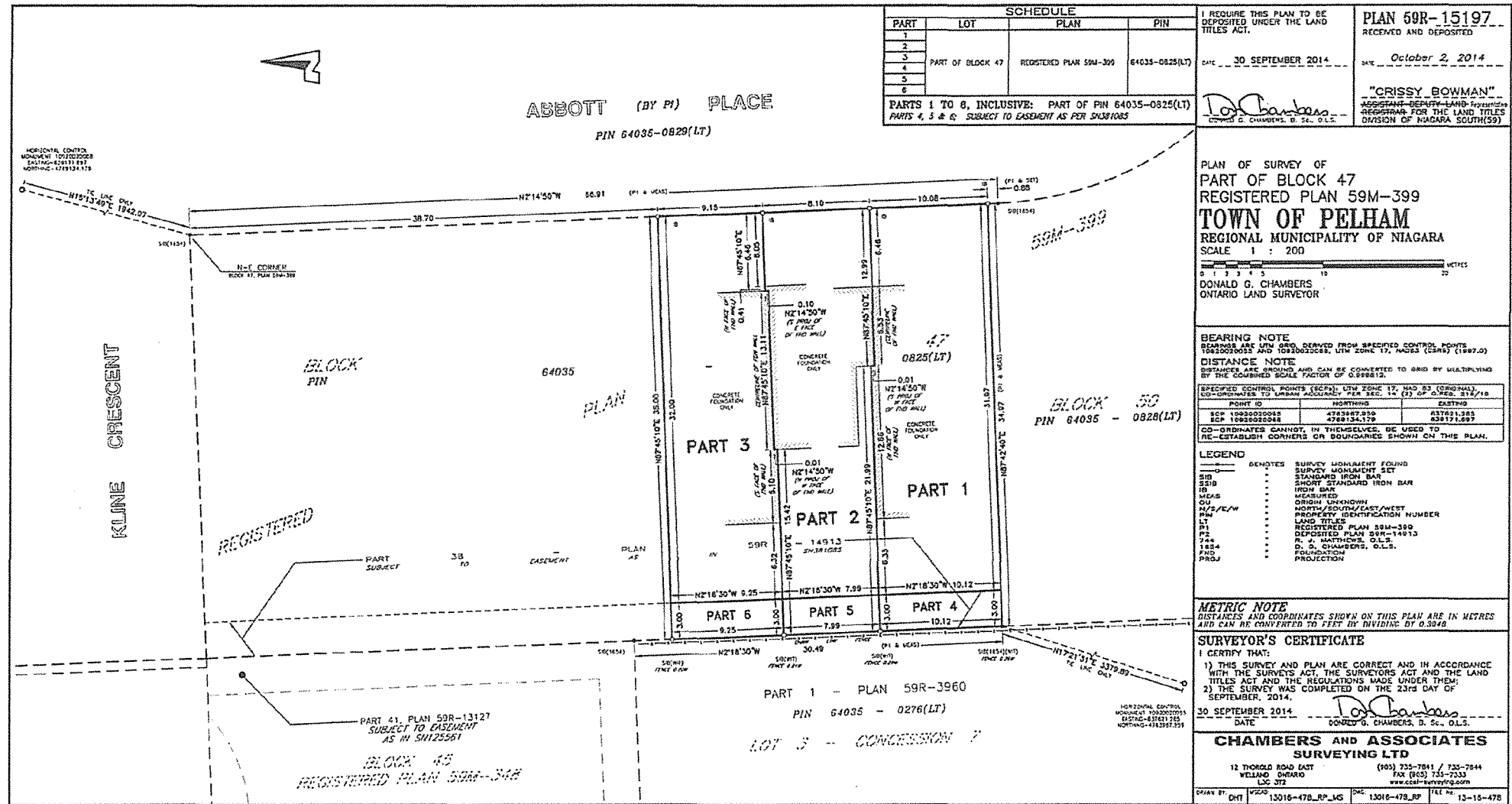


SCHEDULE "B"





ACKNOWLEDGEMENT AND DIRECTION

TO: Robert Di Lallo
(Insert lawyer's name)

AND TO: DANIEL & PARTNERS LLP
(Insert firm name)

RE: Town of Pelham, Exempting bylaw for Block 47, 59M-399 (the transaction")
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

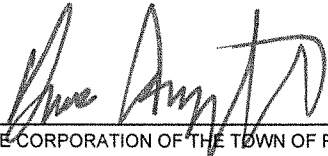
The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

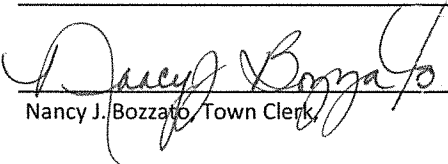
- ☐ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☐ Other documents set out in Schedule "B" attached hereto.

