

THIS AGREEMENT made this 15th day of November, 1985,

B E T W E E N:

THE CORPORATION OF THE TOWN OF PELHAM,

OF THE FIRST PART

-and-

SHORT HILL MEADOWS INC.

OF THE SECOND PART

WHEREAS the Land Division Committee has granted its consent to sever Parts 2, 3, 4, and 5 on the attached plan, pursuant to Application Nos. B377/85, B378/85, B379/85, and B380/85;

AND WHEREAS the severances are conditional upon Short Hill Meadows Inc. satisfying certain terms and conditions;

AND WHEREAS The Corporation of the Town of Pelham has agreed to accept this agreement in satisfaction of the said terms and conditions;

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The Corporation of the Town of Pelham will advise the Land Division Committee that the conditions imposed with regard to severance Application B-377/85 (Part 2) have been satisfied.

2. Short Hill Meadows Inc. will:

(a) Accept from Mabo West Side Construction Limited a conveyance of Part 2 on the attached Plan;

(b) Title to Parts 2 and 5 shall merge and become one parcel of land;

3. Short Hill Meadows Inc. agrees that there will be no further conveyance of Parts 2 and 5 until the following conditions are met:

(i) Short Hill Place is dedicated as a Public Road to The Corporation of the Town of Pelham;

(ii) Municipal services are available along

Short Hill Place;

(iii) Payment to The Corporation of the Town of Pelham of an impost fee in the amount of \$1,120.00;

(iv) Payment to The Corporation of the Town of Pelham of 5% of the value of Parts 2 and 5 in lieu of park dedication;

(v) Part 1 on the attached plan is connected to the sanitary sewer systems to be installed along Short Hill Place.

4. Short Hill Meadows Inc. agrees to provide The Corporation of the Town of Pelham with such further and other assurances as it may reasonably request to give effect to this agreement.

IN WITNESS WHEREOF the parties hereto have caused to be affixed hereto their respective corporate seals under the hands of their proper officers.

THE CORPORATION OF THE TOWN OF PELHAM,

Per:

ES Benzenstein
Murray Paulist

SHORT HILL MEADOWS INC.

Per:

Sec.

METRIC

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

HECTARES CAN BE CONVERTED TO ACRES BY DIVIDING BY 0.4047

LOT 1 (PROPOSED)

SHORTHILL MEADOWS SUBDIVISION
File 26184001

NOTE: Remnant owned by SHORTHILL MEADOWS INC. contains 20.61 Acres shown as
part one on attached plan

NORTH PELHAM ROAD
(road all,ce) 20.12 wide

23.17

SHORTHILL PLACE

(Proposed Street)

23.17

65.31

30.00

42.67



PART 1
REMNANT
0.279 Ha

42.67

PART 2
SEVERANCE
0.128 Ha

42.67

65.31

30.00

25.31

PART 3
SEVERANCE
0.162 Ha

24.4

PART 5
SEVERANCE
0.123 Ha

40.24

65.32

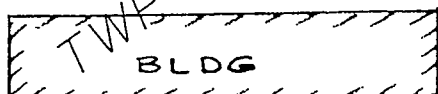
19.8

PART 4
SEVERANCE
0.121 Ha

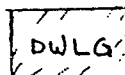
17.37

30.04

65.4



Condominium Plan No. 7



96.01

S.W. CORNER
TWP LOT 163

HURRICANE

20.12 wide

ROAD

Plan for land division purposes only

DATE: Oct. 7, 1985

R.J. Matthews
Ontario Land Surveyor

MATTHEWS & CAMERON LTD.
ONTARIO LAND SURVEYORS PROFESSIONAL ENGINEERS

R.J. MATTHEWS, O.L.S.
ANDREW CAMERON, O.L.S., P.E.
6222 MURRAY ST., NIAGARA FALLS, ONT.
PHONE (416) 358-3693 L2G 2K7

T.G. CAHILL, O.L.S. (Municipal)
27 WILLIAM ST., ST. CATHARINES, ONT.
PHONE (416) 682-1364 L2H 519

PLAN FOR LAND DIVISION PURPOSES ONLY OF

Part of twp. lot 163
Township of Thorold now
Town of Pelham

PLAN #1

Regional Municipality of Niagara
10 10 10 30 30 40 M

1:750

DRAWN

CHECKED

SCALE

YEAR

FILE

FILE

