



## The Corporation of the Town of Pelham

By-law No. 4508(2022)

**Being a By-law to authorize the execution of a subdivision agreement with Mountainview Homes (Niagara) Ltd. and the Corporation of the Town of Pelham – Park Place South Subdivision.**

**Mountainview Homes (Niagara) Ltd. and the Corporation of the Town of Pelham  
File No. 26T19-02-2020**

**WHEREAS** at the Council meeting held on December 5, 2022, the Municipal Council of the Town of Pelham approved the report regarding the execution of the Park Place South Subdivision Agreement, authorizing the entry into a Subdivision Agreement with Mountainview Homes (Niagara) Ltd. (the 'Developer') and the Corporation of the Town of Pelham detailing certain land conveyances, payments and dedications, and the conditions whereby development can occur;

**AND WHEREAS** it is deemed desirable to enter into the Subdivision Agreement for Park Place South Subdivision with Mountainview Homes (Niagara) 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 Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the Subdivision Agreement attached hereto and made part of this by-law be and is hereby approved; and
2. **THAT** provided Mountainview Homes (Niagara) 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 Subdivision Agreement by Mountainview Homes (Niagara) Ltd. and the Corporation of the Town of Pelham, then the Mayor and Clerk are hereby authorized and directed to execute the Subdivision Agreement attached hereto and forming part of this by-law 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.
3. **THAT** the conveyances, payments, and dedications required by the said Subdivision Agreement, are authorized and approved.
4. **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.
5. **THAT** this By-law shall come into force and effect on the date that it is enacted.

Read, enacted, signed and sealed this 19<sup>th</sup> day of December, 2022.

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Marvin Junkin, Mayor

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Holly Willford, Town Clerk