

698625

CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT  
NIAGARA SOUTH/SUD(59)WELLAND

'95 12 1 11 29

*affirming*  
LAND REGISTRAR/REGISTRAR

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 22 pages

(3) Property Identifier(s)

Block

Property

Additional:  
See  
Schedule ☐

(4) Nature of Document

Front-ending Agreement

(5) Consideration

-----ONE----- Dollars \$ 1.00

(6) Description

Part of Lot 177, former Township of Thorold, now Town of Pelham, Regional Municipality of Niagara and more particularly described in Schedule "C" of agreement attached (page 14)

(7) This Document Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☒

Additional Parties ☐

Other ☒

(8) This Document provides as follows:

See Front-ending Agreement attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y . M . D

THE CORPORATION OF THE TOWN OF PELHAM  
by its solicitors  
Brooks, Bielby & Smith

PER: *[Signature]*

1995 12 01

(R. Bruce Smith)

(11) Address for Service

P. O. Box 400, Fonthill, Ontario, L0S 1E0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y . M . D

(13) Address for Service

(14) Municipal Address of Property  
not assigned

(15) Document Prepared by:

R. Bruce Smith  
BROOKS, BIELBY & SMITH  
Barristers and Solicitors  
247 East Main Street  
Welland, Ontario  
L3B 5N9

Fees and Tax

Registration Fee

Total

THIS INDENTURE made in triplicate this 28<sup>th</sup> day of AUGUST , 1995 A.D.

BETWEEN:

THE CORPORATION OF THE TOWN OF PELHAM  
(hereinafter known as "the Town")

OF THE FIRST PART

AND

SOUTH PELHAM DEVELOPMENTS LIMITED  
(hereinafter known as "the Subdivider")

OF THE SECOND PART

WHEREAS the Subdivider is the registered owner of the lands described in Schedule "A" attached;

AND WHEREAS the lands as described in Schedule "A" are the subject of a proposed subdivision agreement between the Town and the Subdivider authorized by By-Law No. 1700 (1995) passed March 6th, 1995;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the terms, conditions and covenants contained herein and the sum of one dollar (\$1.00) now paid by the Subdivider to the Town (receipt of which is hereby acknowledged) the parties covenant, promise and agree as follows:

**SECTION 1 - DEFINITIONS**

- (a) 'benefiting area' means the land described in Schedule "B" attached which lands shall benefit from the construction and installation of municipal services as designated in this agreement;
- (b) 'benefiting owner' means an owner of land within the benefiting area other than the Subdivider;
- (c) 'consultant' means the professional engineer or firm of professional engineers registered with the Professional Engineers of Ontario;
- (d) 'Professional Engineer' shall mean a Professional Engineer registered with the Professional Engineers of Ontario;
- (e) 'Town Engineer' shall mean the Engineer of the Corporation of the Town of Pelham as appointed by Council.

**SECTION 2 - MUNICIPAL SERVICES**

In accordance with the subdivision agreement between the Town and the Subdivider, the Subdivider covenants and agrees to construct and/or install as part of its development of the lands described in Schedule "A" the following municipal services, as further described in Schedule "E", which services will benefit lands within the benefiting area:

- (a) Sanitary Sewer and appurtenances;
- (b) Storm sewer and appurtenances;
- (c) Watermain and appurtenances;
- (d) Road works.

### SECTION 3 - COST OF MUNICIPAL SERVICES PROVIDED BY THE SUBDIVIDER

The Town and the Subdivider agree that the following substantially represents the estimated costs to the Subdivider for the constructing and/or installing of municipal services identified in Section 2 which services provide an advantage to the development of the lands within the benefiting area:

(a) Storm Sewer and Appurtenances	\$190,000.00
(b) Road, Watermain & Sanitary Sewer Works	57,500.00
TOTAL (including 5% contingencies, 12% engineering and GST)	<hr/> \$247,500.00

All of which estimated costs of municipal services are further detailed in Schedule "E" attached.

