE-LAKE as follows:**

1. **THAT** the agreement dated the 13th day of December, 1999 attached hereto and forming part of this by-law, between the Corporation of the Town of Niagara-on-the-Lake and Her Majesty the Queen, In Right of Canada, represented herein by the Minister of Canadian Heritage, for the purposes of the Parks Canada Agency to permit the Town of Niagara-on-the-Lake to use certain Parks Canada lands described in the said licence agreement for a community soccer field.
2. **THAT** the Lord Mayor and Clerk be and they are hereby authorized to affix their hands and the Corporate Seal thereto.
3. **THAT** this by-law shall come into force and take effect immediately upon the passing thereof.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 13TH DAY
OF DECEMBER, 1999.**



LORD MAYOR ART T. VIOLA



TOWN CLERK R. G. HOWSE

THIS LICENCE made this ^{24th}~~13th~~ day of ~~December~~, ^{JANUARY, 2000}~~1999~~

BETWEEN: **HER MAJESTY THE QUEEN, IN RIGHT OF CANADA**,
represented herein by the Minister of
Canadian Heritage, for the purposes of the
Parks Canada Agency (hereinafter called "Her
Majesty")

OF THE FIRST PART,

AND: **THE CORPORATION OF THE TOWN OF NIAGARA-ON-
THE-LAKE**, a body corporate, and having its
head office in the Town of Niagara-on-the-
Lake, in the Province of Ontario,
(hereinafter called the "Licensee")

OF THE SECOND PART.

WITNESS that in consideration of the fees, covenants and
agreements herein reserved and contained on the part of the
Licensee to be paid, observed, performed and kept, Her Majesty
hereby gives permission to the Licensee to use and occupy for the
purpose hereinafter mentioned and subject to the terms and
conditions hereinafter contained, all that certain parcel or
tract of land and premises situate, lying and being in Fort
George National Historic Site, in the Province of Ontario, being
a parcel of property bounded by the Otter Trail, Upper Canada
Lodge and Memorial Park, hereinafter called the "Land" and more
particularly shown in heavy black line on a plan of the property
annexed hereto as Appendix A, for a period of twenty years
(20) commencing on the 1st day of June, 1999 and ending on the
31st day of May, 2019, (hereinafter called the "term").

The Licensee shall pay unto Her Majesty at the office of the
Superintendent, for and during each year of the term an annual
licence fee as follows:

- (a) for and during each of the first five (5) years of the
term commencing on the 1st day of June, 1999 and ending
on the 31st day of May, 2004, an annual licence fee in
the amount of One Hundred (\$100.00) Dollars;
- (b) for each of the following five (5) year periods of the
said term commencing on the 1st day of June, 2004,
2009, and for the final period of the said term
commencing on June 1st, 2014 to the date of expiry of
the said term, an annual licence fee in an amount to be
determined by the Minister.

The annual licence fee shall be paid annually in advance on the
1st day of June in each and every year of the period, the first
payment to be made on the date of execution of this Licence by
the Licensee.

In the event that the Licensee fails to make the payments
required to be made pursuant to this licence within thirty (30)
days from the dates mentioned herein, the Licensee will pay
interest on arrears at the rate of one percent (1%) per month,
compounded monthly, from the date any such amount is due and
payable until paid, or such other rate of interest as may from
time to time be set by the Governor in Council whether by
regulation or otherwise.



1.0 DEFINITIONS

1.1 In this licence:

- (a) "Superintendent" means the Superintendent, Niagara National Historic Sites, Park Canada, or any person authorized to act in that behalf; and
- (b) "Minister" means the Minister of the Department of Canadian Heritage or any person authorized to act in that behalf; and
- (c) "Site" means Fort George National Historic Park, in the Province of Ontario.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

2.0 PURPOSE

- 2.1 The Licensee acknowledges, agrees and it is a condition upon which this Licence is granted that the Land shall be used only for the purpose of a community soccer field.
- 2.2. The Licence is dependant on the Town maintaining Memorial Park's current use as a recreational facility for swimming, soccer, tennis and ball. Should the Town cease to use Memorial Park for such purposes or in any way alter it's use, this Licence will terminate and be fully at an end.
- 2.3 Should this Licence be terminated under Clause 2.2, the Licensee shall immediately remove all of its fixtures and improvements from the Land in accordance with Clause 21 of this Licence.