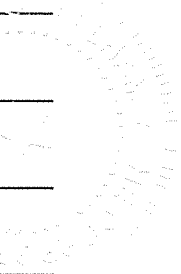
Dated at Pelham, this 6th day of February, 2014.

WITNESS

(As to all signatures, if required)


THE CORPORATION OF THE TOWN OF PELHAM
Dave Augustyn, Mayor


Nancy J. Bozzato, Town Clerk



This document has not been submitted and may be incomplete.

Properties

PIN

64035 - 0825 LT

☒ Affects Part of Prop

Description

BLOCK 47, PLAN 59M399 DESIGNATED AS PARTS 1 TO 6, BOTH INCLUSIVE, 59R-15197 AND PARS 1 TO 8, BOTH INCLUSIVE, 59R-15251; SUBJECT TO AN EASEMENT IN GROSS OVER PART BLOCK 47, 59M-399 BEING PARTS 4, 5 AND 6, 59R-15197 AND OVER PARTS 5, 6, 7 AND 8, 59R-15251 AS IN SN381085; TOWN OF PELHAM

Address

FONTHILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE TOWN OF PELHAM
Acting as a company

Address for Service

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

I, Dave Augustyn, Mayor and Nancy J. Bozzato, Town Clerk, have the authority to bind the corporation.

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

Statements

This application is based on the Municipality By-Law No. 3582 (2015) dated 2015/02/02.

Schedule:

File Number

Applicant Client File Number : 43029

Nancy Bozzato

From: Christina Ryerse <ryersec@niagaralaw.ca>
Sent: Friday, February 06, 2015 4:58 PM
To: Julie Hannah; Trish Chesla
Cc: Monica Wolfe; Nancy Bozzato
Subject: RE: Part Lot Control-Abbott Place By-laws
Attachments: SN426858 Bylaw 3582.pdf

Good afternoon,

Please find a copy of the registered Bylaw 3582 registered today as SN426858.

Thank you

From: Julie Hannah [mailto:JHannah@pelham.ca]
Sent: Friday, February 06, 2015 2:30 PM
To: Trish Chesla
Cc: Christina Ryerse; Monica Wolfe; Nancy Bozzato
Subject: RE: Part Lot Control-Abbott Place By-laws

Good afternoon Trish,

By-law 3581 has been registered as SN426764.

I do not have a copy of By-law 3582—Christina or Monica can you provide both myself and Trish with it.

Julie



Julie Hannah, BA MES MA
Planner I
Community Planning &
Development

e: jhannah@pelham.ca
p: 905.892.2607 x319
pelham.ca

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

TOWN OF PELHAM CONFIDENTIALITY NOTICE

The information contained in this communication, including any attachments, may be confidential and is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

From: Trish Chesla [mailto:trish@joewardlaw.com]
Sent: Friday, February 06, 2015 1:31 PM
To: Julie Hannah
Cc: Kristina Braun
Subject: RE: Part Lot Control-Abbott Place By-laws

Can we please have a copy of the registered bylaws? We were expecting them to be registered on title yesterday....

Thanks,
Trish

From: Kristina Braun [<mailto:KBraun@pelham.ca>]
Sent: February 05, 2015 12:30 PM
To: Trish Chesla
Cc: Julie Hannah
Subject: RE: Part Lot Control-Abbott Place By-laws

Hello Trish,

I have copied Julie Hannah on this e-mail who is the Planner involved in this application. She will be able to assist you with your request.