The Subdivider agrees to provide to the Town an audited account of costs, certified by the subdivider's professional engineer, which reflects the actual costs of the municipal services installed and completed pursuant to this agreement to the satisfaction of the Town Engineer.

### SECTION 4 - COST OF MUNICIPAL SERVICES PROVIDED BY THE TOWN

The Town and the Subdivider agree that the following substantially represents the costs to the Town for the construction and installation of municipal services which provide an advantage to the development of the lands within the benefiting area.

(a) Quaker Road Trunk Storm Sewer	\$238,187.00
(b) Drapers Creek Storm Detention Facility	\$ 34,747.97
(c) Administration	\$ 20,000.00
TOTAL	<hr/> \$292,934.97

Actual costs to the Town are outlined in Schedule "F" attached.

# SECTION 5 - SHARE OF THE COST OF MUNICIPAL SERVICES

The Town and the Subdivider agree that a share of the cost of municipal services shall be apportioned to the lands within the benefiting area, calculated as follows and detailed in Schedule "D", "E" and "F":

(a) Storm Sewer System

- apportioned on an area multiplied by runoff coefficient as detailed in Schedule "D".

	<u>Construction Estimate</u>	<u>Percentage Apportioned to Benefiting Lands</u>
(i) Cost of Municipal Services Provided by the Town	\$ 292,934.97	(100%)
(ii) Apportionment to Subdivider (19.5% due to the Municipality)	\$ 57,122.32	( 19.5%)
(iii) Town Costs to be Apportioned to remainder of Benefiting Lands	<u>\$ 235,812.65</u>	(80.5%)
(iv) Cost of Municipal Services Provided by Subdivider	\$ 190,000.00	(100%)
(v) Apportionment to Subdivider (19.5%)	\$ 37,050.00	(19.5%)
(vi) Subdivider's Costs to be Apportioned to remainder of Benefiting Lands	\$ 152,950.00	(80.5%)
(vii) Total Costs to be Apportioned to remainder of Benefiting Lands (iii) & (vi)	<u>\$ 388,762.65</u>	(80.5%)

(b) Road, Watermain and Sanitary Sewer Works

- 50% of the cost of the road Works and Watermain fronting Part of Lot 177, Instrument No. 354088-80 (the Brown Property) as detailed in Schedule "E"

89.7m of 8.5m wide urban cross-section road complete with curb, storm water drainage, sidewalk (one side), boulevard sodding, trees, sanitary sewer and watermain to Town standards.

	Construction <u>Estimate</u>	Percentage Apportioned <u>to Benefiting Lands</u>
Total Cost of Municipal Services provided to the Benefiting Lands	\$ 57,500.00	100%
Apportioned Cost to Subdivider [see Schedule "E", Part (b)]	\$ 28,750.00	50%
Apportioned Cost to the Brown Property Fronting Road	\$ 28,750.00	50%

#### SECTION 6 - PAYMENT OF COSTS BY BENEFITING OWNERS

(a) Subdivider

The Town and the Subdivider agree that the apportioned costs to the Subdivider as determined in Section 5, shall be paid to the Town prior to the Town's execution of the subdivision agreement.

(b) Benefiting Land Owners

The Town agrees to enter into either a Front-Ending Agreement; or require provisions in a Subdivision Agreement; or require provisions as a condition of any development or redevelopment applications for lands within the benefiting area with each benefiting land owner, which shall contain the following:

