

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3826 (2017)

Being a by-law to authorize the execution of a development agreement with Lawrence Overbeeke and the Royal Bank of Canada.

Lawrence Overbeeke

File No. DA-03-16

WHEREAS at the Council meeting held on February 6, 2017 the Municipal Committee of the Town of Pelham approved the Report Regarding the Execution of the Development Agreement for Parts 1-3, 59R-15439, authorizing the entry into a Development Agreement with Lawrence Overbeeke (the 'Developer') and the Royal Bank of Canada (the 'Mortgagee') detailing the extension of certain municipal services, payments and dedications, and the conditions whereby development can occur; and,

WHEREAS it is deemed desirable to enter into a Development Agreement for Parts 1-3, 59R-15439 with Lawrence Overbeeke and the Royal Bank of Canada in order to control development of lands as described in Schedule 'A' of the Development 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 Lawrence Overbeeke 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 Lawrence Overbeeke, then the Mayor and Clerk are authorized to execute the Development 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 payments and dedications required by the said Development Agreement, are authorized and approved.
3. **THAT** the cash-in-lieu of parkland payments provided for in the said Development 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 Development Agreement attached to and forming part of this by-law.
5. **THAT** in the event minor modifications to the Development 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
6th DAY OF FEBRUARY, 2017 A.D.

MAYOR DAVE AUGUSTYN

CLERK NANCY J. BOZZATO