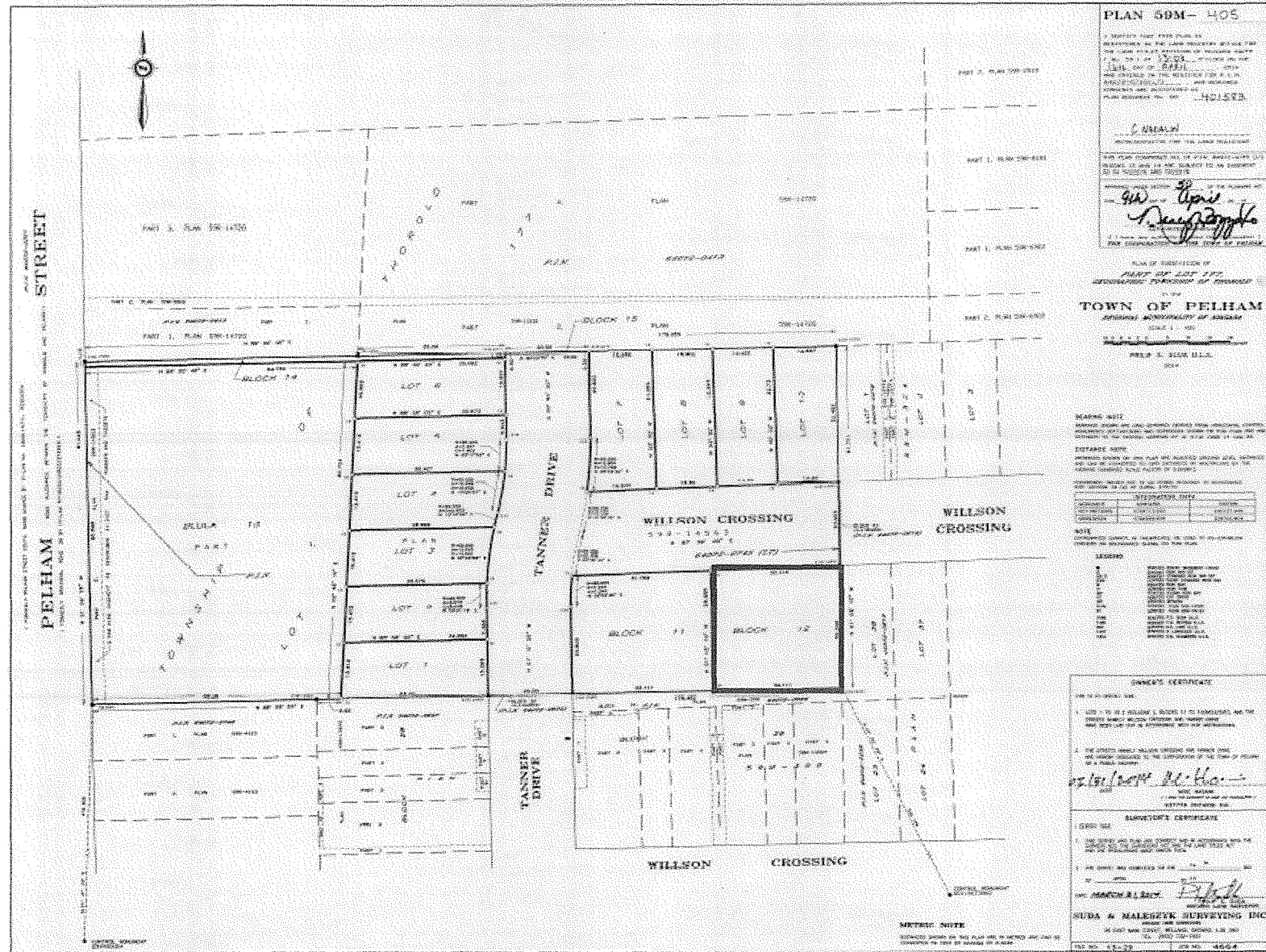