- (i) Payment for municipal services provided by the Town to the Benefiting Lands.
- (ii) Payment for municipal services provided by South Pelham Developments Limited which service the Benefiting Lands.
- (iii) Payment by the benefiting land owner will be based on apportionment formulas approved by the Town Engineer:
  - 1) Storm Sewer System - the following formula shall apply:
 
$$\begin{array}{lcl} \text{Ratio of flow contribution} & & A_s \times R_s \\ \text{of Benefiting Land Owner} & = & A_T \times R_T \\ \text{to Total Benefiting Lands} & & \end{array}$$

where  $A_s$  = Benefiting Area of the Benefiting Land Owner

$R_s$  = Average Run-off Coefficient of the Benefiting Land Owner

$A_T$  = Total Benefiting Area

$R_T$  = Average Run-off Coefficient of Benefiting Area
  - 2) Road, Watermain and Sanitary Sewer Works - one-half the total cost of road, watermain and sanitary sewer works fronting the Benefiting Lands.
- (iv) Payment shall be made by the benefiting land owner to the Town prior to the execution by the Town of any Front-Ending Agreement; Subdivision Agreement; Site Plan Agreement; or clearances of approval for any development or redevelopment of lands within the benefiting area. The Town will distribute the payment to the subdivider(s) involved in providing municipal services in accordance with this agreement.

**SECTION 7 - REIMBURSEMENT TO SUBDIVIDER**

- (a) The Town agrees to pay over to the subdivider the payment received from a benefiting owner as soon as practicable after receipt.
- (b) The Town agrees that the benefiting owners or their successors or assigns shall pay over to the Town their portion of the costs of the municipal services as identified in this agreement prior to permitting the development of the subject lands within the benefiting area.
- (c) The Subdivider agrees that this agreement shall remain in force for a period of twenty-five (25) years from the effective date of this agreement.
- (d) For the purposes of calculating the benefiting owners portion of the cost of municipal services identified in this agreement, the costs shall be indexed annually based on the year over year increase in the Construction Cost Index Ontario Composite as reported by Southam Construction Index, starting from the date of execution of this agreement (Schedule "G").
- (e) The final cost payable by the benefiting owner, including the indexed costs of Section 7 (d), shall be based on the final cost statement reviewed and approved by Town Engineer filed in accordance with Section 3 and calculated in accordance with Sections 4 and 5 of this agreement.



**SECTION 8 - NOTICE OF AGREEMENT AND REGISTRATION**

- (a) The Town agrees that subsequent to execution of this agreement the Town will notify all benefiting owners of such agreement by mail in accordance with the requirements of the Act.
- (b) In the case of an appeal lodged pursuant to the terms of the Development Charges Act, the Subdivider and the Town agree to split the costs 50/50 for all charges incurred as a result of such action.
- (c) This agreement shall come into effect twenty-one (21) days after notice is sent in accordance with the requirements of Section 8 (a), or, in the case of an objection, when approved by the Ontario Municipal Board or as directed by the Board.
- (d) The Town agrees that this agreement shall be registered against the land in the benefiting area and shall be binding on any and all subsequent owners.
- (e) The Subdivider agrees to be responsible for all costs incurred for the registration of this agreement on the title of the benefiting owners.

**SECTION 9 - SCHEDULES**

All Schedules attached shall be read in conjunction with and shall form part of this agreement.

<u>Schedule</u>	<u>Title</u>
"A"	Subject (Subdivider's Lands)
"B"	Benefiting Area
"C"	Benefiting Owners Legal Description of property (Benefiting Owners) within the Benefiting Area
"D"	Calculations of Costs to Benefiting Area
"E"	Municipal Services to be Provided by the Subdivider
"F"	Municipal Services Provided by the Town
"G"	Southam Construction Index March 1995

**SECTION 10 - NOTICE**

Any notice or correspondence required to be sent to either party to this agreement shall be sent to the following address:

Corporation of the Town of Pelham  
P. O. Box 400  
FONTHILL, Ontario L0S 1E0

and to:

South Pelham Developments Limited  
P. O. Box 545  
42 Canboro Road  
FONTHILL, Ontario L0S 1E0

IN WITNESSETH WHEREOF the Parties hereto have hereunto affixed their Corporate Seals and the signature of the authorized offices.