3.0 FEDERAL STATUTES AND REGULATIONS

3.1 The Licensee shall:

- (a) obtain all permits, licences and authorizations required under the National Parks Act and all other applicable statutes and regulations; and
- (b) comply with the provisions of the National Parks Act and all other applicable federal statutes and regulations, as they may be amended, revised, consolidated or substituted from time to time, including without limitation, all laws concerned with environmental assessment and protection.

4.0 NUISANCE

- 4.1 The Licensee shall not create or permit or suffer any act or thing on the land which is a nuisance.

5.0 GARBAGE DISPOSAL

- 5.1 The Licensee shall not cause, permit or allow the commission of any waste on or in the land.
- 5.2 The Licensee shall, at its own expense, collect and dispose of all garbage resulting from the use and occupation of the land, in a manner satisfactory to the Superintendent.

6.0 CONSERVATION OF ARCHAEOLOGICAL RESOURCES AND OF VEGETATION

- 6.1 The Licensee will not cut down or permit the cutting down, interfere with or permit the interference with any timber, trees or other vegetation on the land, or impair or permit the impairment of the natural beauty of the land, except to the extent that the Superintendent may allow for the reasonable exercise of the Licensee's right hereunder.
- 6.2 It is understood that will be allowed to remove one mature tree and the Licensee agrees to replace this with a selection of 29 Carolinian type saplings to be planted in Memorial Park as a tribute to the Town's fallen in the world wars.
- 6.3 The Licensee will not excavate or permit any excavation on the land without a prior archaeological survey being completed and approved by the Superintendent. Any costs associated with the archaeological survey shall be the responsibility of the Licensee.

7.0 FIRE AND SAFETY

- 7.1 The Licensee shall observe fire and safety precautions and shall comply fully with the instructions of the Superintendent in relation thereto.

8.0 AGREEMENT DEFINED

- 8.1 This agreement operates solely as a licence and does not transfer or give any exclusive possessory right, leasehold estate or other estate or interest in the land, to the Licensee.

9.0 INSPECTION BY LICENSEE

- 9.1 The Licensee declares that:
- (a) it has inspected the land or has caused it to be inspected on its behalf;
 - (b) it has entered into this licence on reliance on that inspection and not on reliance on any representation, whether oral, written or implied, by whomsoever made;
 - (c) it will accept the land in the condition existing on the date of this licence, and
 - (d) it has satisfied itself of everything and of every condition affecting the land.

10.0 UTILITIES

- 10.1 In addition to any other legal, equitable or contractual right Her Majesty may have, Her Majesty reserves unto Herself, Her officers, servants, agents, workmen and contractors, the right to enter the land at all reasonable times with vehicles, equipment and materials as may be required for the purpose of laying, installing, and at all times for repairing or maintaining all utilities including water, gas, electrical power or energy, telephone and sewers over, across, under or through the land, without payment of compensation to the Licensee.

10.2 Her Majesty will restore the land disturbed by the entry referred to in 11.1 to a state as close as practicable to that which it was in immediately prior to the entry.

10.3 No interest in the utilities system which may be laid or installed over, across, under or through the land will pass to the Licensee under this Licence.

11.0 VISITORS MAY PASS

11.1 The Licensee shall permit all visitors to the Site to pass freely at all times over any trail which may cross the land.

11.2 Visitors to the Butler's Barracks Complex shall be allowed free access to the Memorial Park Swimming Pool washrooms during the normal business hours of the Butler's Barracks Complex.

12.0 PUBLIC NEED

12.1 Where the land or any part thereof is required by Her Majesty for the purpose of administration of the Site or for any other public purpose, Her Majesty, Her officers, servants and agents may enter and use the whole or any part of the land on the expiration of such notice as the Minister may deem expedient.

13.0 LICENCE FEE, TAXES, RATES AND DUTIES

13.1 The Licensee covenants and agrees to all applicable taxes, rates, duties, assessments or other impositions whatsoever charged upon the land or upon the Licensee or occupier in respect thereof, or payable by either in respect thereof.

