

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 3775 (2016)

**Being a by-law to authorize the execution of a subdivision agreement with River Realty Development (1976) Inc.-- River Estates Subdivision.**

**River Realty Development (1976) Inc.**

**File No. 26T19-03014**

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**WHEREAS** at the Council meeting held on August 22, 2016 the Municipal Council of the Town of Pelham approved the Report Regarding the Execution of the River Estates Subdivision Agreement, authorizing the entry into a Subdivision Agreement with River Realty Development (1976) Inc. (the 'Developer') detailing certain land conveyances, payments and dedications, and the conditions whereby development can occur; and,

**WHEREAS** it is deemed desirable to enter into a Subdivision Agreement for River Estates Subdivision with River Realty Development (1976) Inc. in order to control development of lands as described in Schedule 'A' of the Subdivision Agreement which is attached hereto and forms part of this by-law;

**NOW THEREFORE** the Municipal Council of the Town of Pelham hereby enacts as follows:

1. **THAT** provided River Realty Development (1976) Inc. first satisfies the requirements mentioned in the Agreement attached to and forming part of this by-law that are to be satisfied prior to or at the time of execution of the Agreement by River Realty Development (1976) Inc., then the Mayor and Clerk are authorized to execute the Subdivision Agreement annexed hereto and once executed by all parties, the Agreement shall be registered upon the title to the lands described in Schedule 'A' of the said agreement.
2. **THAT** the conveyances, payments, and dedications required by the said Subdivision Agreement, are authorized and

approved.

3. **THAT** the surplus proceeds from the conveyances and payments provided for in the said Subdivision Agreement be credited to the Parkland Reserve Fund of The Corporation of the Town of Pelham.
4. **THAT** the Mayor and Clerk be and they are hereby authorized and directed to execute the Subdivision Agreement attached to and forming part of this by-law.
5. **THAT** in the event minor modifications to the Pre-Servicing Agreement are necessary to effect the intent herein, the Clerk of the Town of Pelham is hereby authorized to complete same in consultation with the Town Solicitor.

ENACTED, SIGNED AND SEALED THIS  
22<sup>nd</sup> DAY OF AUGUST, 2016 A.D.

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MAYOR DAVE AUGUSTYN

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CLERK NANCY J. BOZZATO