THE CORPORATION OF THE  
TOWN OF PELHAM, per:

B. B. Brown  
Mayor

Mary Hackett  
Clerk

SOUTH PELHAM DEVELOPMENTS  
LIMITED, per:

Ken Gonyou  
Witness KEN GONYOU

John Boldt  
President JOHN BOLDT

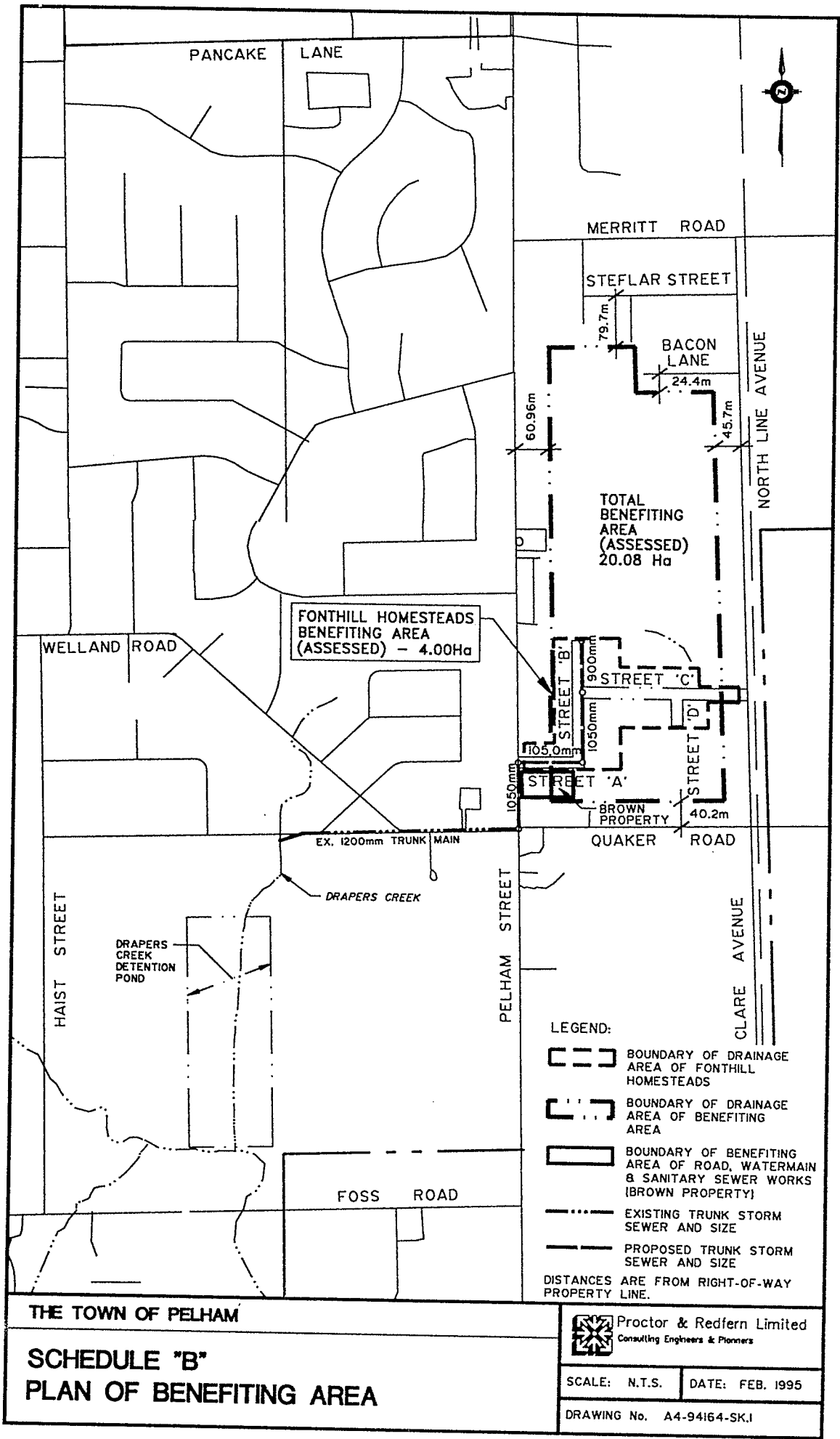
## SCHEDULE "A"