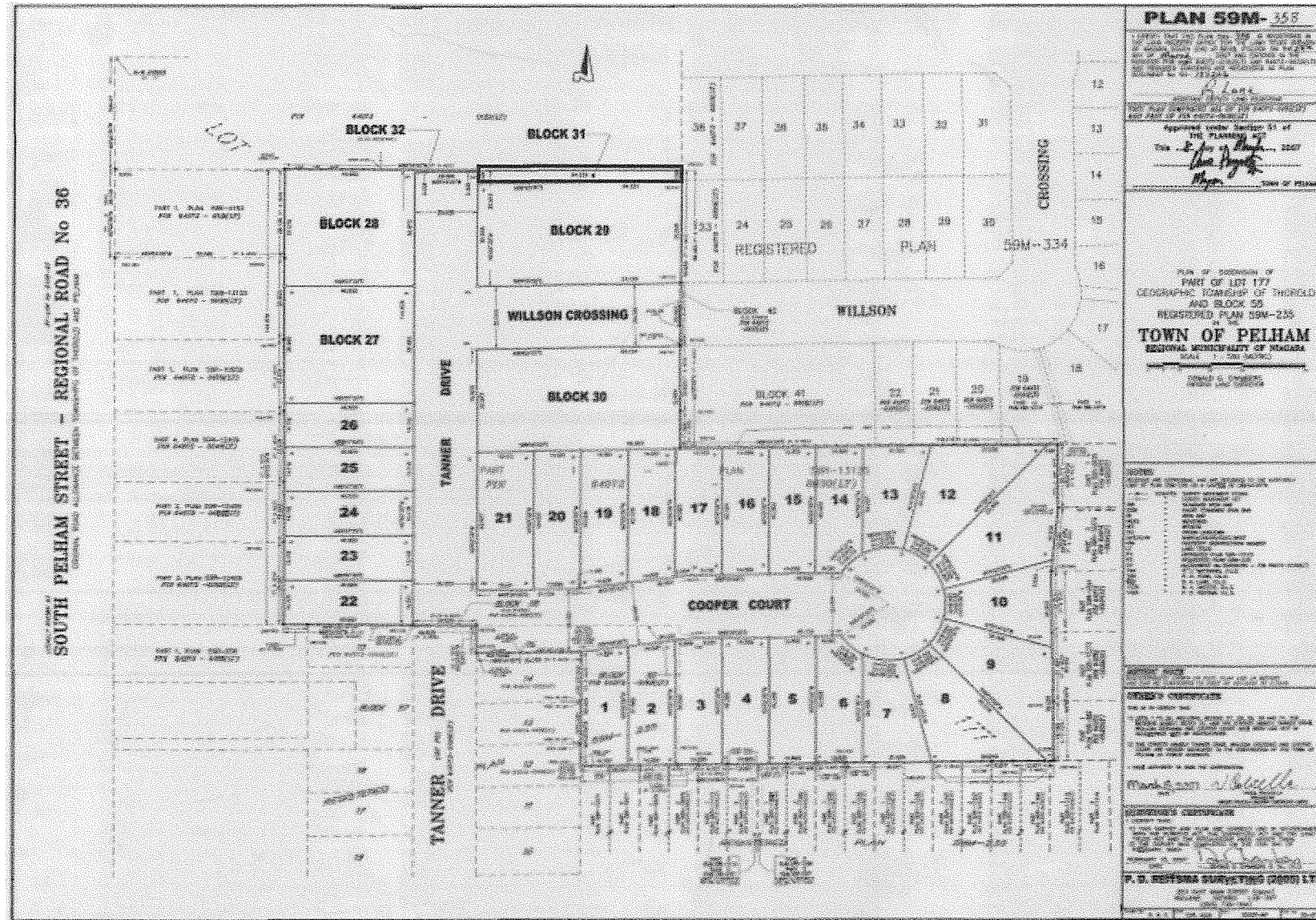
