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SCHEDULE "A"

LEGAL DESCRIPTION

Part of Blocks P, Q and R, Plan 717, Town of Pelham, the Regional Municipality of Niagara and more specifically described as Part 4.

SCHEDULE "B"

SITE SERVICING PLANS

Site Servicing and Grading Plan, drawing 0983SSGP, rev 1, prepared by Upper Canada Consultants, September 12, 2012, the original of which is located at the Town at the address shown in Section 24 of this Agreement.

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 be 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.

The Developer shall ensure that the recommendations of the Tree Preservation Report, completed by LCA Environmental Consultants, dated September 15, 2011, for the 1541 Haist Street Severances, are implemented to the satisfaction of the Town of Pelham Planning and Development Department.

The Developer shall not obtain a Building Permit until the Control Architect approves the building drawings for the lands and provides written correspondence clearly indicating that the building drawings are consistent with the, "Architectural Review/Control Design Guidelines for Proposed Severed Lot (Part 4) RE: #1541 Haist Street, Fonthill Ontario", prepared by allen chui architects inc., dated July 10, 2012 to the satisfaction of the Director of Planning and Development.

SCHEDULE "D"
FINANCIAL OBLIGATIONS AND COST OF CONSTRUCTION

On-Site Primary Servicing	Security Requirements
Watermains & services	\$ 2,500.00
Storm water management: pond & outlet structures, trenches, pits	\$ -
Sanitary sewers & services	\$ -
Storm & sanitary sewer TV inspections (preliminary acceptance)	\$ -
Sodding of major swales	\$ 1,100.00
Total Cost On-Site Primary Services	\$ 3,600.00
On-Site Secondary Servicing	
Driveway ramps (1ramp)	\$ 800.00
Storm & sanitary sewer TV inspections (final acceptance)	\$ -
Boulevard trees	\$ -
Total Cost On-Site Secondary Services	\$ 800.00
Off-site Secondary Servicing	
Street lighting, on west side of Haist Street	\$ 1,300.00
Reconfigure overhead utility cables to underground	\$ 4,300.00
Total Cost Off-Site Secondary Servicing	\$ 5,600.00
On-Site Primary Servicing Sub-Total	\$ 3,600.00
On-Site Secondary Servicing Sub-Total	\$ 800.00
Off-Site Secondary Servicing Sub-Total	\$ 5,500.00
Subdivision Net Servicing Cost (including securities and cash requirements)	\$ 9,900.00
Contingency (5%)	\$ -
Engineering (10%)	\$ 1,000.00
Subtotal	\$ 11,400.00
H.S.T. (13%)	\$ 1,500.00
Total Cost for Servicing Subdivision	\$ 12,900.00
Requirements for On-Site Primary Servicing	
On-site primary servicing sub-total	\$ 3,600.00
Engineering and contingency (15%)	\$ 500.00
Sub-total	\$ 4,200.00
H.S.T. (13%)	\$ 500.00
Total for on-site primary servicing	\$ 4,700.00
On-site primary servicing required (20%)	A1 \$ 900.00
Requirements for On-Site Secondary Servicing	
On-site secondary servicing sub-total	\$ 800.00
Engineering & contingency (15%)	\$ 100.00
Sub-total	\$ 900.00
H.S.T. (13%)	\$ 100.00
Total for on-site secondary servicing	\$ 1,000.00
On-site secondary servicing required (120%)	A2 \$ 1,200.00
Requirements for Off-Site Secondary Servicing	
Off-site secondary servicing sub-total	\$ 5,500.00
Engineering & contingency (15%)	\$ 800.00
Sub-total	\$ 6,300.00
H.S.T. (13%)	\$ 800.00
Total for off-site secondary servicing	\$ 7,200.00
Off-site secondary servicing required (Security 120%, Cash 100%)	A3 \$ 8,600.00
Total Letter of Credit Required (A1+A2+A3)	\$ 10,700.00
Town Administration and Review Fee	\$ 2,500.00
Total Cash Payment Required	\$ 2,500.00

SKETCH FOR CONSENT APPLICATION

PART OF BLOCKS P, Q AND R PLAN 717

TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 750

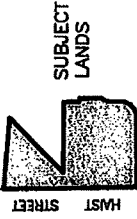


ROY S. KIRKUP, O.L.S.