## SUBJECT LANDS (Subdivider's Lands)

In the Town of Pelham, in the Regional Municipality of Niagara being composed of part of Lot 177 of the Geographic Township of Thorold designated as Parts 1 to 7 both inclusive on Reference Plan 59R-8364 deposited in the Land Registry Office for the Land Titles Division of Niagara South (No. 59) and being the Whole of Parcels 177-11 to 177-16 both inclusive, section 59 - Thorold.

SCHEDULE "B"

BENEFITING AREA



## SCHEDULE "C"

## BENEFITING OWNERS

Legal Description of Property (Benefiting Owners)  
within the Benefiting Area

## DESCRIPTION

## TOTAL BENEFITTING AREA

All and Singular that certain parcel of land and premises situate lying and being in the Town of Pelham in the Regional Municipality of Niagara formerly in the County of Welland and being composed of Part of Lot 177 in the former Township of Thorold, and being more particularly described as follows:

COMMENCING at the South-westerly corner of said Lot 177;

THENCE North 89 degrees 25 minutes East 60.963 metres along the southerly limit of the said Lot 177;

THENCE North 0 degrees 00 minutes 30 seconds West 40.236 metres parallel to the westerly limit of the said Lot 177 to the place of beginning of the herein described parcel;

THENCE continuing North 0 degrees 00 minutes 30 seconds West 789.867 metres parallel to the westerly limit of the said Lot 177 to the southwesterly corner of Lot 6, Registered Plan 59M-171;

THENCE Easterly 140.204 metres along the southerly limit of the said Plan 59M-171;

THENCE South 0 degrees 00 minutes 30 seconds East 78.218 metres parallel with the westerly limit of the said Lot 177;

THENCE Easterly 121.261 metres parallel with the southerly limit of Bacon Lane;

THENCE South 0 degrees 50 minutes East 712.309 metres parallel with the westerly limit of Line Avenue;

THENCE South 89 degrees 25 minutes West 271.714 metres parallel with the southerly limit of the said Lot 177 to the place of beginning.

AND containing by admeasurement an area of 20.08 Hectares more or less.

*William A. Mascoe*  
William A. Mascoe  
Ontario Land Surveyor

SCHEDULE "C" (con'd)  
BENEFITING OWNERS  
Legal Description of Property (Benefiting Owners)  
within the Benefiting Area

DESCRIPTION  
BROWN PROPERTY

All and Singular that certain parcel of land and premises situate lying and being in the Town of Pelham in the Regional Municipality of Niagara formerly in the County of Welland and being composed of Part of Lot 177 in the former Township of Thorold and premising that the westerly limit of said Lot has an astronomic bearing of North 0 degrees 00 minutes 30 seconds West and relating all bearings herein thereto the said parcel may be more particularly described as follows:

COMMENCING at the south-westerly angle of said Lot 177;

THENCE North 0 degrees 00 minutes 30 seconds West along the westerly limit of said Lot, 50.292 metres to the Place of Beginning of the herein described parcel;

THENCE North 0 degrees 00 minutes 30 seconds West along the westerly limit of said Lot 50.292 metres;

THENCE North 89 degrees 25 minutes East, parallel to the southerly limit of said Lot 92.964 metres.

THENCE South 0 degrees 00 minutes 30 seconds East, 50.292 metres;

THENCE South 89 degrees 25 minutes West, 92.964 metres more or less to the Place of Beginning.