14.0 ENVIRONMENTAL PROTECTION

14.1 The Licensee covenants and agrees:

- (a) that no hazardous or toxic materials, substances, pollutants, contaminants or wastes will be discharged into the environment or deposited, discharged, placed or disposed of at, on or in the land;
- (b) to remove or to take remedial action with regard to any hazardous or toxic materials, substances, pollutants, contaminants or wastes existing at, on or in the land or elsewhere as a result of activities on the land at the sole cost of the Licensee, provided that:
- (c) any removal or remedial action shall be:
 - (i) in accordance with all applicable laws, regulations, orders and approvals;
 - (ii) undertaken in a manner so as to minimize any impact on the land and elsewhere; and
 - (iii) approved of in writing by the Superintendent and be completed within such period of time as the Superintendent may deem warranted.

(d) to indemnify and save harmless Her Majesty, Her servants, agents and contractors and all those for whom Her Majesty may at law be responsible, from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought or prosecuted in any manner based upon, arising out of, related to, occasioned by or attributable to any breach of Clause 16.1 (a) or as a result of any removal or remedial action referred to in Clause 16.1 (b) or a breach of Clause 16.1 (c).

14.2 Her Majesty may, upon notice in writing, compel the Licensee to remove or to take remedial action with regard to any hazardous or toxic materials, substances, pollutants, contaminants or wastes existing at, on or in the land or elsewhere as a result of activities on the land, upon such terms and conditions and within such time period as the Superintendent may deem warranted.

14.3 The Licensee shall allow the Superintendent to take any necessary action on the land in order to protect the ecological integrity of the Park, or to protect the flora or fauna from immediate threat or to protect human life.

15.0 DUTY TO MAINTAIN AND RIGHT OF INSPECTION

15.1 The Licensee covenants and agrees that:

- (a) the Superintendent or his agents will be entitled to enter and inspect the land and premises at all reasonable times during the period, for the purpose of inspecting and ascertaining the condition or state of repair thereof, or verifying that the covenants and other provisions of this Licence are being complied with; and
- (b) the Land is being maintained through appropriate mowing all to the satisfaction of the Superintendent.

16.0 SUBMISSION OF PLANS AND SPECIFICATIONS

16.1 If the Licensee proposes to make any additions or alterations to the land or improvements thereon then the Licensee shall submit its proposal together with plans and specifications of such alterations or additions to the Superintendent for his approval and if the proposal and the plans and specifications therefor are approved by the Superintendent, such alterations or additions will be completed within such reasonable time as the Superintendent may allow and the Licensee shall maintain such alterations, additions in a good state of maintenance and repair.

16.2 The Licensee shall be allowed to level the land through the addition of fill rather than through excavation or scraping and will also be allowed to install temporary goal posts, benches and bleachers.

17.0 REMOVAL OF IMPROVEMENTS

17.1 Unless otherwise requested by the Superintendent, the Licensee shall, upon expiration or prior termination of this Licence and within the time specified by the Superintendent, sever and remove from the land all structures, fixtures and other improvements which have been affixed or placed on the land at the expense of the Licensee, together with all chattels and equipment thereon.

17.2 Benches, goal posts and other associated facilities will be removed at the end of each soccer season.

18.0 ALIENATION

18.1 The Licensee shall not transfer or assign this licence or any of the rights hereunder.

19.0 LIABILITY

19.1 The Licensee shall not have any claim or demand against Her Majesty or any of Her servants, agents, contractors and all those for whom Her Majesty may at law be responsible, for detriment, damage, accident or injury of any nature whatsoever or howsoever caused to the land or to any person or property thereon.

20.0 INDEMNITY

20.1 The Licensee shall at all times indemnify and save harmless Her Majesty or any of Her servants, agents, contractors and all those for whom Her Majesty may at law be responsible, from and against all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, brought or prosecuted in any manner based upon, arising out of, related to, occasioned by or attributable to the execution of this licence or any action taken or things done or maintained by virtue hereof, or the exercise in any manner or rights arising hereunder.

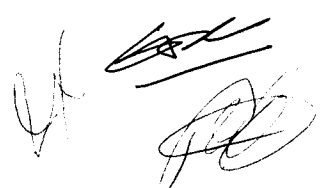
21.0 DEFAULT AND TERMINATION

21.1 In the event that:

- (a) any portion of the annual licence fee hereby reserved is unpaid for more than thirty (30) days after becoming due, whether formally demanded or not; or
- (b) the Licensee fails to perform, observe or keep any of the other covenants and provisions herein contained,

Her Majesty may, by notice in writing, require the Licensee to remedy any such default within fifteen (15) days or such longer period of time as the Minister may deem warranted.

