



The Corporation of the Town of Pelham

By-law No. 30-2024

Being a By-law to assume the subdivision known as River Realty Estates Phase 2 and to designate the streets as shown on Registered Plan of Subdivision 59M-471 as public highway and to name the street accordingly.

WHEREAS section 8 of the *Municipal Act, 2001*, S.O. 2001, c. 25 ("*Municipal Act, 2001*" or "the statute") provides that the powers of a municipality under the statute or any other Act shall be interpreted broadly so as to confer broad authority to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the statute or any other Act;

AND WHEREAS by By-law #3458(2014) and By-Law #3459(2014), the Council of the Corporation of the Town of Pelham entered into a Subdivision Agreement with River Realty Corporation (1976) with respect to the lands and development known as River Realty Estates Phase 2

AND WHEREAS all of the terms and conditions under the said subdivision agreement have been met;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it desirable to assume the River Realty Estates Phase 2 subdivision which is situated in the Town of Pelham;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it desirable and necessary to designate, as public highways, the lands as shown on Registered Plan 59M-471 known as River Realty Estates Phase 2;

NOW THEREFORE the Council of the Corporation of the Town of Pelham enacts as follows:

- 1. THAT** all services pursuant to the River Realty Estates Phase 2 Subdivision are hereby accepted by the Town and the Town hereby assumes the said subdivision for municipal purposes, the said subdivision being described in Schedule "A" attached hereto.
- 2. THAT** the roads and/or streets as shown on Registered Plan 59M-471 known as River Realty Estates Phase 2, be dedicated for the use of the public as a public highways and that the public highways be named "Tokar Lane" and "Susan Drive".

3. Effective Date

- 3.1. This By-law shall come into force on the date that it is enacted.

Read, enacted, signed and sealed this 15th day of May, 2024.

Marvin Junkin, Mayor

William Tigert, Town Clerk

Schedule "A" to By-law 06-2023

River Realty Estates Phase 2 – consisting 38 single family units, 28 street town units fronting Summersides Boulevard and 16 condominium residential units within Block 47, and two public streets being Tokar Lane and Susan Drive according to one plan deposited in the land registry office (No. 59) Land Titles Division of Niagara South Registered Plans 59M-471.