## SCHEDULE "C" (con'd) - BENEFITING OWNERS

	<u>NAME</u>	<u>ASSESSMENT</u> <u>ROLL NUMBER</u>	<u>MAILING ADDRESS</u>
1*	SHARON & MANUEL REBELO	19-49	752 QUAKER ROAD WELLAND L3C 3H4
2	DAVID & JERE BROWN	19-51	1053 PELHAM STREET WELLAND L3C 3E4
3	VINCENZO & LILLIANA BORRELLI	19-5401	1083 PELHAM STREET WELLAND L3C 3E4
4	JOSEPHINE LUCCHETTA	19-5501	491 QUAKER ROAD WELLAND L3C 3G7
5	FRANK & MARY BLAZETICH	19-56	1109 PELHAM STREET WELLAND L3C 3E4
6	JOSEPH RACZ	19-57	1119 PELHAM STREET WELLAND L3C 3E4
7	THOMAS & CONNIE BICKELL	19-58	1123 PELHAM STREET WELLAND L3C 3E4
8	HENRIETTA & CHRISTOPHER ROWE	19-5901	2511 LAKESHORE RD.W. OAKVILLE L6L 1H9
9*	INTER AMERICA LEASING CO.INC.	19-60	P. O. BOX 890 FONTHILL LOS 1E0
10	JUTTA WIENS (IN TRUST)	19-62	950 HAIST ST. FONTHILL LOS 1E4
11	ROD PETER MORRISON	19-63	1169 PELHAM STREET WELLAND L3C 3E4
12	JACK & MAUREEN LANDRY	19-64	1175 PELHAM STREET WELLAND L3C 3E4
13	JACK D. LANDRY	19-65	1179 PELHAM STREET WELLAND L3C 3E4
14	JACK DENNIS LANDRY	19-6510	1179 PELHAM STREET WELLAND L3C 3E4
15	JOHN & ENCARNACION RODRIGUEZ	19-67	1189 PELHAM STREET WELLAND L3C 3E4
16	WILLIAM & YOLLANDE HUGHEY	19-68	1211 PELHAM STREET WELLAND L3C 3E4
17	BRIAN JOHN STEVEN	19-23	62 BACON LANE WELLAND L3C 3E5
18	MURRAY & MOREEN VATCHER	19-25	1130 LINE AVENUE WELLAND L3C 3C3
19	WILLIAM & EVELYN PFEIFLE	19-26	1128 LINE AVENUE WELLAND L3C 3C3
20	DALE & SUZANNE WINGER	19-27	1126 LINE AVENUE WELLAND L3C 3C3
21	BOUKE & WILHELMINA WYMENGA	19-28	558 LINE AVENUE WELLAND L3C 3A8



## SCHEDULE "C" (con'd) - BENEFITING OWNERS

	<u>NAME</u>	<u>ASSESSMENT</u> <u>ROLL NUMBER</u>	<u>MAILING ADDRESS</u>
22	LORRAINE BROWN	19-2801	1122 LINE AVENUE WELLAND L3C 3C3
23	DAVID & TINA SCHULZ	19-29	P. O. BOX 545 FONTHILL L0S 1E0
24	PAUL & MARIANNE KCIUK	19-3001	1116 LINE AVENUE WELLAND L3C 3C3
25	ROBERT & DEBORAH JESIK	19-31	478 THOROLD ROAD WELLAND L3C 3W6
26	KEN & VIOLET SIBBETT	19-32	1112 LINE AVENUE WELLAND L3C 3C3
27	KEN SIBBETT	19-3202	1112 LINE AVENUE WELLAND L3C 3C3
28*	CLARENCE & GLORIA LUSSIER	19-33	25 ESPLANADE RD. BRAMALEA L6T 2C6
29	DOUGLAS & NANCY SPECK	19-3401	1088 LINE AVENUE WELLAND L3C 3C3
30	MARILYN & KENNETH SPECK	19-34	1086 LINE AVENUE WELLAND L3C 3C3
31	DAVID & MONICA DOHERTY	19-35	1084 LINE AVENUE WELLAND L3C 3C3
32*	JOHN & DIANE DURLEY	19-3505	1082 LINE AVENUE WELLAND L3C 3C3
33	GERRIT & MARGARET DEKKER	19-3501	1078 LINE AVENUE WELLAND L3C 3C3
34	BRYAN VON BARGEN	19-36	1076 LINE AVENUE WELLAND L3C 3C3
35	JOHN BOLDT CONSTRUCTION LTD.	19-3601	1515 FIFTH ST. R.R.3 ST.CATHARINES L2R 6P9
36	NORRIS & JUDY SCOTT	19-38	1064 LINE AVENUE WELLAND L3C 3C3
37	GINETTE CELINE LEGACY	19-39	1060 LINE AVENUE WELLAND L3C 3C3
38	UGO & JOSEPHINE LUCCHETTA	19-4001	491 QUAKER ROAD WELLAND L3C 3G7
39	FRANK & JOYCE NERO	19-45	706 QUAKER ROAD WELLAND L3C 3H4
40	JOSEPH PASKO	19-48	746 QUAKER ROAD WELLAND L3C 3H4