Sincerely,



Kristina Braun
*Administrative Assistant
to the Clerk*
Administration Services

e: kbraun@pelham.ca
p: 905.892.2607 x322
pelham.ca

20 Pelham Tow
P.O. Box 400
Fonthill, ON L0!

Kristina

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From: Trish Chesla [<mailto:trish@joewardlaw.com>]
Sent: Thursday, February 05, 2015 12:22 PM
To: Kristina Braun
Subject: RE: Part Lot Control-Abbott Place By-laws

Kristina,

Can you advise when these will be registered on title to the properties? I have a closing today that is on hold pending the registration.....

Thanks,

Trish Chesla

*Real Estate Clerk
Joe Ward Professional Corporation*

309 Frederick St.
Kitchener ON N2H 2N6
p: 519-579-0550 ext. 223, Joe ext. 222
f: 519-579-2886
e-mail: trish@joewardlaw.com

Hours: Mon - Fri. 9:00 - 4:30.

This E-mail (and any attachments) contains legally privileged and confidential information intended only for the person(s) named in the message. If you are not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify us by reply e-mail and delete the original message.

From: Kristina Braun [<mailto:KBraun@pelham.ca>]
Sent: Thursday, February 5, 2015 10:13 AM
To: Greg Schnarr
Cc: Julie Hannah
Subject: RE: Part Lot Control-Abbott Place By-laws

Good morning Mr. Schnarr,

Please find attached, signed and sealed copies of By-law 3581 (2015) and By-law 3582 (2015) pertaining to Part Lot Control within Abbott Place.

Have a good day,

Kristina



Kristina Braun
Administrative Assistant
to the Clerk
Administration Services

e: kbraun@pelham.ca
p: 905.892.2607 x322
pelham.ca

20 Pelham
P.O. Box
Fonthill

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From: Greg Schnarr [<mailto:greg@schoutgroup.ca>]
Sent: Wednesday, February 04, 2015 3:50 PM
To: Julie Hannah; Kristina Braun
Subject: RE: Part Lot Control-Abbott Place By-laws

Thanks Julie,

From: Julie Hannah [<mailto:JHannah@pelham.ca>]
Sent: Wednesday, February 4, 2015 3:49 PM
To: Greg Schnarr; Kristina Braun
Cc: Sara McDonnell (saraforestpark@rogers.com)
Subject: Part Lot Control-Abbott Place By-laws
Importance: High

Hi Greg,

Kristina is going to send you scanned copies of By-law 3581 (2015) and By-law 3582 (2015) tomorrow morning once they are stamped (I will be in meetings all morning).

Sincerely,
Julie



Julie Hannah, BA MES MA
Planner I
Community Planning &
Development

e: jhannah@pelham.ca
p: 905.892.2607 x319
pelham.ca

20 Pelham
P.O. Box
Fonthill,

TOWN OF PELHAM CONFIDENTIALITY NOTICE

The information contained in this communication, including any attachments, may be confidential and is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you

Daniel & Partners LLP
LAWYERS
39 Queen Street, P.O. Box 24022
St. Catharines ON L2R 7P7 Canada
Tel: 905-688-9411 Fax: 905-688-5747
www.niagaralaw.ca



This e-mail communication is CONFIDENTIAL AND LEGALLY PRIVILEGED. If you are not the intended recipient, please notify me at the telephone number shown above or by return e-mail and delete this communication and any copy immediately. Thank you.

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

yyyy mm dd Page 1 of 1

Properties

PIN 64035 - 0825 LT

☒ Affects Part of Prop

Description	BLOCK 47, PLAN 59M399 DESIGNATED AS PARTS 1 TO 6, BOTH INCLUSIVE, 59R-15197 AND PARS 1 TO 8, BOTH INCLUSIVE, 59R-15251; SUBJECT TO AN EASEMENT IN GROSS OVER PART BLOCK 47, 59M-399 BEING PARTS 4, 5 AND 6, 59R-15197 AND OVER PARTS 5, 6, 7 AND 8, 59R-15251 AS IN SN381085; TOWN OF PELHAM
--------------------	--

Address FONTHILL

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF PELHAM

Address for Service P. O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

I, Dave Augustyn, Mayor and Nancy J. Bozzato, Town Clerk, have the authority to bind the corporation.

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

Statements

This application is based on the Municipality By-Law No. 3582 (2015) dated 2015/02/02.