If in such a case, the Licensee does not remedy such default within the time prescribed, the Minister may, by notice in writing, terminate this licence and on the day specified in the notice of termination, this licence will terminate, whether or not Her Majesty has re-entered the land.



22.0 RECOVERY

22.1 Termination of this licence pursuant to any of the provisions herein shall be wholly without prejudice to the right of Her Majesty to recover arrears of the annual licence fee or any other right of action by Her Majesty in respect of any antecedent breach of any covenant or other provision herein contained, and the rights shall survive the termination of this licence, whether by act of the parties or by operation of law.

23.0 CONDITION OF THE LAND UPON EXPIRATION OR PRIOR TERMINATION

23.1 The Licensee covenants and agrees that:

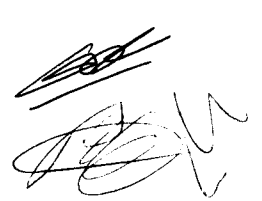
- (a) upon the expiration or prior termination of this licence, it shall leave the land and other improvements thereon free from hazardous or toxic materials, substances, pollutants, contaminants or wastes and in a good state of maintenance and repair, normal wear and tear excepted; and
- (b) if, upon the expiration or prior termination of this licence, it fails to comply with the provisions of (a), the Superintendent may require the Licensee to remedy the condition of the land within thirty (30) days or such longer period as the Superintendent may at his sole discretion deem warranted; and if the Licensee fails to so remedy the condition thereof within the time prescribed, the Superintendent may enter the land, remedy the condition thereof and charge the costs thereof to the Licensee, and such costs will constitute a debt due and owing to Her Majesty and shall be payable upon demand.

24.0 OVERHOLDING

24.1 Subject to the provisions of this licence, if the Licensee should hold over after the expiration of the period hereby granted without any further written agreement, the Licensee shall be entitled to continue to occupy the land on a month to month basis and the Licensee's right of occupation may be terminated by the Minister by giving one month's notice in writing to the Licensee. In such a case, the Licensee shall, during the time of such occupancy, continue to pay the annual licence fee set out herein and shall be subject to the covenants and other provisions herein contained so far as the same are applicable to such occupancy.

25.0 DISPUTE RESOLUTION

25.1 In the event that any question or dispute arises between the Parties hereto over any of the covenants and other provisions of this Licence or the interpretation thereof on its effect, which the Parties are unable to resolve by mutual agreement, the same shall be referred to the Federal Court of Canada for determination.



26.0 ADDRESS FOR SERVICE

26.1 Any notice required by or affecting this licence may be served upon the parties hereto by sending it by registered mail, telegram or other electronic message which provide a hard copy, postage or charges prepaid addressed to:

(a) in the case of Her Majesty;

Parks Canada
c/o Superintendent, Niagara National Historic Park
P.O. Box 787
Niagara-on-the-Lake, Ontario

and

(b) in the case of the Licensee;

the Licensee's last known address, or to the land itself, or by leaving it at that address, or by personally serving it upon the party referred to therein.

Any notice addressed by registered mail to Her Majesty or to the Licensee pursuant to this Article will be deemed to have been effectively given on the seventh (7th) business day following the date of mailing. Such addresses may be changed from time to time by either party giving notice as provided herein. In the event of any disruption of postal service, notices will be personally served upon the parties hereto.

27.0 WAIVER

27.1 A waiver, condonation, forgiveness or forbearance by either party hereto of the strict performance by the other of any covenant or provision of this licence shall be in writing and will not of itself constitute a waiver of any subsequent breach of that covenant or provision or any other covenant or provision thereof. The failure of Her Majesty to require the fulfilment of any obligation of the Licensee, or to exercise any rights herein contained will not constitute a waiver or acquiescence or surrender of those obligations or rights.

