

OFFICE OF THE:  
MAYOR  
CHIEF ADMINISTRATIVE OFFICER  
CLERK  
DIRECTOR OF FINANCIAL SERVICES  
DIRECTOR OF OPERATIONS  
DIRECTOR OF PLANNING SERVICES  
DIRECTOR OF BUILDING & ENFORCEMENT SERVICES



THE CORPORATION OF THE  
**TOWN OF PELHAM**

TEL. (905) 892-2607  
FAX (905) 892-5055

POST OFFICE BOX 400  
PELHAM MUNICIPAL BUILDING, 20 PELHAM TOWN SQUARE  
FONTHILL, ONTARIO L0S 1E0

August 15, 2002

Mr. and Mrs. A. Nauta  
676 Welland Road  
Fenwick, Ont. L0S 1C0

Dear Mr. and Mrs. Nauta

Re: Development Agreement

Enclosed please find three copies of the Development Agreement between Albertus Abraham Nauta and Cynthia June Nauta and the Corporation of the Town of Pelham duly signed and sealed by the Mayor and Clerk of the Town.

Please provide this office with a copy of the Registered Agreement as soon as possible once the registration has taken place.

Yours very truly,

TOWN OF PELHAM

A handwritten signature in cursive script, reading "Nancy J. Bozzato".

(Mrs.) Nancy J. Bozzato, AMCT, ACST  
Deputy Clerk

/encl

# SINCLAIR, MURAKAMI & LONEY

BARRISTERS, SOLICITORS, NOTARIES

ROBERT A. SINCLAIR, B.A., LL.B.  
WILLIAM MURAKAMI, B.A., LL.B.  
DONALD C. LONEY, B.A., LL.B.

55 MAIN STREET WEST  
GRIMSBY, ONTARIO  
L3M 1R3

TELEPHONE (905) 945-9271  
FACSIMILE (905) 945-3066

September 18, 2002

Town of Pelham  
P.O. Box 400  
Pelham Municipal Building  
20 Pelham Town Square  
Fonthill, Ontario  
L0S 1E0

Attention: Mrs. Nancy J. Bozzato

Dear Mrs. Bozzato:

Re: Nauta Development Agreement  
676 Welland Road, in the Town of Pelham (Fenwick)

---

Further to your letter of August 15, 2002 we enclose Document General, Development Agreement between Albertus Abraham Nauta, Cynthia June Nauta and The Corporation of the Town of Pelham. This Development Agreement was registered on September 16, 2002 as Instrument number RO776037.

We trust that you will find this enclosure to be in order.

Yours very truly,

SINCLAIR, MURAKAMI & LONEY

Per:



William Murakami

WM:js  
encl.

FOR OFFICE USE ONLY

(1) Registry	<input checked="" type="checkbox"/>	Land Titles	<input type="checkbox"/>	(2) Page 1 of 2 pages
(3) Property Identifier(s)	Block 64028	Property 0004 (R)	Additional: See Schedule <input type="checkbox"/>	
(4) Nature of Document DEVELOPMENT AGREEMENT				
(5) Consideration NIL  Dollars \$NIL				
(6) Description Part of Lot 13, Concession 10 Pelham, designated as Part 3 on Reference Plan 59R-6502, in the Town of Pelham, in the Regional Municipality of Niagara.  Being the whole of the PIN.				
(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"/>

New Property Identifiers  
  
Additional: See Schedule ☐  
  
Executions  
  
Additional: See Schedule ☐

(8) This Document provides as follows:  
See Schedule Attached.

Continued on Schedule ☐

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
NAUTA, Albertus Abraham		
NAUTA, Cynthia June		
by their solicitor, William Murakami		2002 07

(11) Address for Service 676 Welland Road, Fenwick, Ontario, L0S 1C0

(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  676 Welland Road Fenwick, Ontario L0S 1C0	(15) Document Prepared by:  William Murakami SINCLAIR, MURAKAMI & LONEY Barristers & Solicitors 55 Main Street West Grimsby, Ontario, L3M 1R3	FOR OFFICE USE ONLY	Fees and Tax	
			Registration Fee	
			Total	

THIS AGREEMENT made this 17<sup>th</sup> day of July, 2002.