Schedule: See Schedules

Signed By

Robert Joseph Di Lallo

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

acting for
Applicant(s)

Signed

2015 02 06

Tel 9056881125

Fax 9056885725

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

DANIEL & PARTNERS LLP

39 Queen St. P.O. Box 24022
St. Catharines
L2R 7P7

2015 02 06

Tel 9056881125

Fax 9056885725

Fees/Taxes/Payment

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

Total Paid	\$60.00
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File Number

Applicant Client File Number : 43029

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3582 (2015)

Being a By-law to exempt certain a certain block in Registered Plan 59M-399 from Part Lot Control pursuant to Section 50 of the Planning Act, 1990.

Weiland Heights [Schout Communities (Fonthill) Inc.]
File No. PLC-02-15

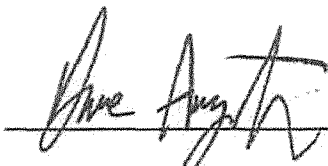
WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;

NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

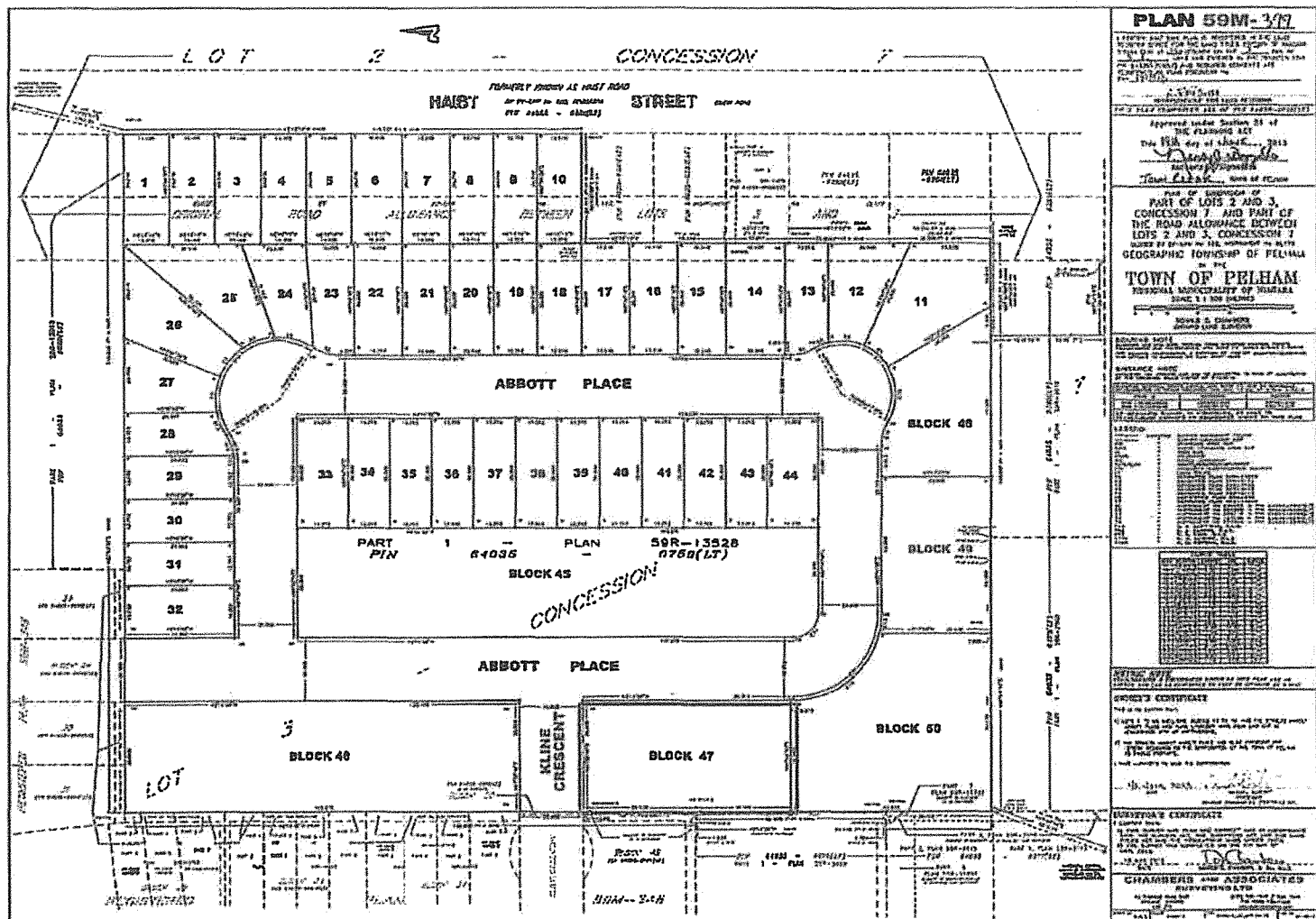
1. **THAT** the provisions of Section 50 (5) of the *Planning Act*, R.S.O. 1990, c.P, 13 as amended shall not apply to the lands described as follows:
 - (a) Block 47, Plan 59M-399, Pelham, being Parts 1 to 6 on 59R-15197 and Parts 1 to 8 on 59R-15251