28.0 SEVERABLE

28.1 If for any reason any covenant or provision contained in this licence, or the application thereof to any party, is to any extent held or rendered invalid, unenforceable or illegal, then such covenant or provision shall be deemed to be independent of the remainder of this licence and to be severable and divisible from this licence. The invalidity, unenforceability or illegality shall not affect, impair or invalidate the remainder of this licence or any part thereof. The intention of Her Majesty and the Licensee is that this licence would have been executed without reference to any portion which may, for any reason and extent, be declared or held invalid, unenforceable or illegal.

29.0 NO PARTNERSHIP

29.1 The parties hereto specifically covenant and agree that no partnership, joint venture or any agency relationship is created or intended to be created between Her Majesty and the Licensee pursuant to this licence. The only relationship is that of licensor and licensee.

30.0 MEMBER OF PARLIAMENT

32.1 No Member of the House of Commons will be entitled to any share or part of this licence or to any benefit to arise therefrom.

31.0 INDUCEMENT BY LICENSEE

31.1 The Licensee hereby confirms that it has not, nor has any person on its behalf, given, promised or offered to any official or employee of Her Majesty for or with the view to obtaining this licence, any bribe, gift or other inducement and that it has not, nor has any person on its behalf, employed any person to solicit or secure this licence upon any agreement for a commission, percentage, brokerage or contingent fee.

32.0 TIME

32.1 Time is of the essence of this licence and all of the provisions hereof.

33.0 NO IMPLIED TERMS

33.1 No implied terms or obligations of any kind on behalf of Her Majesty will arise from anything in this licence or any improvements effected by the Licensee, and the express covenants and agreements herein contained and made by Her Majesty are the only covenants and agreements upon which any rights against Her Majesty are to be founded.

34.0 RIGHT OR REMEDY OF HER MAJESTY

34.1 No exercise of any specific right or remedy of Her Majesty will prejudice or preclude Her Majesty from exercising any other right or remedy provided by this licence or allowed at law or in equity. No right or remedy provided to Her Majesty by this licence or at law or in equity shall be exclusive or dependent upon any other such right or remedy, and Her Majesty may, from time to time, exercise any one or more such rights or remedies independently or in combination.

35.0 CAPTIONAL HEADINGS

35.1 The captions and headings throughout this licence are inserted for convenience of reference only and are not intended to describe, define or limit the scope, extent or intent of this licence, or any provision thereof.

36.0 INTENT

36.1 Every provision herein contained will enure to the benefit of and be binding upon Her Majesty, Her heirs, successors and assigns and the Licensee, its heirs, executors, administrators and permitted successors. Where there is more than one Licensee, all covenants and other provisions herein contained will be construed as being joint and several, and when the context so requires or permits, the singular number will be read as if the plural were expressed, and the masculine gender as if the feminine or neuter, as the case may be, were expressed.

37.0 NO WARRANTIES

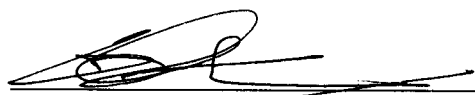

37.1 No representations, warranties or conditions have been made to the Licensee in respect of the land by Her Majesty, Her servants, agents and employees.

38.0 LICENCE IS ENTIRETY OF AGREEMENT


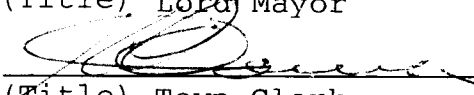
38.1 This licence constitutes the entire agreement between the Licensee and Her Majesty with respect to the subject matter of this licence. There are no collateral warranties or agreements.

IN WITNESS WHEREOF, Gerry Cloutier, Director, Ontario Service Centre, Parks Canada, on behalf of Her Majesty has hereunto set his hand and seal and the Corporation of the Town of Niagara-on-the-Lake has hereunto affixed its corporate seal attested to by its proper signing officers duly authorized in that behalf.

