

2805

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 64064 - 0071 LT ☒ Affects Part of Prop  
Description PT LT 4 PL 719; PT LT 3 PL 719, DESIGNATED AS PART 2 ON PLAN 59R-13190 AND  
BEING PART OF PIN 64064-0071; PELHAM  
Address PELHAM

Source Instruments

Registration No.	Date	Type of Instrument
SN58566	2004 11 29	Charge/Mortgage

Party From(s)

Name MERIDIAN CREDIT UNION LIMITED  
Address for Service 75 Corporate Park Drive  
St. Catharines, Ontario  
L2S 3W3

I, SUSAN J. ZIZIAN, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

Party To(s)	Capacity	Share
-------------	----------	-------

Name THE CORPORATION OF THE TOWN OF PELHAM  
Address for Service P. O. Box 400  
Fonthill, Ontario  
L0S 1E0

Statements

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN142806 registered on 2006/11/08

Schedule: By Certificate of Amalgamation issued on April 1, 2005, pursuant to the Credit Union and Caisses Populaires Act, 1994, Niagara Credit Union Limited and HEPCOE Credit Union Limited amalgamated and continued under the name Meridian Credit Union Limited. A copy of the Certificate of Amalgamation was registered in the Land Registry Office of Niagara South No. 59 on April 11, 2005 as Instrument No. SN72365.

Signed By

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party From(s)	Signed	2006 11 08
Tel 9057355684				
Fax 9057353340				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party To(s)	Signed	2006 11 08
Tel 9057355684				
Fax 9057353340				

Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 11 08  
(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

**Properties**

**PIN** 64064 - 0071 LT ☒ Affects Part of Prop  
**Description** PT LT 4 PL 719; PT LT 3 PL 719, DESIGNATED AS PART 2 ON PLAN 59R-13190 AND  
BEING PART OF PIN 64064-0071; PELHAM  
**Address** PELHAM

**Source Instruments**

Registration No.	Date	Type of Instrument
SN58567	2004 11 29	Charge/Mortgage

**Party From(s)**

**Name** MERIDIAN CREDIT UNION LIMITED  
**Address for Service** 75 Corporate Park Drive  
St. Catharines, Ontario  
L2S 3W3

I, SUSAN J. ZIZIAN, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Party To(s)**

Capacity

Share

**Name** THE CORPORATION OF THE TOWN OF PELHAM  
**Address for Service** P. O. Box 400  
Fonthill, Ontario  
L0S 1E0

**Statements**

The applicant postpones the rights under the selected instrument to the rights under an instrument registered as number SN142806 registered on 2006/11/08

Schedule: By Certificate of Amalgamation issued on April 1, 2005, pursuant to the Credit Union and Caisses Populaires Act, 1994, Niagara Credit Union Limited and HEPCOE Credit Union Limited amalgamated and continued under the name Meridian Credit Union Limited. A copy of the Certificate of Amalgamation was registered in the Land Registry Office of Niagara South No. 59 on April 11, 2005 as Instrument No. SN72365.

**Signed By**

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party From(s)	Signed	2006 11 08
Tel 9057355684				
Fax 9057353340				
Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Party To(s)	Signed	2006 11 08
Tel 9057355684				
Fax 9057353340				

**Submitted By**

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 11 08  
(WELLAND) Welland L3B 5N9  
Tel 9057355684  
Fax 9057353340

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

*The applicant(s) hereby applies to the Land Registrar.*

yyyy mm dd

Page 1 of 1

## Properties

PIN 64064 - 0071 LT

☒ Affects Part of Prop

<i>Description</i>	PT LT 4 PL 719; PT LT 3 PL 719, DESIGNATED AS PART 2 ON PLAN 59R-13190 AND BEING PART OF PIN 64064-0071; PELHAM
--------------------	---

Address PELHAM

### Consideration

Consideration	\$ 1.00
---------------	---------

***Applicant(s)***

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name THE CORPORATION OF THE TOWN OF PELHAM

*Address for Service* P. O. Box 400  
Fonthill, Ontario  
L0S 1E0

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation THE CORPORATION OF THE TOWN OF PELHAM BY RONALD LEAVENS, MAYOR AND CHERYL MICLETTE, CLERK.

## Statements

This notice is for an indeterminate period

Schedule: See Schedules

**Signed By**

Robert Bruce Smith	201-247 East Main St. PO Box 67 Welland L3B 5N9	acting for Applicant(s)	Signed	2006 11 08
--------------------	--	-------------------------	--------	------------

Tel 9057355684

Fax 9057353340

## Submitted By

LANCASTER, BROOKS & WELCH 201-247 East Main St. PO Box 67 2006 11 08  
(WELLAND) Welland L3B 5N9

Tel 9057355684

Fax 9057353340

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
----------------------------	---------

Total Paid	\$60.00
------------	---------

JENNIFER LYNN RUMBOS  
DEVELOPMENT AGREEMENT

TABLE OF CONTENTS

<u>Title</u>	<u>Section #</u>	<u>Page #</u>
Definitions	1	3
Lands Affected	2	6
General Provisions	3	6
Design And Supervision of Construction of Services	4	8
Construction of Works	5	9
Contractors	6	9
Water Supply	7	9
Sanitary Sewers	8	9
Grade Control Plan	9	10
Driveways	10	10
Trees	11	10
Building Permits	12	11
Cash-In-Lieu of Parkland Dedication	13	11
Default	14	11
Rescission of Agreement	15	12
Right of Entry	16	12
Warning Clauses	17	13
Covenants That Run With The Land	18	13
Notice	19	13
Postponement and Subordination	20	14
Schedules	21	14
Number and Gender	22	14
Notice Re: Development Charges	23	14
Binding Effect	24	14

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2006

BETWEEN:

**JENNIFER LYNN RUMBOS**

Hereinafter called the "Developer"

OF THE FIRST PART

- and -

**THE CORPORATION OF THE TOWN OF PELHAM**

Hereinafter called the "Town"

OF THE SECOND PART

**WHEREAS** the Developer purports to be the owner of the lands in the Town of Pelham described in Schedule "A" and has applied to the Town of Pelham Committee of Adjustment for consent under application B-12/06;

**AND WHEREAS** the Town of Pelham Committee of Adjustment decision to refuse the application was appealed to the Ontario Municipal Board;