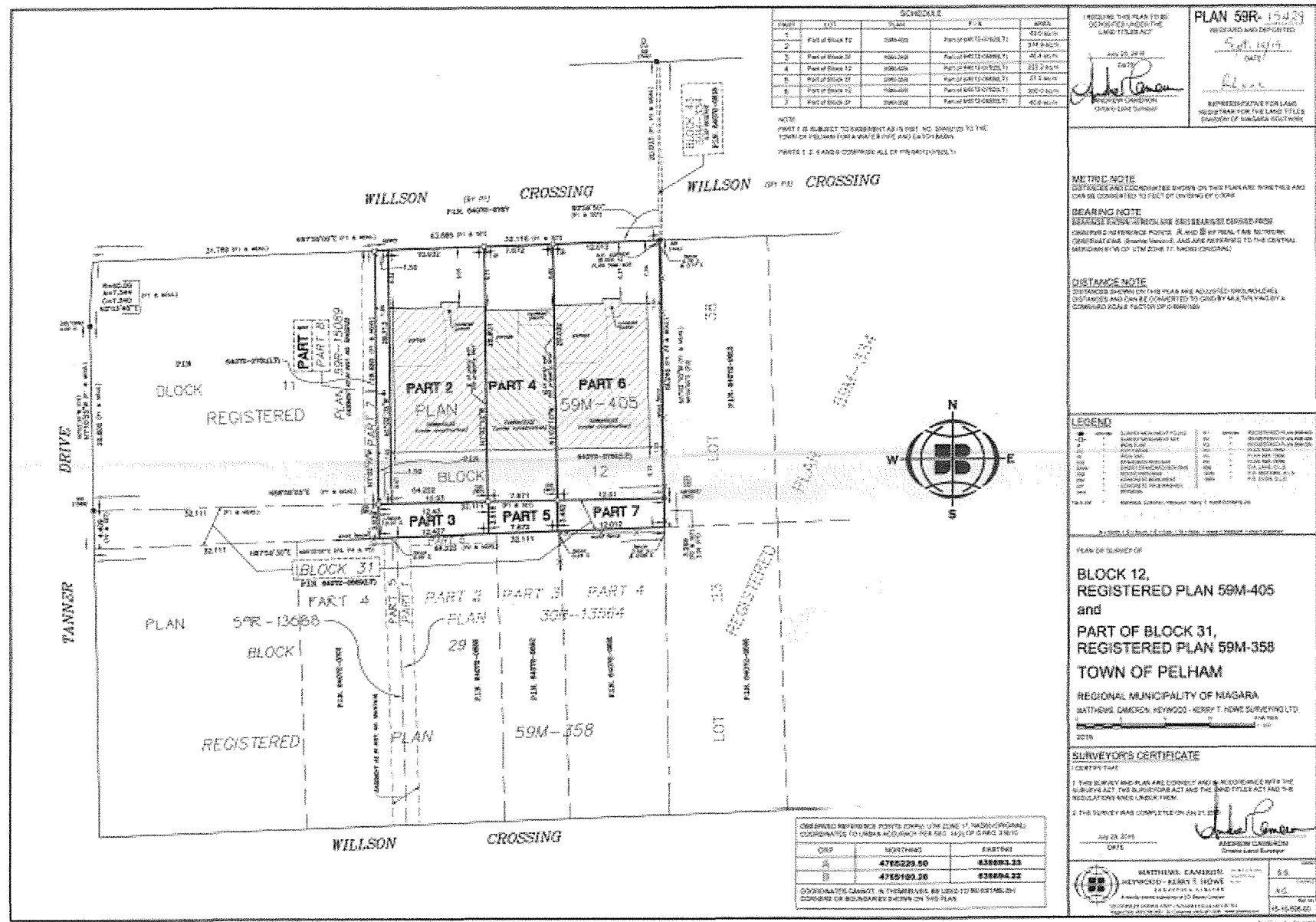


