

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3862 (2017)

Being a by-law to authorize the execution of a subdivision agreement with U. Lucchetta Construction Ltd.— The Woodlands- Phase 2 Subdivision.

U. Lucchetta Construction Ltd.

File No. 26T19-05001

WHEREAS at the Council meeting held on April 18, 2017 the Municipal Council of the Town of Pelham approved the Report Regarding the Execution of The Woodlands- Phase 2 Subdivision Agreement, authorizing the entry into a Subdivision Agreement with U. Lucchetta Construction Ltd. (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 The Woodlands- Phase 2 Subdivision with U. Lucchetta Construction Ltd. 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 U. Lucchetta Construction Ltd. 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 U. Lucchetta Construction Ltd., 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 Subdivision 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
18th DAY OF APRIL, 2017 A.D.


MAYOR DAVE AUGUSTYN
CLERK NANCY J. BOZZATO