**AND WHEREAS** the decision of the Ontario Municipal Board to approve the application was conditional upon, among other things, the entering into an Agreement by the Developer and the Town;

**AND WHEREAS** the Town requires the Developer, before final approval of the consents, to agree to certain terms and conditions for the development for which approval is sought;

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the Town approving the said proposed development, and in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Developer to the Town (the receipt thereof is hereby acknowledged), the Parties hereto mutually covenant and agree as follows:

**1. DEFINITIONS**

In this Agreement:

- (a) **BUILDER** means the person engaged by the Owner or subsequent Owner to construct a Building or any other work on the Lot.
- (b) **BUILDING BY-LAW** means the Building By-law No. 2277 (2001) passed by the Town and amended from time to time.
- (c) **BUILDING** means any structure which is used or intended to be used for the shelter, accommodation or enclosure of persons, animals or chattels, and includes any structure as defined as a Building in the *Building Code Act* or in the Building By-law, but does not include any vehicles as defined herein.
- (d) **BUILDING CODE ACT** means the *Building Code Act*, R.S.O. 1990, c.B. 13, as amended, and all regulations thereto.
- (e) **BUILDING PERMIT** means a permit issued by the Chief Building Official of the Town and required pursuant to the provisions of the *Building Code Act*, as amended, or any successor thereto and the Building By-law of the Town and amendments thereto.
- (f) **CHIEF BUILDING OFFICIAL** means the Chief Building Official of the Town as appointed by by-law of the Council.
- (g) **CLERK** means the Clerk of the Town.
- (h) **COMMISSION** means the applicable local governing hydro-electric commission located in the Town.

- (i) **CONSTRUCTION LIEN ACT** means the *Construction Lien Act*, R.S.O. 1990, c.C . 30, as amended, and all regulations thereto.
- (j) **COST OF CONSTRUCTION** means the cost of construction approved by the Director and may include engineering fees ancillary thereto.
- (k) **COUNCIL** means the Council of the Corporation of the Town of Pelham.
- (l) **DEVELOPER** means Jennifer Lynn Rumbos, its successors and assigns, and includes its successors in title to the Lands or a Lot shown on the Development Plan.
- (m) **DEVELOPER'S CONSULTING ENGINEER** means the person or persons registered with the Professional Engineers of Ontario who are employed by the Developer, at its expense, to provide engineering services.
- (n) **DEVELOPMENT CHARGES** means the development charges as prescribed by the *Development Charges Act*, R.S.O. 1990, c.D. 9, as amended, or any successor thereto.
- (o) **DEVELOPMENT PLAN** means the Development Plan attached hereto as Schedule "A-1" over the Lands pursuant to the provisions of the *Planning Act*, as amended, or any successor thereto.
- (p) **DIRECTOR** means the Director of Operations or designate for the Town.
- (q) **FRONT LOT LINE** means the front lot line as defined in the Town's Zoning By-law No. 1136 (1987), as amended, or any successor thereto.
- (r) **GRADE CONTROL PLAN** shall mean a plan for the purpose of controlling the overall drainage pattern through the establishment of relative surface elevations in accordance with good engineering and drainage practices.
- (s) **LANDS** means the lands described in Schedule "A" hereto annexed.
- (t) **LETTER OF CREDIT** means a standby municipal, irrevocable Letter of Credit issued by a major chartered bank or credit union, posted with the Town pursuant to the terms of this Agreement. The Letter of Credit shall be in form satisfactory to the Town and shall contain a clause that automatically renews it from year to year, unless the Town gives written notice that it does not require the Letter of Credit to be renewed.
- (u) **LOCAL IMPROVEMENT** shall include utilities, fencing, sanitary sewers, storm sewers, sidewalks, curbs and gutters, pavements and such other local improvements as are defined by the *Municipal Act*, as amended, or any successor thereto.
- (v) **LOT** means a lot as defined in Town's Zoning By-law No. 1136 (1987), as amended, or any successor thereto.
- (w) **LOT FRONTAGE** means lot frontage as defined in Town's Zoning By-law No. 1136 (1987), as amended, or any successor thereto.
- (x) **LOT GRADING PLAN** means a drawing showing grades, swales and drainage patterns and may include catch basins and floor heights in relation to grades for each individual building Lot or Block in the Development Plan.
- (y) **MAINTENANCE GUARANTEE** means an undertaking by the Developer to the Town that all Works constructed under this Agreement will function as designed and will not fail in any manner whatsoever so as to cause a risk to public safety or private lands, building or structures within the Development Plan or immediately adjacent boundary lands, and that should the Works, or any of them, fail or not perform their intended function within the specified maintenance guarantee period, they will be replaced or repaired to the satisfaction of the Director by the Developer at its cost.

- (z) **MUNICIPAL ACT** means the *Municipal Act*, S.O. 2001, c.25, as amended, and all regulations thereto.
- (aa) **ONTARIO LAND SURVEYOR** shall mean a surveyor commissioned by the Province of Ontario and qualified to establish monuments that define the boundaries of a parcel or parcels of land and to prepare all necessary reference plans and surveys for the purpose of the Agreement.
- (bb) **OWNER** means the applicant for a Building Permit for one of the Lots and includes the person on whose behalf an application for a Building Permit is made.
- (cc) **PLANNING ACT** means the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and all regulations thereto.
- (dd) **PLANS** shall mean all drawings, plans, specifications, contracts and other documents providing for the installation, construction and erection of the Works approved by and filed in the office of the Director prior to execution of this Agreement by the Town.
- (ee) **PRIMARY SERVICES** means all private utilities and all municipal services including, without restricting the generality of the foregoing, storm sewers, sanitary sewers, sidewalks, fencing, watermain, roads (including base coarse asphalt and curbs and gutters), street lighting and drainage works and swales.
- (ff) **PRIVATE UTILITIES** means telephone, hydro electric systems and natural gas systems and cable television systems.
- (gg) **REGION** means The Regional Municipality of Niagara.
- (hh) **REGIONAL PUBLIC WORKS DEPARTMENT** means the Region's Public Works Department.
- (ii) **SECONDARY SERVICES** means all works to be installed, constructed, or erected which are not Primary Services or private utilities.
- (jj) **SECTION**, when used in reference to a numbered part of the Agreement, means:
  - (i) a complete section including all its sections and subsections;
  - (ii) a particular subsection including its subsections; and
  - (iii) a particular subsection as the context may dictate or require.
- (kk) **STREET** means street as defined in the Town's Zoning By-law No. 1136 (1987), as amended, or any successor thereto.
- (ll) **STREET LINE** means Street Line as defined in Town's Zoning By-law No. 1136 (1987), as amended, or any successor thereto.
- (mm) **SUPERVISION** means the full-time inspection and scrutiny of all Works for the express purpose of enforcing the provisions of this Agreement and certifying that the Works have been performed and completed to Town standards in the form prescribed for this purpose and "SUPERVISE" means to carry out such Supervision.
- (nn) **TREASURER** means the Director of Financial Services of the Town.
- (oo) **UTILITY SERVICES** means physical plant including but not limited to pipes, valves, conduits, cables, terminals, transformers, etc. owned and operated by communications, television, hydro, gas and oil companies or any other utility companies.
- (pp) **WORKS** shall jointly and severally mean and include all Services and all other matters, both internal and external, required to be completed or performed by the Developer pursuant to this Agreement.