Names from Registry Office as of March 15, 1995

Addresses from Registry Office as shown on deeds except \*

\* Names and Addresses from Town of Pelham Assessment Roll

## SCHEDULE "D"

## CALCULATION OF COST TO SUBDIVIDER'S BENEFITING AREA

This Schedule deals with the calculations to determine the percentage of the total that is apportioned to a benefiting land owner.

## (a) Storm Sewer System

The Storm Sewer System includes Quaker/South Pelham Road Storm Sewer, Drapers Creek Detention Facility and all appurtenances.

Total Area of Benefiting Lands (Assessed)	(A <sub>T</sub> )	20.08 Ha.
Average Runoff Coefficient	(R <sub>T</sub> )	0.47
Therefore Area multiplied by Runoff Coefficient (A <sub>T</sub> x R <sub>T</sub> )		9.44 (100%)

Benefiting Area of Subdividers Lands	(A <sub>S</sub> )	4.00 Ha.
Runoff Coefficient	(R <sub>S</sub> )	0.46
Therefore Area multiplied by Runoff Coefficient (A <sub>S</sub> x R <sub>S</sub> )		1.84

The Portion of Subdivider's Lands to Total Lands

$$\frac{A_S \times R_S}{A_T \times R_T} = \frac{1.84}{9.44} = 19.5\%$$

## (b) Road, Watermain and Sanitary Sewer Works

Lands having frontage onto a road used to develop their lands shall pay 50% of the costs of road, watermain and sanitary sewer works fronting their property.

Part of Lot 177, Instrument No. 354088-80 (the Brown Property) has 89.739m of frontage on Street 'A'.

## SCHEDULE "E"

MUNICIPAL SERVICES TO BE PROVIDED BY THE SUBDIVIDER  
CONSTRUCTION COST ESTIMATES FOR USE IN  
COST SHARING CALCULATIONS

## (a) Storm Sewer System

Cost estimate for construction of the trunk storm sewer from Quaker Road and Pelham Street to the north and south limits of the Subdivider's Property.

Cost Estimate for Trunk Storm Sewer

March, 1995

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Storm Sewer				
	a) Ex. MH to MH9 1050 mm D. Conc.	119.4	m	\$275.00	\$ 32,835.00
	b) MH9 to MH8 1050 mm D. Conc.	109.3	m	\$250.00	\$ 27,325.00
	c) MH8 to MH7 1050 mm D. Conc.	70.0	m	\$250.00	\$ 17,500.00
	d) MH7 to MH5 1050 mm D. Conc.	55.0	m	\$250.00	\$ 13,750.00
	e) MH5 to MH6 975 mm D. Conc.	41.2	m	\$200.00	\$ 8,240.00
	f) MH8 to south stub 750 mm D. Conc.	7.6	m	\$180.00	\$ 1,368.00
2	Manholes				
	a) MH5 - 1800 mm D.		Lump Sum		\$ 5,000.00
	b) MH6 - 1800 mm D.		Lump Sum		\$ 5,000.00
	c) MH7 - 1800 mm D.		Lump Sum		\$ 5,000.00
	d) MH8 - 2400 mm D.		Lump Sum		\$ 7,000.00
	e) MH9 - 2400 mm D.		Lump Sum		\$ 7,500.00
3	Connection to Existing Manhole at Quaker Rd. and Pelham St.		Lump Sum		\$ 7,000.00
4	Connection to existing Ditch Inlet Catchbasin (@ Station 1+00)		Lump Sum		\$ 2,000.00
5	Relocation of Existing Gas Main		Lump Sum		<u>\$ 10,000.00</u>
			Subtotal		\$149,518.00
			Engineering & Contingencies (17%)		\$ 25,418.06
			GST (7%)		<u>\$ 12,245.52</u>
			TOTAL		\$187,181.58
			Use		\$190,000.00

