

FORSTER, LEWANDOWSKI & CORDS
LAWYERS, BARRISTERS & SOLICITORS

L.C. FORSTER, Q.C. (RETIRED)
ROGER LEWANDOWSKI, A.B., LL.B.
DONALD F. CORDS, Q.C.

TELEPHONE
688-9110
FAX: (416) 688-0901

P.O. BOX 1180
82 LAKE STREET
ST. CATHARINES, ONTARIO
L2R 7A7

April 22, 1992

Town of Pelham
P. O. Box 400
Fonthill, Ontario L0S 1E0

ATTENTION: Mr. Jack Bernardi

Dear Sirs:

RE: Kenmore Homes (1987) Inc.
Block 19 Plan 59M-128, Maureen Court

Enclosed herewith you will find the following:

1. Duplicate registered copy of By-Law No. 1472 registered on the 16th day of April, 1992 as No. LT-085755.
2. Duplicate registered copy of Amendment to Site Plan Agreement registered on the 16th day of April, 1992 as No. LT-085756

Yours very truly,

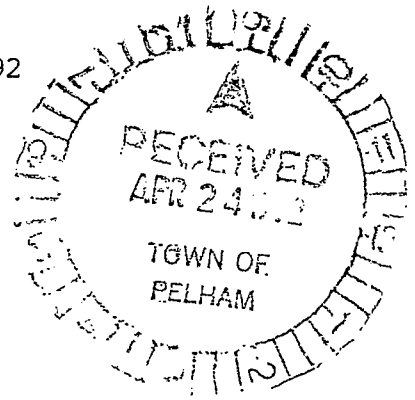
FORSTER, LEWANDOWSKI & CORDS

Per:

Roger Lewandowski

RL:cm
encl.

CC: Kenmore Homes (1987) Inc.



FOR OFFICE USE ONLY

CERTIFICATE OF RECEIPT
RECEIVED
NIAGARA SOUTH/SW1(50)WELLAND

'92 04 16 15 35

[Signature]
REGISTERED REGISTRAR

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 4 pages
(3) Property Identifier(s)	Block	Property
(4) Nature of Document NOTICE OF AN AMENDMENT TO SITE PLAN AGREEMENT (Section 74 of The Land Titles Act)		
(5) Consideration NIL Dollars \$		
(6) Description Parcel 19-1 Section 59M-128 being Block 19 on Plan 59M-128, in the Town of Pelham, in the Regional Municipality of Niagara.		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

(8) This Document provides as follows:

The Corporation of the Town of Pelham has unregistered estate, right, interest or equity in the lands herein owned by Kenmore Homes (1987) Inc., and hereby applies under Section 74 to have Notice of the amendment to the Site Plan Agreement annexed hereto registered on the above parcel.

Continued on Schedule ☒

(9) This Document relates to instrument number(s) Notice of Site Plan Agreement LT-080796 and BY LAW LT-

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s) KENMORE HOMES (1987) INC. THE CORPORATION OF THE TOWN OF PELHAM By its Solicitors, Forster, Lewandowski & Cords	<i>[Signature]</i> Roger Lewandowski	1992 04 15

(11) Address for Service	P.O.Box 400 Fonthill, Ontario
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(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature Y M D
Name(s)		

(13) Address for Service

(14) Municipal Address of Property Not assigned	(15) Document Prepared by: FORSTER, LEWANDOWSKI & CORDS Barristers & Solicitors 82 Lake Street P.O.Box 1180 St. Catharines, Ontario L2R 7A7	Fees and Tax Registration Fee Total
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FOR OFFICE USE ONLY

THIS AGREEMENT made in triplicate this 7TH day of APRIL ,
1992 A.D.

BETWEEN:

KENMORE HOMES (1987) INC.,
Hereinafter called the "Owner"
OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM
Hereinafter called the "Town"
OF THE SECOND PART

1. WHEREAS The Owner and the Town entered into a Site Plan Agreement dated July 16th, 1991 and registered on July 24th, 1991 as Instrument Number LT 080796;

2. AND WHEREAS Schedule "C" attached to the Agreement/was
No. LT 080796
amended and it is now desirable to register the amended Schedule "C".

NOW THEREFORE WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Owner to the Town (the receipt thereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

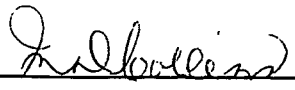
a) The Owner and the Town hereby agree that Schedule "C" attached to Instrument Number LT 080796 is hereby rescinded and a new Schedule "C" dated, revised November 19, 1991 attached hereto is hereby substituted.