2. **LANDS AFFECTED**

The Lands to be subdivided are those Lands described in Schedule "A" attached hereto and the Development Agreement shall be registered against all of such Lands. The registered ownership of the Lands shall be confirmed by the Developer's solicitor by way of certificate in form satisfactory to the Town.

3. **GENERAL PROVISIONS**

- (a) Unless the context otherwise requires, where the Developer is obligated by this Agreement or the approved Plans to make any payments or install or construct or carry out any services or action the provisions therefore contained herein shall be deemed to include the words "at the sole expense of the Developer".
- (b) The Developer hereby covenants, warrants and agrees to save harmless and keep the Town indemnified from and against all manner of actions, causes of actions, suits, claims and demands that may howsoever arise through or from the terms of this Agreement, other than claims arising from negligence by the Town of Pelham, its servants and agents.
- (c) The Developer and the Town acknowledge and agree that it is their intent that all terms, conditions and covenants contained herein:
  - (i) shall run with the Lands;
  - (ii) shall be binding upon the Developer, its heirs, executors, administrators, assigns and successors in title, from time to time; and
  - (iii) the benefits of the said covenants shall enure to the Town, its successors and assigns in title, of all roads, Streets and public Lands forming part of the Lands.
- (d) Any notices required or permitted to be given pursuant to the terms of this Agreement shall be given in the manner set out in Section 19.
- (e) This Agreement and everything herein contained shall enure to the benefit of and be binding upon the successors and assigns of the parties hereto and upon those persons and/or corporations hereafter acquiring title to all or any part of the Lands.
- (f) The Developer shall impose restrictions as set forth in Schedule "D" annexed hereto on all the Lands so that subsequent Owners will be made aware of and shall strictly adhere to the requirements of this Agreement.
- (g) The Schedules attached hereto are deemed to be a part of this Agreement and are to be interpreted as if the contents thereof were included in this Agreement.
- (h) The Developer agrees to be bound by the penalty provisions of the *Planning Act* including, but not limited to, Section 67 of said *Act*.
- (i) Notwithstanding the provisions of this Agreement, the Developer shall be subject to all the By-laws of the Town and all provincial and federal government statutes and/or regulations and amendments thereto affecting the development of land and installation of municipal services.
- (j) If any term of this Agreement shall be found to be ultra vires of the Town, or otherwise unlawful, such term shall conclusively be deemed to be severable and the remainder of this Agreement shall be and remain in full force and effect.
- (k) The Developer shall not call into question directly or indirectly in any proceeding whatsoever in law or in equity or before any administrative or other tribunal the right of the Town to enter into this Agreement and to enforce each and every term, covenant and condition thereof and this provision may be



pleaded by the Town in any such action or proceeding as a complete and conclusive estoppel of any denial of such right.

- (l) Time shall be of the essence of this Agreement.
- (m) Prior to execution of this Agreement by the Town, the Developer shall deliver to the Town a Certificate of Status issued by the Ontario Ministry of Consumer and Commercial Relations verifying that the Developer is a company duly incorporated under the laws of the Province of Ontario and is in good standing.
- (n) In the event that a Mortgagee(s) exercises any rights as to sale, possession or foreclosure or takes any other steps to enforce its security against the Lands then such Mortgagee(s) agrees on behalf of itself, its heirs, executors, administrators, successors and assigns not to deal with the Lands as a development or part thereof unless and until a new Agreement in the same form, mutatis mutandis, as this Agreement has been entered into with the Town.
- (o) The Developer shall notify or cause to be notified, each and every purchaser of a Lot or Lots within the Development Plan, of all Works contracted by the Developer, the Developer's obligations to maintain the Works and all other conditions covered by this Agreement and shall cause such information to be fully recorded in any offer to purchase or Agreement for sale entered into by the Developer.
- (p) The Developer shall pay, before final approval of the Development Plan is requested, all arrears of taxes and all taxes for the current year owing in respect of the Lands and the Buildings situate thereon.
- (q) The Developer shall commute and pay to the Town before final approval of the Development Plan is requested any and all Local Improvement rates assessed against the Lands.
- (r) The Town shall cause this Agreement to be Registered against the title to the Lands and at its option against the title to every Lot shown on the Development Plan.
- (s) The Developer shall cause the final Development Plan, as approved by the Town of Pelham, to be registered within thirty (30) days after its approval.
- (t) The Developer shall reimburse the Town for all fees and disbursements incurred by it in connection with the preparation, approval, execution and registration of this Agreement and all related documentation in connection with the preparation and enactment of any by-law or registration of any subsequent Agreements which may be required to implement this Agreement.
- (u) All Streets and properties abutting on the Development Plan or used for access to the Lands during the installation or construction of the Works or during the construction of Buildings upon the Lots shall, at all times, be kept in a good, clean and useable condition and, if damaged or littered, shall be restored immediately to the Town's requirements.
- (v) All trucks making deliveries to or taking materials from the Lands included within the Development Agreement shall be adequately covered and not unreasonably loaded so as to scatter refuse, rubbish, dust or debris on abutting Streets or properties.
- (w) Any lands required to be conveyed by the Developer in accordance with the provisions hereof shall be in a neat and tidy condition, free of all debris and trash, and the Developer shall complete all services for the Lands in accordance with the terms of this Agreement.
- (x) The Developer shall ensure that adequate dust control and mud tracking control measures are carried out during the construction of all Works and Buildings upon the Lands.