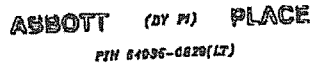
for the purpose of creating seven (7) lots for street townhouse dwelling units as follows:
 - i) Parts 1 and 4 on Reference Plan 59R-15197
 - ii) Parts 2 and 5 on Reference Plan 59R-15197
 - iii) Parts 3 and 6 on Reference Plan 59R-15197
 - iv) Parts 1 and 5 on Reference Plan 59R-15251
 - v) Parts 2 and 6 on Reference Plan 59R-15251
 - vi) Parts 3 and 7 on Reference Plan 59R-15251
 - vii) Parts 4 and 8 on Reference Plan 59R-15251
2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act*, R.S.O, 1990, c.P, 13 as amended, this By-law shall expire six months from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act* R.S.O 1990 shall apply to those lands in the registered plan described in Section 1 of this by-law.
3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

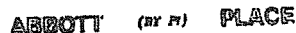
READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
2nd DAY OF FEBRUARY, 2015 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO







FIN 84035-0823(LT)

SCHEDULE			
PART	LOT	PLAN	PN
1	PART OF BLOCK OF	RECONSTRUCTED PLAN 534-379	54035-0215/1
2			
3			
4			
5			
6			
7			
8			

PARTS 1 TO 8, INCLUSIVE: PART OF PN 54035-0215/1
 PARTS 9 & 10 IN: SUBJECT TO CLOSURE AS PER BUSINESS

1 REQUIRE THE PLAN TO BE
DEPOSITED UNDER THE LAWS
TITLE ACT

NO. 4 DECEMBER 2014

DOCL

PLAN 60R--15251
RECEIVED AND DEPOSITED
Dec. 8, 2014
R. Lavin
ADMINISTRATOR FOR LAND
MANAGEMENT FOR THE LAND TRUSTS
DIVISION OF INDIANA GOVERNMENT

PLAN OF SURVEY OF
PART OF BLOCK 47
REGISTERED PLAN 59M-399
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

BEARING NOTE
 BEARINGS ARE GIVEN AS ANGLE FROM SOUTHERLY COURSE, POINTED
 150°20'00" AND 150°20'00", WITH BOUND 17, BEARS [180°] (180°20')

DISTANCE NOTE
 DISTANCES ARE GIVEN AS HAVING BEEN MEASURED TO CENTER OF INTERSECTION
 BY THE CONVENTIONAL SCALE METHOD OF 2 INCHES.

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002 100000000000	4720000.000	821000.000

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METRIC NOTE
DIMENSIONS AND COORDINATE VALUES ON THIS PLAN ARE IN METERS.
AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TRANSFER ACT AND REGULATIONS MADE UNDER THEM;
2) THE SURVEY WAS COMPLETED ON THE 27th DAY OF JANUARY, 2011.

4 DECEMBER 2014
DATE

CHAMBERS AND ASSOCIATES SURVEYING LTD 13 TORBARR ROAD 122 WILSON COWIE 132 378 (021) 721-1041 / 721-7444 FAX (021) 721-1313 info@chambersurveys.co.nz									
POWER 24	DATE	PROJECT	132336-13 2D ME	132336-17 ME	132336-18 ME	132336-19 ME	132336-20 ME	132336-21 ME	132336-22 ME