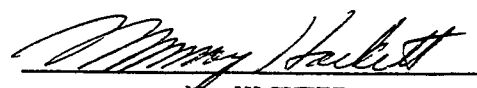
b) The Town confirms its approval of the amended Schedule "C"/by
attached to LT 080796
By-Law No. 1472(1992). registered on April 16, 1992 as #85755.

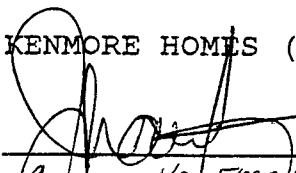
IN WITNESS WHEREOF the parties hereto have hereunto set their Corporate Seals under the hands of officers duly authorized in that behalf.

SIGNED, SEALED AND DELIVERED
in the presence of

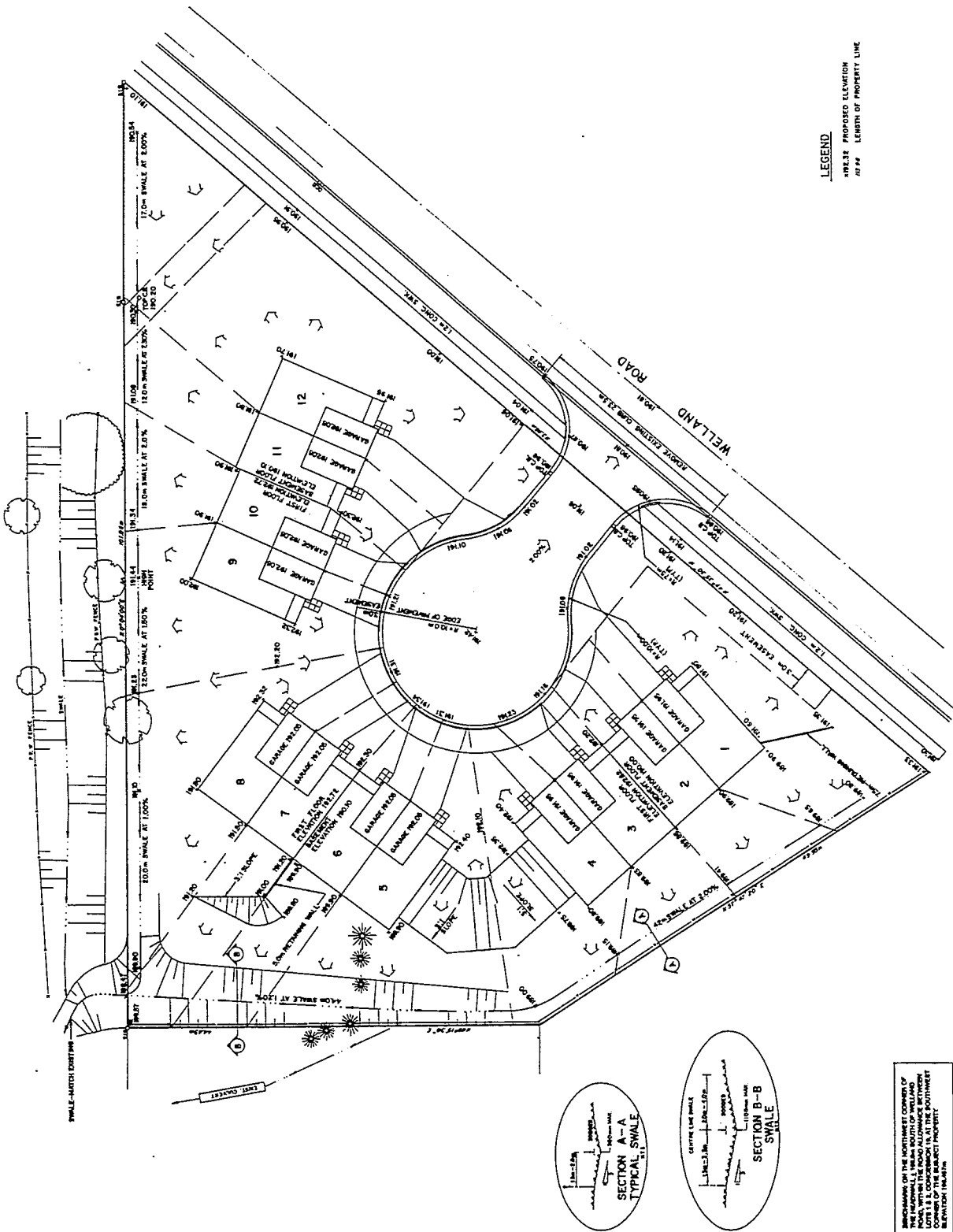
THE CORPORATION OF THE
TOWN OF PELHAM


MAYOR M. COLLINS


CLERK M. HACKETT

KENMORE HOMES (1987) INC.