- (y) In the event that the Developer wishes to register more than one Development Agreement over the Lands, the Developer shall first obtain the written consent of the Town to do so, which consent shall be conditional upon the Developer registering such Development Agreement in such order as determined by the Town and upon registering such Development Agreement concurrently. The Developer shall not register a Development Agreement over part of the Lands without prior written consent of the Town.

**4. DESIGN AND SUPERVISION OF CONSTRUCTION OF SERVICES**

- (a) The Developer shall employ, at its cost, a competent and qualified consultant approved by the Director, to:
  - (i) carry out all soil investigations required by the Director;
  - (ii) design all of the works required to be completed by this Agreement;
  - (iii) prepare drawings to include plans and profiles and specifications for the works and to submit detailed plans, profiles and specifications to the Director for approval prior to the installation or construction of such works;
  - (iv) submit to the Director the detailed plans for signing and provide the Director with two (2) sets of full-sized, signed hard copies and two (2) sets of signed hard copies reduced to 11" x 17" size as well as an electronic version;
  - (v) obtain, in conjunction with the Town, all of the necessary approvals prior to installation or construction of the works;
  - (vi) call tenders for the installation and construction of the works;
  - (vii) obtain the approval from the Director of the contractor employed to install or construct the works;
  - (viii) provide full-time resident supervision, inspection and contract administration of all works covered by this Agreement;
  - (ix) maintain all of the records of the installation or construction of the works and submit a copy of the same to the Director;
  - (x) supply to the Director "As Constructed" drawings of all of the works installed or constructed by the contractor in both hard copy and an electronic version, at the time of completion of services;
  - (xi) obtain from the Director the details regarding the form and scale of these drawings prior to their presentation;
  - (xii) on the completion of the installation or construction of the works, to supply the Town with a certificate, in form satisfactory to the Director, that the works were installed or constructed in accordance with the approved plans and specifications;
  - (xiii) provide the Director with individual record sheets for all sewer and water service locations and depths;
  - (xiv) accompany the Director on a final inspection of the works at the conclusion of the maintenance period herein specified and before the assumption of the works by the Town;
  - (xv) supervise the construction of any remedial work which the Director may direct;

- (xvi) provide building levels for construction purposes as hereinafter provided;
  - (xvii) furnish the Director with the preliminary lot grading certificate for each Lot for which an application for a building permit is made; and
  - (xviii) provide the Town with the final lot grading certificate for each lot.
- (b) The Developer shall not install Works prior to the receipt by it in writing of the approval of the Director of the detailed Plans and specifications therefor.
  - (c) All of the works to be installed or constructed under this Agreement shall be installed or constructed under the direct supervision of the Developer's consultant the expense of the Developer.

## **5. CONSTRUCTION OF WORKS**

The Developer agrees to construct and pay the whole cost of such construction and materials required for all of the works referred to in this Agreement and the Schedules attached, and in accordance with the conditions and specifications contained in said Agreement and Schedules.

## **6. CONTRACTORS**

Before commencement of any works, the Developer shall show satisfactory proof to the Director, that the proposed contractors or sub-contractors, whom the Developer has retained to construct works described in this Agreement, or any part of the works, have sufficient and valid liability insurance policies, indicating that the Town and its agents and servants are named insured; a certificate from the Workers' Safety Insurance Board showing that the contractor is in good standing; and satisfactory evidence that the contractor is qualified, experienced and has adequate equipment to successfully complete the Works. Any contractor employed by the Developer shall, as a condition of such employment, be approved by the Director.

## **7. WATER SUPPLY**

- (a) The Developer shall at its own expense construct water connections (laterals) to each Lot from the street main to the Street Line. The water lateral shall be 20mm diameter type K copper tubing.
- (b) The Developer shall ensure that Town Operations Staff (Water Distribution System Operator) witnesses the required connections to the municipal water supply service.
- (c) The location of the water service laterals shall be illustrated on the Site Servicing Plan including restoration of affected road and boulevard surfaces. The Site Servicing Plan shall be attached to this Agreement as Schedule "B".
- (d) The Developer shall comply with the provisions of the *Ontario Water Resources Act* and amendments thereto and all Regulations thereunder, on all internal water supply services, which said *Act* and Regulations shall be enforced by the Town.

## **8. SANITARY SEWERS**

- (a) The Developer shall, at its own expense, construct sanitary sewer laterals on the said Lands to adequately serve the buildings to be erected thereon, such construction to be in accordance with specifications and a design approved by the Director and filed in the Town's offices prior to the issuance of a Building Permit. No storm, surface or roof water or weeping tiles shall be discharged into the sanitary sewer system. The sanitary sewer lateral shall be a minimum of 125mm diameter building sewer pipe or equal acceptable to the Director. The existing sanitary sewer lateral shall be inspected by the

means of a colour video camera and a record of the inspection provided to the Town in compact disc format. The Town will review the video inspection report to determine if the sanitary sewer lateral can be continued to be used for servicing a new house proposed for this lot.

- (b) Domestic waste from any building constructed on any Lot shall be discharged into the sanitary sewer system through a drain connected to the sanitary sewer system through a drain connected to the sanitary sewer lateral servicing each Lot.
- (c) The location of the sanitary sewer laterals shall be illustrated on the Site Servicing Plan including restoration of affected road and boulevard surfaces. The Site Servicing Plan shall be attached to this Agreement as Schedule "B".

#### **9. GRADE CONTROL PLAN**

The Developer shall be responsible for providing, at their expense, a Grade Control Plan for the land described in Schedule "A" attached hereto; said plan to meet with the approval of the Director. Building Restrictions shall be imposed upon each Lot and included in each deed prohibiting a subsequent owner thereof from altering such flow or from impeding the same to an extent sufficient to cause ponding in another Lot or adjacent property. Said Grade Control Plan shall be attached to this Agreement as Schedule "C". All elevations shown on Schedule "C" shall be maintained after construction of any building or structure upon the lands affected, and this provision shall be included in the Building Restrictions hereinbefore referred to. Minor changes to the storm drainage system may be permitted subject to the approval of the Director.