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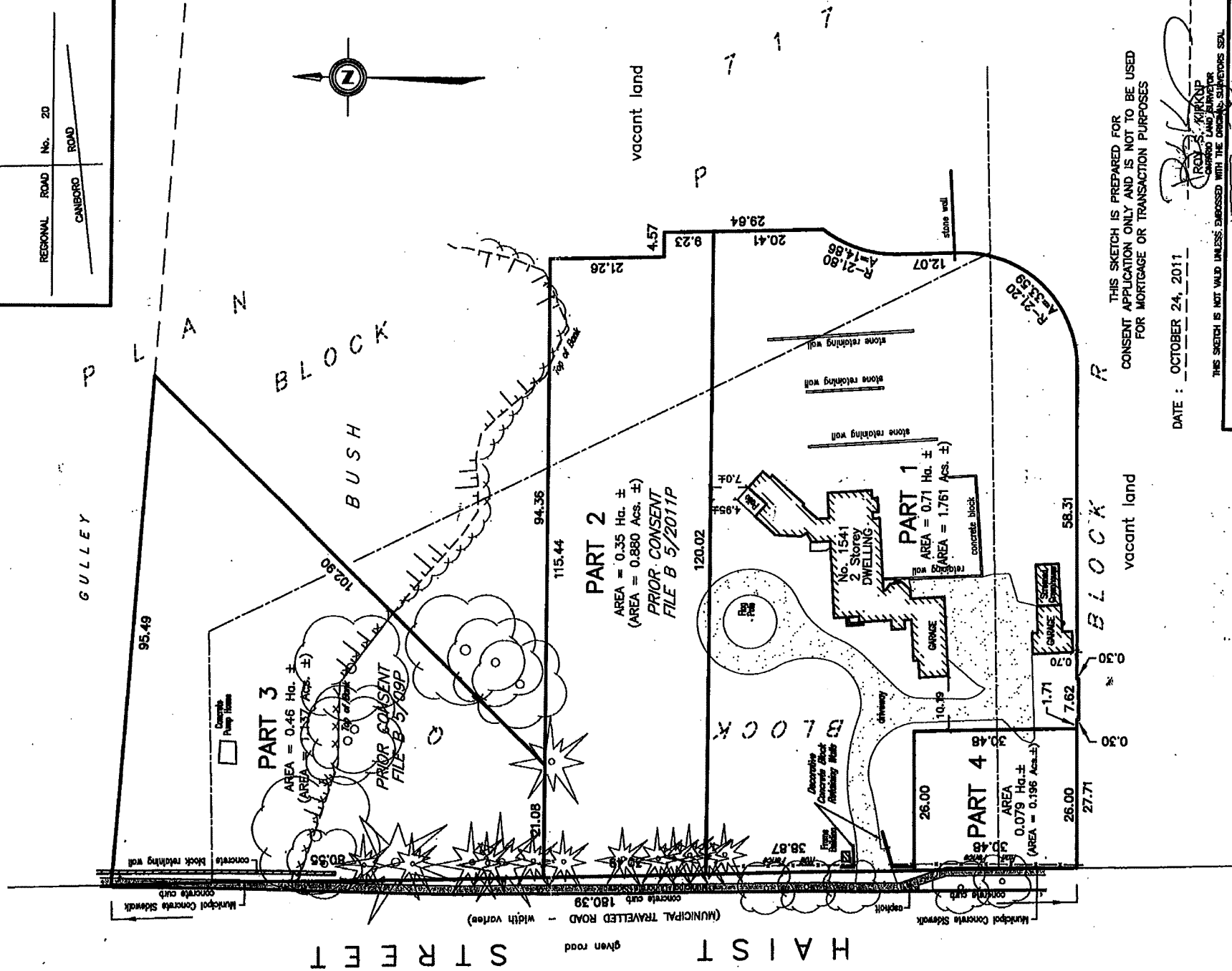
KEY PLAN

not to scale



REGIONAL ROAD No. 20

CANBORO ROAD



vacant land

vacant land

THIS SKETCH IS PREPARED FOR
CONSENT APPLICATION ONLY AND IS NOT TO BE USED
FOR MORTGAGE OR TRANSACTION PURPOSES

DATE : OCTOBER 24, 2011

ROY S. KIRKUP
CHARTERED LAND SURVEYOR

THIS SKETCH IS NOT VALID UNLESS EMBOSSED WITH THE DRESSING SURVEYORS SEAL

KIRKUP & URE SURVEYING LTD.

ONTARIO LAND SURVEYORS

96 CHURCH STREET, ST. CATHARINES, ONTARIO L2R-3G8
TELEPHONE (905) 885-5831, FAX (905) 885-1872
E-MAIL info@niagarasurveyors.com

JOB No. 2010-077

DWG No. 10-077-Sketch_consent

METRIC

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

NO.	1
REVISIONS	
DATE	SEP 12/12
BY	J.S.
DATE	FEB 08/12
BY	J.S.
DATE	
BY	
DATE	
BY	



UPPER CANADA
ENGINEERS/PLANNERS
CONSULTANTS
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Scarborough, Ontario
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OWNER: **STEPHEN & ROBIN KAISER**
PROJECT NAME: **HAIST STREET**
PART 4

DRAWING TITLE: **SITE SERVICING AND
PART 4
GRADING PLAN**

DRAWING NO: **0988SSSGP 1**
SCALE: **1:300**
DATE: **SEPTEMBER 12, 2012**
DESIGN: **J.S.**
DRAWING: **M.C.**