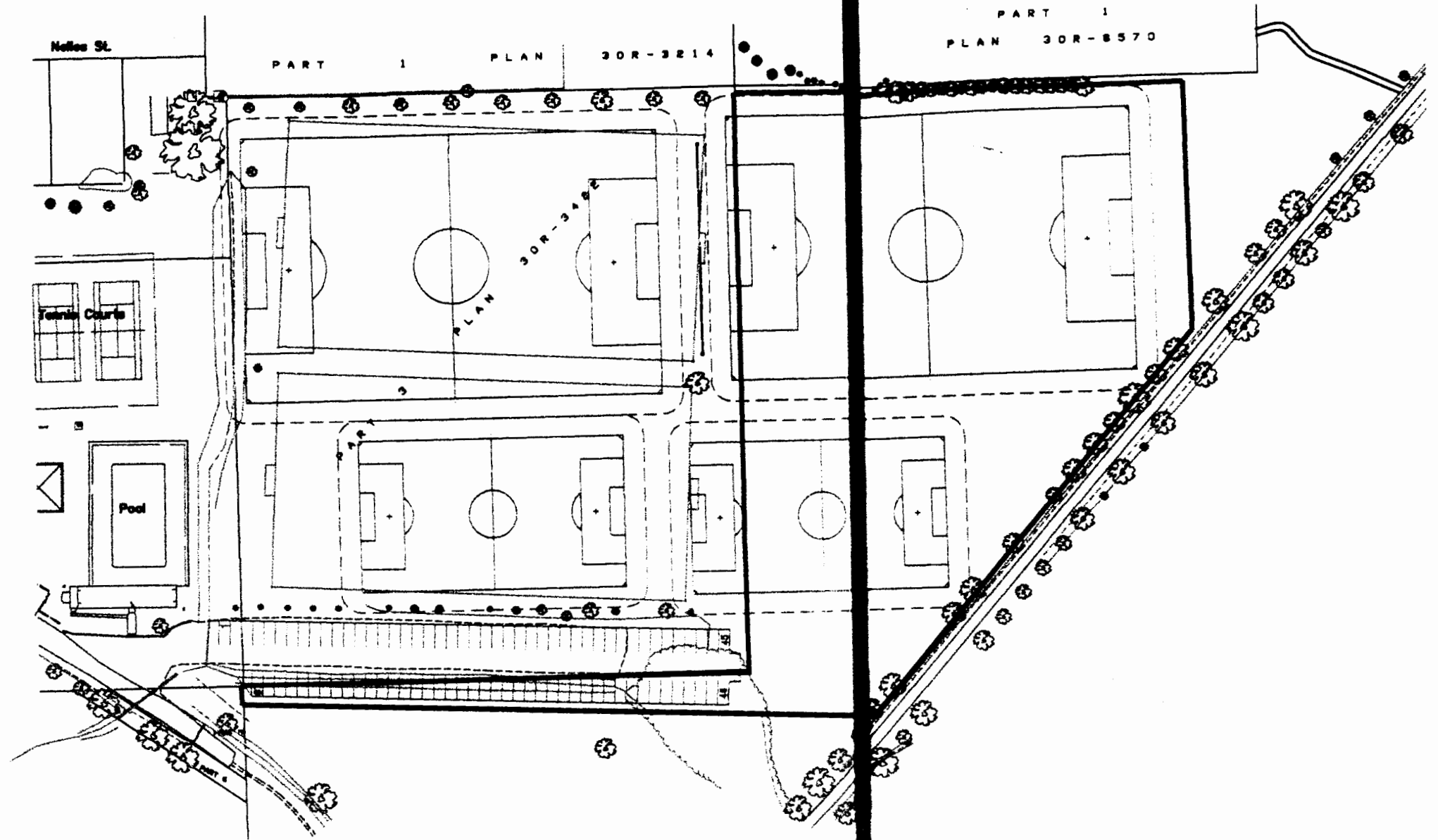
SIGNED, SEALED AND DELIVERED
by the Director
Ontario Service Centre
Parks Canada,
on behalf of Her Majesty, in
the presence of

) 
) _____
) Gerry Cloutier
)
) 
) _____
) Witness

SEALED, DELIVERED AND ATTESTED TO)
by Art T. Viola)
the Lord Mayor)
and by Robert G. Howse)
the Town Clerk)
of Town of Niagara-on-the-Lake)

) 
) _____
) (Title) Lord Mayor
) 
) _____
) (Title) Town Clerk





PART 1
PLAN 30R-8570

PART 1 PLAN 30R-3214

PART 1 PLAN 30R-3422

Nelles St.

Tennis Courts

Pool

TOWN OF NIAGARA-ON-THE-LAKE		
APPENDIX "A"		
MEMORIAL PARK / PARKS CANADA LANDS		
SCALE	DATE:	DRAWING BY:
N.T.S.	November 30, 1999	PARKS & RECREATION