#### **10. DRIVEWAYS**

- (a) The Developer shall provide granular driveway access on the boulevard prior to occupancy of any Building. It shall be the responsibility of the Developer to ensure that driveway access is maintained at all normal times during the construction or maintenance of the Works.
- (b) All driveway approaches between the edge of the road and the sidewalk, or in the absence of a sidewalk between the edge of the road and the Street Line, shall be paved by the Developer by no later than the 1st day of November in the year after the year in which the buildings served by the driveway approaches are occupied.
- (c) All driveway approaches shall be constructed to the satisfaction of the Director.

#### **11. TREES**

- (a) In order to maintain a high standard of amenity and appearance, the Owner shall retain the maximum number of existing trees as approved by the Director consistent with good subdivision design and conservation practices;
- (b) In order to maintain a high standard of amenity and appearance, the Owner agrees to plant trees in accordance with the following:
  - (i) one tree per Lot Frontage and a minimum of two trees per Lot sideyard flankage shall be planted in the sodded portion of the street allowance between the lot line and the roadway in accordance with the Plans. Trees shall be sound, healthy, vigorous and free from plant disease with normally healthy root systems;
  - (ii) trees shall be 70 millimetre caliper, measured at a height of 150 millimetre above grade, be contained in a wire basket and be of such native varieties as listed in the "Native Species of Niagara Planting Guide" published by Land Care Niagara and approved by the Town; (Black Maple, Basswood, Red Oak, Pin Oak)

The Owner shall be solely responsible for acquiring and planting trees in accordance with the terms of this Agreement and delivering written notice to the Town that such work has been completed.

Provided, however, that in the event the Owner does not plant trees in accordance with the provisions of this Agreement or within the prescribed time or to the complete satisfaction of the Director then the Town may, at its sole discretion, plant or replace or replant trees in accordance with the provisions of this Agreement and apply the above mentioned security against the Town's costs and/or collect such costs in like manner as municipal taxes.

**12. BUILDING PERMITS**

- (a) The Developer agrees that, unless otherwise determined by Council, no building permits shall be issued on any parts of the lands until all primary services as defined elsewhere in this Agreement including roadways to base asphalt and curbs, are completed and operational to the satisfaction of the Director and closed circuit TV camera video inspection and soundness testing have been completed and results provided to and accepted by the Director.
- (b) In addition to paying the building permit fee, the Owner of a lot shall:
  - (i) Pay the amount of the development charges which are applicable at the time of application for building permit; and
  - (ii) Pay the amount of the cash-in-lieu of lands for parks purposes pursuant to Section 13 of this Agreement.

**13. CASH-IN-LIEU OF PARKLAND DEDICATION**

Prior to the issuance of a building permit, the Owner agrees to pay five percent (5%) of the value of the lands to the Town in lieu of lands for parks purposes pursuant to the provisions of Subsection 42(6) of the *Planning Act*. The Developer shall have the Lots appraised by a qualified appraiser to determine the value of each Lot pursuant to Subsection 42(6) the *Planning Act*. Such appraisal is valid for a period of twelve (12) months, after such period the Town may, at its sole discretion, require an updated appraisal.

**14. DEFAULT**

- (a) Upon breach by the Developer of any covenant, term, condition or requirement of this Agreement, or upon the Developer becoming insolvent or making an assignment for the benefit of creditors, the Town, at its option, may declare that the Developer is in default.
- (b) Notice of such default ("Notice of Default") shall be given by the Town and if the Developer does not remedy such default within such time as provided in the notice, the Town may declare that the Developer is in final default under this Agreement and shall then forthwith give notice of final default ("Notice of Final Default") thereof to the Developer.
- (c) Upon Notice of Default having been given, the Town may require all work by the Developer, their servants, agents, independent contractors and sub-contractors to cease (other than any work necessary to remedy such default) until such default has been remedied and in the event of final default, may require all work as aforesaid to cease.
- (d) Upon Notice of Final Default having been given to the Developer, the Town may, at its option, adopt or pursue any or all of the following remedies, but shall not be bound to do so:

- (i) Enter upon the Lands shown on the Development Plan by its servants, agents and contractors and complete any work, services repairs or maintenance wholly or in part required herein to be done by the Developer and collect the cost thereof from the Developer and/or enforce any security available to it;
- (ii) Make any payment which ought to have been made by the Developer and upon demand collect the amount thereof from the Developer and/or enforce any security available to it;
- (iii) Retain any sum of money heretofore paid by the Developer to the Town for any purpose and apply the same in payment or part payment for any work which the Town may undertake;
- (iv) Assume any work or services at its option, whether the same are completed or not, and thereafter the Developer shall have no claim or title hereto or remuneration therefor;
- (v) Bring action to compel specific performance of all or any part of this Agreement or for damages;
- (vi) Add any costs incurred by the Town to the tax collector's roll for the Lands and collect such costs by action or in like manner as municipal real property taxes; or
- (vii) Exercise any other remedy granted to the Town under the terms of this Agreement or available to the Town in law.

**15. RESCISSION OF AGREEMENT**

- (a) In the event that the Development Agreement is not registered within one (1) year from the date hereof, then the Town may, at its option and on one (1) month's notice in writing to the Developer, declare this Agreement null and void and may Register against the title to the Lands included within the Development Plan a notice to that effect.
- (b) The Developer shall not sell or convey any Lot shown on the Development Plan until this Agreement is registered on title.

**16. RIGHT OF ENTRY**

- (a) The Town shall, notwithstanding the Developer's obligations to maintain services herein set forth, have the right to enter on the Lands and carry out any necessary maintenance or repairs:
  - (i) Without notice to the Developer, where in the sole opinion of the Director, an emergency condition exists;
  - (ii) Where repairs to or maintenance of the Works have not been completed within forty-eight (48) hours after a notice requiring such repairs or maintenance has been forwarded to the Developer.
- (b) The cost of any repair or maintenance work undertaken by the Town pursuant to the provisions hereof shall be borne by the Developer and the amount thereof shall be paid to the Town within thirty (30) days after a statement of account therefore has been forwarded to the Developer at its last known address. If the Developer fails to pay the amount due to the Town within such thirty (30) day period, the Town may and is hereby expressly authorized to deduct the amount owing to it for such repairs or maintenance from any monies of Letters of Credit deposited by the Development with the Town.