James KAUFMAN
SIGNING OFFICER

(Revised November 19, 1991)




ABUTTING ON THE NORTHWEST CORNER OF THE HEADWALL, 1/4 MILE SOUTH OF WELLAND ROAD, WITHIN THE ROAD ALLOWANCE BETWEEN LOTS 1 & 2, CONVEYANCE IN, AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY
BLK 4770 100.477m

Notes:


The position of participating competitors, particularly as regards the accuracy of the position of the target, is not necessarily known to the contractor. However, the accuracy of the position of the target is a factor which the contractor must take into account in the design of the target. The contractor must also take into account the fact that the target is a moving target and that the position of the target is not necessarily known to the contractor. The contractor must also take into account the fact that the target is a moving target and that the position of the target is not necessarily known to the contractor.

No.	Partion	Date	Initial
1	PLANT PRODUCTION & MARKETING DIVISION	NOV 14, 1990	
2	PLANT PRODUCTION & MARKETING DIVISION	NOV 15, 1990	
	PLANT PRODUCTION & MARKETING DIVISION	NOV 15, 1990	



Approved

KENMORE HOMES
WELLAND ROAD TOWNHOUSES
GRADING PLAN

 Proctor & Redfern Limited Consulting Engineers & Architect St. Catharines Toronto	Scale 1:500 (NOT TO SCALE)		Drawn by Cld. by	Date NOV 19 1982
			Deep. No. A1-91607-SP2A	



LT 085755

CERTIFICATE OF RECEIPT
REGISTERED
NIAGARA SOUTH DISTRICT

'92 04 16 15 35

[Signature]
LAND REGISTRATION DEPARTMENT

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 3 pages
(3) Property Identifier(s)		Block Property
Additional: See Schedule <input type="checkbox"/>		
(4) Nature of Document NOTICE OF BY-LAW NO. 1472(1992)		
(5) Consideration NIL Dollars \$		
(6) Description Parcel 19-1 Section 59M-128 being Block 19 on Plan 59M-128 in the Town of Pelham, in the Regional Municipality of Niagara.		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

(8) This Document provides as follows:

BY LAW NO. 1472 (1992) ATTACHED HERETO.

The Corporation of the Town of Pelham has an unregistered estate, right, interest or equity in the lands herein owned by Kenmore Homes (1987) Inc., and hereby applied under Section 74 to have Notice of the amendment to the Site Plan Agreement annexed hereto, registered on the above parcel.

Continued on Schedule ☒

(9) This Document relates to instrument number(s) Notice of Site Plan Agreement LT-080796

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
THE CORPORATION OF THE TOWN OF PELHAM	<i>[Signature]</i>	1992 04 16
By its agent	Roger Lewandowski	

(11) Address for Service P. O. Box 400, Fonthill, Ontario LOS IEO

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D

(13) Address for Service

(14) Municipal Address of Property n/a	(15) Document Prepared by: FORSTER, LEWANDOWSKI & CORDS Barristers & Solicitors 82 Lake Street P.O.Box 1180 St. Catharines, Ontario L2R 7A7	Fees and Tax
		Registration Fee
		Total

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1472(1992)

Being a by-law to amend By-Law No.
1413(1991), being a by-law to authorize a
site plan agreement with Kenmore Homes
(1987) Inc. Re: Construction of
Townhouses on Block 19, Registered Plan
59M-128.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN
OF PELHAM ENACTS AS FOLLOWS:

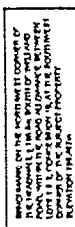
(1) THAT Schedule "C" attached ^{to Instrument No. LT-080796 and} to the site plan agreement and
made part of By-Law No. 1413(1991) be hereby rescinded and a new
Schedule "C" dated, Revised November 19, 1991, attached hereto be
substituted.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
6TH DAY OF APRIL, 1992 A.D.

J. L. Collins
MAYOR

Murray Hackett
CLERK

3



LEGEND

WATER PROPOSED TREATMENT
NO PE LENGTH OF PROPERTY LINE

THE WHITE HOUSE, Washington, D. C., June 10, 1936.

SIR: I have the honor to acknowledge the receipt of your letter of the 7th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,
J. H. M. [Signature]

Enclosure