- 2 -  
SCHEDULE "A"







**ACKNOWLEDGEMENT AND DIRECTION**

**TO:** Callum Shedden  
(Insert lawyer's name)

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

**RE:** Niagara Pines Development, Application to register bylaw 3684 (2015) ('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 Town of Pelham, this 19th day of November, 2015.

**WITNESS**

(As to all signatures, if required)

\_\_\_\_\_

Nancy J. Bozzato  
THE CORPORATION OF THE TOWN OF PELHAM  
Nancy J. Bozzato, Town Clerk

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<b>Properties</b>		
PIN	64072 - 0762 LT	<input checked="" type="checkbox"/> Redescription
Description	BLOCK 12, PLAN 59M405; DESIGNATED AS PARTS 1, 2, 4 AND 6, 59R-15429; TOWN OF PELHAM, BEING THE WHOLE OF THE PIN	
Address	WILLSON CROSSING FONTHILL	
PIN	64072 - 0669 LT	<input checked="" type="checkbox"/> Affects Part of Prop
Description	PART BLOCK 31, PLAN 59M358; DESIGNATED AS PARTS 3, 5 & 7, 59R-15429 TOWN OF PELHAM, BEING PART OF THE PIN	
Address	TANNER DRIVE FONTHILL	

<b>Applicant(s)</b>	
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.	

<b>Statements</b>
This application is based on the Municipality By-Law No. 3684 (2015) dated 2015/11/16.
Schedule: See Schedules

<b>File Number</b>
Applicant Client File Number :                      43029

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3684 (2015)

Being a by-law to exempt Block 12 in Registered Plan 59M-405 and Part of Block 31 in Registered Plan 59M-358 from part lot control pursuant to Section 50 of the Planning Act, 1990.

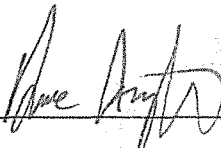
1882993 Ontario Limited (Niagara Pines Developments)  
File No. PLC-04-15

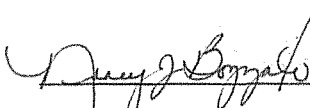
**WHEREAS** the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law 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 12, Plan 59M-405, and Part Block 31, Plan 59M-358, Pelham, being Parts 1 to 7 on 59R-15429 for the purpose of creating three (3) lots for street townhouse dwelling units as follows:
    - i) Parts 1, 2 and 3 on Reference Plan 59R-15429
    - ii) Parts 4 and 5 on Reference Plan 59R- 15429
    - iii) Parts 6 and 7 on Reference Plan 59R- 15429
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 one year 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.

ENACTED, SIGNED AND SEALED THIS  
16<sup>TH</sup> DAY OF NOVEMBER, 2015 A.D.

  
MAYOR DAVE AUGUSTYN

  
CLERK NANCY J. BOZZATO

<b>Properties</b>		
PIN	64072 - 0762   LT	<input checked="" type="checkbox"/> Redescription
Description	BLOCK 12, PLAN 59M405; DESIGNATED AS PARTS 1, 2, 4 AND 6, 59R-15429; TOWN OF PELHAM, BEING THE WHOLE OF THE PIN	
Address	WILLSON CROSSING FONTHILL	
PIN	64072 - 0669   LT	<input checked="" type="checkbox"/> Affects Part of Prop
Description	PART BLOCK 31, PLAN 59M358; DESIGNATED AS PARTS 3, 5 & 7, 59R-15429 TOWN OF PELHAM, BEING PART OF THE PIN	
Address	TANNER DRIVE FONTHILL	

<b>Applicant(s)</b>	
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.	

<b>Statements</b>
This application is based on the Municipality By-Law No. 3684 (2015) dated 2015/11/16.
Schedule: See Schedules

<b>Signed By</b>				
Callum Shedden	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2015 11 19
Tel	905-688-1125			
Fax	905-688-5725			
I have the authority to sign and register the document on behalf of the Applicant(s).				

<b>Submitted By</b>		
DANIEL & PARTNERS LLP	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	2015 11 19
Tel	905-688-1125	
Fax	905-688-5725	

<b>Fees/Taxes/Payment</b>	
Statutory Registration Fee	\$62.85
Total Paid	\$62.85

<b>File Number</b>	
Applicant Client File Number :	43029

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3684 (2015)

Being a by-law to exempt Block 12 in Registered Plan 59M-405 and Part of Block 31 in Registered Plan 59M-358 from part lot control pursuant to Section 50 of the Planning Act, 1990.


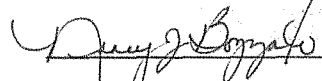
1882993 Ontario Limited (Niagara Pines Developments)  
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MAYOR DAVE AUGUSTYN  
CLERK NANCY J. BOZZATO