**17. WARNING CLAUSES**

- (a) The Developer acknowledges and agrees to insert into all offers and agreements of purchase and sale the following clause: "All Works within the Plan, including but not limited to storm sewers, storm water management facilities, sanitary sewers, and drainage works and swales, are contracted by the Developer. The Developer is obligated to maintain the Works in accordance with the Agreement and Plans registered on title."
- (b) The Developer acknowledges and hereby agrees to insert into all offers and agreements of purchase and sale the following clause: "The lands in the Plan are subject to the payment of development charges which are payable prior to the issuance of a building permit."
- (c) The Developer acknowledges and hereby agrees to insert into all offers and agreements of purchase and sale the following clause: "The lands in the Plan are subject to the payment of cash-in-lieu of the dedication of land for park purposes prior to the issuance of a building permit."

**18. COVENANTS THAT RUN WITH THE LAND**

- (a) The Developer and the Town acknowledge and agree that it is their intent that all the terms, conditions and covenants contained herein shall be covenants that run with the land and that the burden of such covenants shall be binding upon the Developer, their successors and assigns, and successors in title, from time to time, of the Lands described in Schedule "A" of this Agreement and any part or parts thereof and that the benefits of the said covenants shall enure to the Town, its successors and assigns in title of all roads, Streets and public lands forming part of or abutting on the Lands described in Schedule "A".
- (b) The Developer agrees that it shall, upon the sale or transfer by it of the Lands included within the Development Plan or any part or parts thereof, require the Purchaser or Transferee thereof as a condition of such sale or transfer to execute an Agreement satisfactory in form to the Town's Solicitor, agreeing to assume this Agreement and to be bound by and fulfil all of the terms, conditions and covenants herein set forth and containing a like covenant to this effect. The said Assumption Agreement shall be executed by the Town, the Developer and any such Purchaser or Transferee and may, at the Town's option, be registered upon title. Provided, however, that such Assumption Agreement shall not be required for the sale or transfer of a Lot as shown on the Development Plan for the purpose of construction.

**19. NOTICE**

All notices required or permitted to be given by one party to the other shall be given in writing either by prepaid registered mail or delivered personally addressed,

in the case of the Town to

Town of Pelham  
20 Pelham Town Square  
P.O. Box 400  
Fonthill ON L0S 1E0

and in the case of the Developer to

Jennifer Lynn Rumbos  
1468 Station Street  
Fonthill ON L0S 1E3

or at such other addresses as may be given by either of them to the other in writing from time to time, and such notices shall be deemed to have been received, if mailed, on the third day following that on which it was so mailed and if delivered, on the day of such delivery.



## 20. POSTPONEMENT AND SUBORDINATION

The Developer covenants and agrees at its own expense, to obtain and register such documentation in form satisfactory to the Town's solicitor from all mortgagees or encumbrancers as may be deemed necessary by the Town to postpone and subordinate their interest in the Lands to the interest of the Town to the extent that this Agreement and all related documentation to be registered shall take effect and have priority as if they had been executed and registered before the execution and registration of the document or documents giving to the mortgagees and/or encumbrancers their interest in the Lands. The Developer acknowledges that it shall not be permitted to sell any lots within the Development Plan until such time as these postponements have been registered and that the Town shall be permitted to register an inhibiting order pursuant to the *Land Titles Act* to ensure compliance with same.

## 21. SCHEDULES

The Schedules attached hereto are a part of this Agreement. All Schedules are to be interpreted as if the contents thereof were included in the Agreement.

## 22. NUMBER AND GENDER

In this Agreement, unless there is something in the subject-matter or context inconsistent therewith:

- (i) words in the singular number include the plural and such words shall be construed as if the plural had been used;
- (ii) words in the plural include the singular and such words shall be construed as if the singular had been used; and
- (iii) words importing the use of any gender shall include all genders where the context or party referred to so requires, and the rest of the sentence shall be construed as if the necessary grammatical and terminological changes had been made.

**23. NOTICE RE: DEVELOPMENT CHARGES**

The Developer agrees to provide notice to the first purchaser of any Lot in the Development Plan, upon transfer of the Lots, of all Development Charges related to the Development Plan, including Development Charges already paid by the Developer or Development Charges that may be payable in the future.

## 24. BINDING EFFECT

This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

**JENNIFER LYNN RUMBOS**

Witness

THE CORPORATION OF THE TOWN OF PELHAM

Ronald W. Leavens, Mayor

Cheryl Miclette, Clerk



**TABLE OF SCHEDULES**

		<u>Page #</u>
A	LEGAL DESCRIPTION OF DEVELOPMENT LANDS	16
B	DEVELOPMENT PLAN	18
C	BUILDING RESTRICTIONS	19

SCHEDULE "A"