BETWEEN:

ALBERTUS ABRAHAM NAUTA and CYNTHIA JUNE NAUTA,  
hereinafter called the "Owners",  
OF THE FIRST PART;

and

THE CORPORATION OF THE TOWN OF PELHAM,  
hereinafter called the "Town",  
OF THE SECOND PART.

WHEREAS the Owners are the owners of the lands being Part of Lot 13, Concession 10 Pelham, designated as Part 3 on Reference Plan 59R-6502, in the Town of Pelham, in the Regional Municipality of Niagara (the "Lands").

AND WHEREAS the Town requires the Owners to agree to certain terms and conditions for the development of the Lands.


NOW THEREFORE THIS AGREEMENT WITNESSETH and in consideration for the Town approving the proposed development of the Lands and other good and valuable consideration (the receipt whereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

1. The Owners covenant and agree to register this Agreement against the Lands.
2. The Owners covenant and agree that the water service to the Lands which are municipally known as 676 Welland Road, Fenwick, Ontario will be constructed as a temporary service at the expense of the owners and will be abandoned upon the construction of a water main across the frontage of the Lands.
3. The Owners covenant and agree that they will not object to the extension of a watermain along Welland Road and that they will pay all fair costs assessable to the Lands due to the extension of such watermain.
4. The Owners covenant and agree to connect to the new watermain along the frontage of the Lands on Welland Road within one year of its installation by the Town.
5. This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.


IN WITNESS WHEREOF the Parties of the First Part have hereunto set their hands and seals and the Party of the Second Part has hereto affixed its Corporation Seal attested by the hands of its duly authorized officers.

SIGNED, SEALED AND DELIVERED  
in the presence of:

W. R.

  
 Albertus Abraham Nauta

Albertus Abraham Nauta

  
Cynthia June Nauta

Cynthia June Nauta

The Corporation of the Town of  
Pelham

Per: 12/12/2011  
Mayor

Mayor

Per: Sheryl Michelle  
Clerk

Clerk

FOR OFFICE USE ONLY

776037

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

'02 09 16 13 20

LAND REGISTRAR

New Property Identifiers

Additional:  
See  
Schedule

Executions

Additional:  
See  
Schedule

(1) Registry ☒ Land Titles ☐

(2) Page 1 of 2 pages

(3) Property Identifier(s) 64028 Block Property 0004 (R) Additional:  
See  
Schedule ☐

(4) Nature of Document  
DEVELOPMENT AGREEMENT

(5) Consideration NIL  
Dollars \$NIL

(6) Description  
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designated as Part 3 on Reference Plan 59R-6502,  
in the Town of Pelham,  
in the Regional Municipality of Niagara.  
  
Being the whole of the PIN.

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(8) This Document provides as follows:  
See Schedule 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

NAUTA, Albertus Abraham

NAUTA, Cynthia June

by their solicitor, William Murakami

2002 08 23

(11) Address for Service 676 Welland Road, Fenwick, Ontario, L0S 1C0

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

Name(s)

Signature(s)

Date of Signature  
Y M D

The Corporation of the  
Town of Pelham

(13) Address for Service

(14) Municipal Address of Property  
676 Welland Road  
Fenwick, Ontario  
L0S 1C0

(15) Document Prepared by:  
William Murakami  
SINCLAIR, MURAKAMI & LONEY  
Barristers & Solicitors  
55 Main Street West  
Grimsby, Ontario, L3M 1R3

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

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hereinafter called the "Owners",  
OF THE FIRST PART:

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THE CORPORATION OF THE TOWN OF PELHAM,

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SIGNED, SEALED AND DELIVERED  
in the presence of:

W. M.

Albertus Abraham Nauta

Albertus Abraham Nauta

  
Cynthia June Nauta

Cynthia June Nauta

The Corporation of the Town of  
Pelham

Per: 12/12/2011  
Mayor

Mayor

Per: Sheryl Mallette  
Clerk

Clerk