## SCHEDULE "E" (con'd)

## (b) Road, Watermain and Sanitary Sewer Works

Cost estimate for the construction of 89.7 m of urban-crossing road, watermain and sanitary sewer to Town Standards.

Road Works Fronting Brown Property (89.739 m length)  
Estimated Quantities and Unit Prices from Developer's Engineer

## Cost Estimate

March, 1995

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Catchbasins Single Precast	2.0	each	\$900.00	\$ 1,800.00
2	Catchbasins 200 mm D.PVC DR28	8.5	m	\$ 60.00	\$ 510.00
3	Watermain 200 mm D.PVC DR18	89.7	m	\$ 85.00	\$ 7,624.50
4	Sanitary Sewer 250 mm C.PVC DR35, MH'H' to MH'I'	89.7	m	\$ 70.00	\$ 6,279.00
5	Granular 'A' Road Base 375 mm depth	765.0	m <sup>2</sup>	\$ 9.00	\$ 6,885.00
6	Base Course Asphalt 50 mm depth	765.0	m <sup>2</sup>	\$ 5.00	\$ 3,825.00
7	Curb & Gutter	180.0	m	\$ 32.00	\$ 5,760.00
8	Subdrain 100 mm D.	180.0	m	\$ 7.00	\$ 1,260.00
9	Concrete Sidewalk	89.7	m	\$ 40.00	\$ 3,588.00
10	Top Course Asphalt 40 mm depth	765.0	m <sup>2</sup>	\$ 6.00	\$ 4,590.00
11	Boulevard Sodding and Trees	925.0	m <sup>2</sup>	\$ 4.00	<u>\$ 3,700.00</u>
				Subtotal	\$ 45,821.50
				Engineering & Contingencies (17%)	\$ 7,789.66
				GST (7%)	<u>\$ 3,752.78</u>
				TOTAL	\$ 57,363.94
				Use	\$ 57,500.00
				Subdividers Share (50%)	\$ 28,750.00
				Brown Property Share (50%)	\$ 28,750.00

## SCHEDULE "F"

## MUNICIPAL SERVICES TO BE PROVIDED BY THE TOWN

The Town incurred costs to provide services to Lot 177 in the years leading up to and including 1989. These costs were included in the Town's Lot 177 Secondary Plan Development Levies By-Law No. 1252 (1989) as amended by By-law No. 1270 (1989). Due to the change in legislation, the introduction of the Development Charges Act in 1990, the Development Levies By-Law for Lot 177 became invalid. However, the Development Charges Act allows the Town to enter into a front-ending agreement with benefiting land owners for municipal services provided to benefit the development community.

The following costs for municipal services (as shown in Schedule "B") accrued to the municipality, which benefit the development community in Lot 177 and were identified in the Lot 177 Secondary Plan Development Levies By-Law, are part of this agreement in accordance with the Development Charges Act:

Drapers Creek Storm Detention Facility	\$ 34,747.97
Quaker Road Trunk Storm Sewer	\$238,187.00
Administration	\$ 20,000.00
	<hr/>
TOTAL	\$292,934.97

SCHEDULE "G"

SOUTHAM CONSTRUCTION INDEX MARCH 1995