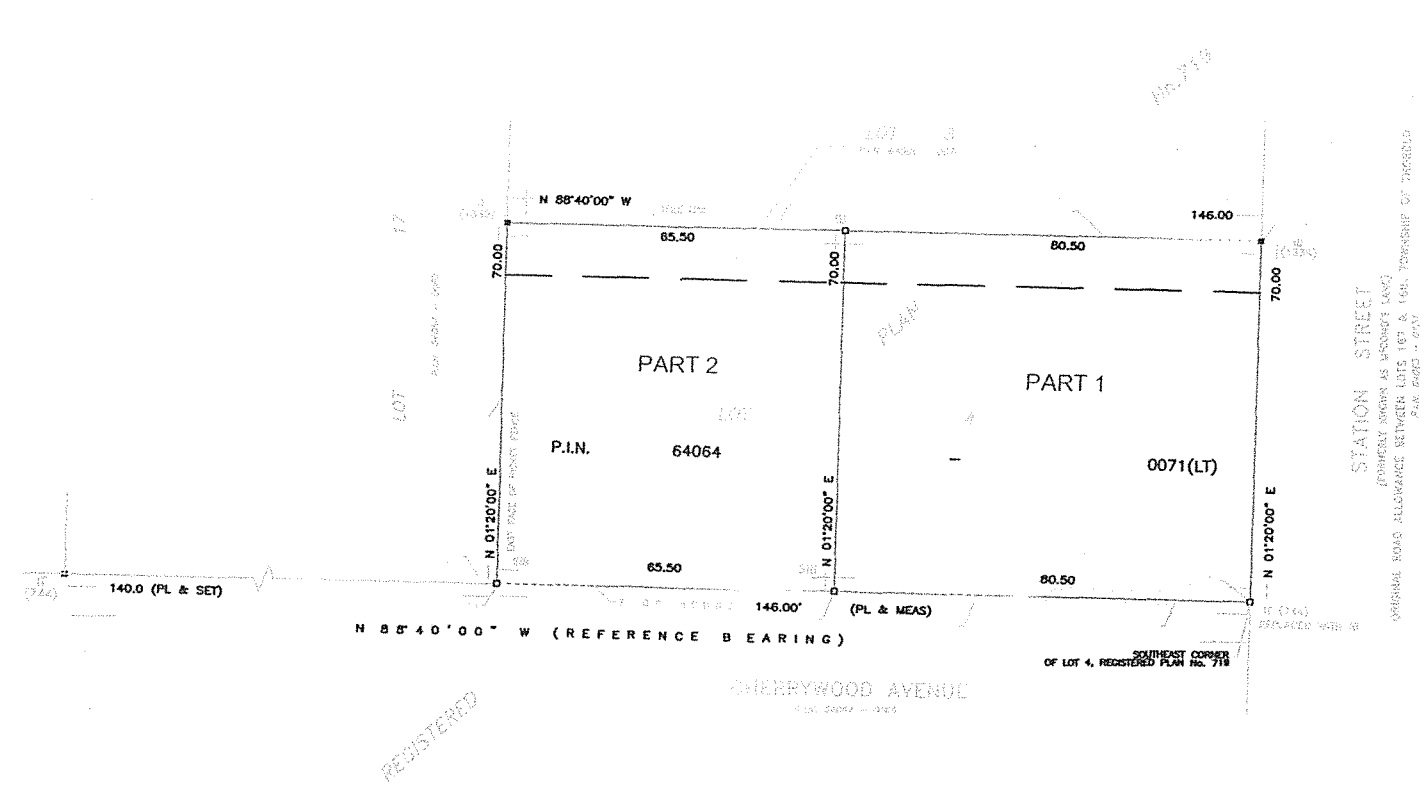
LEGAL DESCRIPTION

PT LT 4 PL 719; PT LT 3 PL 719, DESIGNATED AS PART 2 ON PLAN 59R-13190 AND BEING PART OF PIN 64064-0071; PELHAM.

PLAN OF SURVEY OF  
LOT 4 AND PART OF LOT 3  
REGISTERED PLAN No.719  
TOWN OF PELHAM  
REGIONAL MUNICIPALITY OF NIAGARA

WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR

SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 59R-13190  RECEIVED AND DEPOSITED
PART	LOT	PLAN	P.I.N.	AREA		
1	LOT 4 AND PART OF LOT 3	REGISTERED PLAN No. 719	ALL OF P.I.N. 64064-0071(LT)	4585		
2				5635		
					AUGUST 25, 2006	DATE
					DATE	
					<i>William A. Mascoe</i>	
					WILLIAM A. MASCOE ONTARIO LAND SURVEYOR	ASST. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No.59)



- LEGEND
- SIB DENOTES STANDARD IRON BAR
  - IT DENOTES IRON TUBE
  - IB DENOTES IRON BAR
  - # DENOTES ROUND
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - (URE) DENOTES D. G. URE O.L.S.
  - 744 DENOTES R.J. MATTHEWS O.L.S.
  - (P1) DENOTES REGISTERED PLAN No.719

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF CHERRYWOOD AVENUE, AS SHOWN ON REGISTERED PLAN No.719, HAVING A BEARING OF N 88° 40' W.

IMPERIAL NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23RD DAY OF AUGUST, 2006.

AUGUST 25, 2006  
DATE

William A. Mascoe  
WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR

WILLIAM A. MASCOE  
SURVEYING LTD.  
96 CHURCH STREET  
ST.CATHARINES, ONTARIO

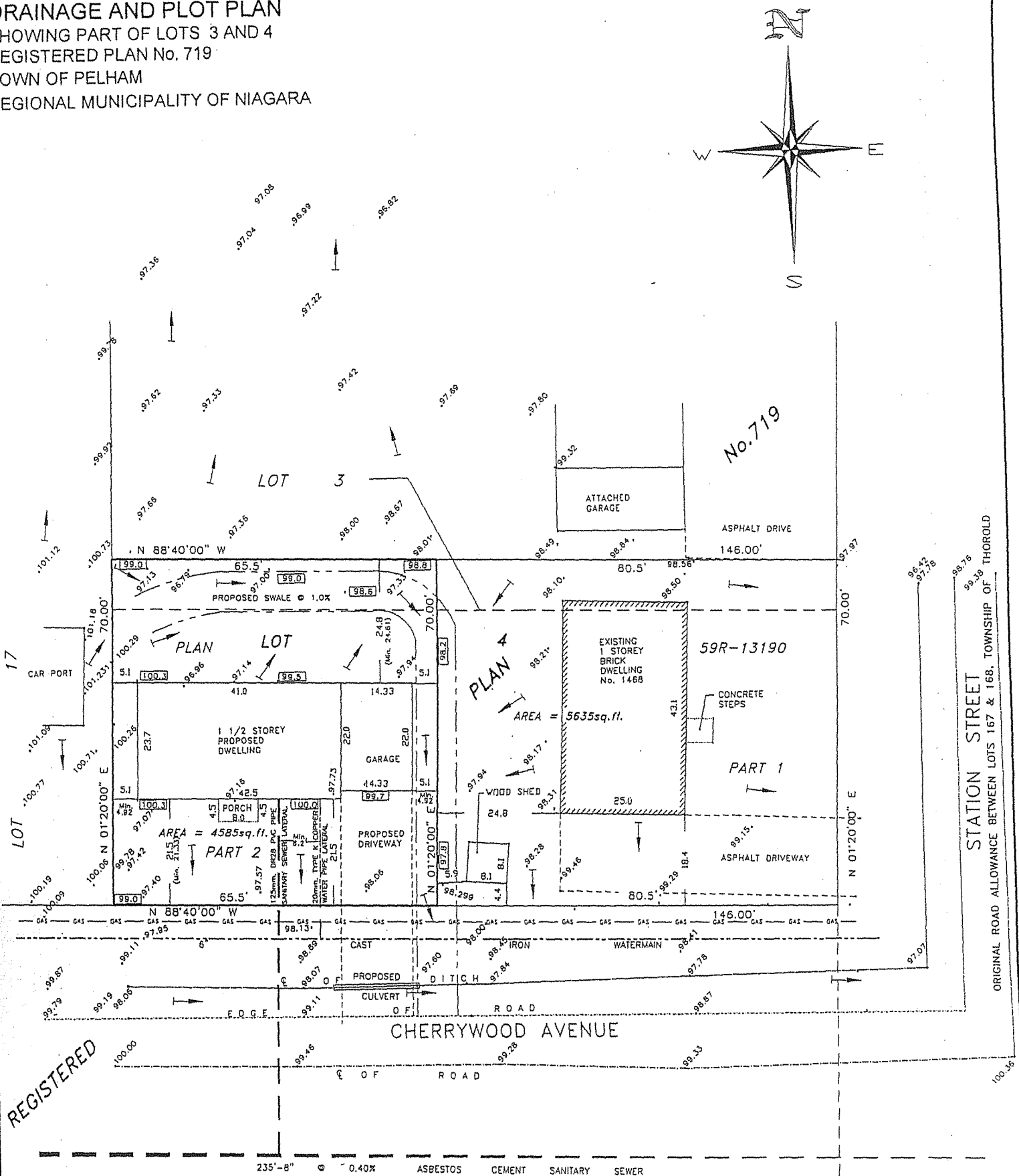
PHONE: 905-641-1097 FAX: 905-641-1424  
EMAIL: mascoe.surveying@on.sibn.com

SCHEDULE "A-1"  
REFERENCE PLAN

SCHEDULE "B"

DEVELOPMENT PLAN

DRAINAGE AND PLOT PLAN  
SHOWING PART OF LOTS 3 AND 4  
REGISTERED PLAN No. 719  
TOWN OF PELHAM  
REGIONAL MUNICIPALITY OF NIAGARA



LEGEND

150.0 EXISTING GROUND (COMPILED)  
100.0 EXISTING GROUND - DATE LEVELS TAKEN: MARCH 5, 2006  
110.0 PROPOSED GROUND  
100.0 FINISHED GRADING - DATE LEVELS TAKEN:  
SCALE: 1 INCH = 20 FEET  
DOWNSPOUT & DIRECTION  
DRAINAGE DIRECTION  
SEWER TRACK

OWNER : MANNY RUMBOS

BUILDING PERMIT No. : \_\_\_\_\_

SUBDIVISION :

STREET & No. : CHERRYWOOD DRIVE NO.

LOT : PART OF LOTS 3&4  
REGISTERED PLAN No.719

TOP OF FOUNDATION - 100.8  
GARAGE FLOOR - 99.7  
UNDERSIDE OF FOOTING - 92.5  
FINISHED FLOOR - 101.8

**WILLIAM A. MASCOE**  
SURVEYING LTD.

96 CHURCH STREET  
ST. CATHARINES, ONTARIO

*William A. Mascoe*

WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR

PHONE: 905-641-1007 FAX: 905-641-4424  
EMAIL: mascoe.surveying@on.albn.com

SCHEDULE "C"

BUILDING RESTRICTIONS  
(To be included in all Deeds)

The Developer shall cause to be registered against all Lots in the Development Plan the transfer restrictions and restrictive covenants outlined below.

According to the nature of the annexed instrument, the words "Vendor", "Purchaser" and "Land" shall have the following meaning:

- (a) "VENDOR" means and includes also a grantor, transferor or seller and the heirs, successors and assigns of the Vendor.
- (b) "PURCHASER" means and includes also a grantee, transferee or buyer and the heirs, successors and assigns of the Purchaser.
- (c) "LAND" means and includes the land intended to be sold, conveyed or transferred by such instrument.

The Purchaser shall, in respect of the herein described land, adhere to and comply with the Grade Control Plan attached to the Agreement registered in the Land Titles Office for Niagara South and, in particular, shall do nothing to interfere with or impede the drainage patterns shown thereon. All grade elevation shown on the said Grade Control Plan shall be maintained after construction of any Building or structure upon the herein described land in accordance with the Town's Lot Grading Control Policy. In the event that the Purchaser fails to maintain such elevations, or to maintain the proper grades and levels herein referred to, or in the event that the Purchaser impedes any drainage system or pattern on the herein described Lands or neighbouring lands, the Purchaser shall be responsible for the immediate rectification and alteration of the land to conform with the drainage system or patterns laid out in the Agreement for any consequential damages, costs, expenses or other loss caused by the failure to maintain such grades or drainage patterns.

The Purchaser shall, in the event of requiring a different driveway entrance from that installed by the Vendor, relocate services/utilities at Purchaser's expense, cut and reconstruct the concrete curb where necessary on the roadway adjacent to the land herein described. He shall install, keep and maintain his driveway entrance or entrances from the traveled portion of the roadway to the Street line in good condition until the concrete sidewalk, concrete curbs and/or asphalt roadways for the said Development are constructed.

The Purchaser shall, within twelve (12) months of being able to occupy the home in accordance with the *Ontario Building Code* and to the satisfaction of the Chief Building Official, sod the lot.

The Purchaser shall maintain the road allowance between the Street line and the edge of the road in good condition and free from weeds and shall cut the grass thereon at frequent intervals.

The Purchaser will not remove any topsoil or strip the Lot of vegetation prior to commencing construction of a Building unit on the Lot. Only then will the Purchaser strip and excavate to the limit approved by the Town.

The Purchaser shall not occupy the dwelling on the Lot concerned until the Chief Building Official for the Town has certified that such of the following services as are applicable to the property have been installed and are operating adequately to serve the dwelling, or in the case of telephone services, are at least available to houses within the Development Plan: hydro, gas, water services, sanitary sewers and telephone.

SCHEDULE "C"

BUILDING RESTRICTIONS  
(To be included in all Deeds)

(Continued)

The Purchaser shall not impede by the placing of fill, Buildings or other structures or Works any natural watercourse, swale, ditch, etc. which exists on the Lands.

The Purchaser shall not discharge by direct connection to a sanitary or storm sewer any discharge from eavestroughing, downspouts or swimming pools.

The Purchaser shall not erect any free standing tower, radio antenna, communication tower or similar structure.