



## THE CORPORATION OF THE TOWN OF GODERICH

### BY-LAW NO. 37 OF 2025

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#### BEING A BY-LAW TO AUTHORIZE A SUPPLEMENTAL PHASE 4 SUBDIVISION AGREEMENT BETWEEN 1695538 ONTARIO INC. AND THE CORPORATION OF THE TOWN OF GODERICH

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**WHEREAS** the Developer is the registered owner of the Land described in Schedule “A” to this Subdivision Agreement (hereinafter called the “Agreement”) and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots or parcels, by reference to one or more Registered Plans of Subdivision, consents to severance, and/or part lot control processes;

**AND WHEREAS** the Developer has applied and received from the County of Huron (hereinafter called the “County”), provisional approval of a modified draft Plan of Subdivision Dated January 19, 2022, pursuant to File No. 40T13002 (hereinafter called the “Plan”);

**AND WHEREAS** the conditions of approval for the Plan require the Developer to enter into a Subdivision Agreement with the Town;

**AND WHEREAS** pursuant to the modified conditions, the Developer and the Town have entered into a modified Master Subdivision Agreement, which Agreement dated November 23, 2020 was registered against title to the Land as Instrument No. HC153224 on January 7, 2021 and Instrument No. HC156015 on April 28, 2021 (the “Master Agreement”);

**AND WHEREAS** the Master Agreement permits the Plan to be registered in Phases and requires the Developer to enter into supplementary Subdivision Agreements prior to the registration of each Phase to define the limits of the registration and to set out the detailed requirements for the registration, including security requirements and land dedications (the “Supplementary Phase Agreements” of the “Phase Agreement”);

**AND WHEREAS** this Subdivision Agreement is the Supplementary Phase Agreement required for Phase 4 of the Plan (the “Phase”);

**AND WHEREAS** the Town and the Developer have agreed to the terms and conditions set forth in this Supplemental Phase Agreement and that these terms and conditions supplement the Master Agreement.

**NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF GODERICH ENACTS AS FOLLOWS:**

1. That the Mayor and Clerk be and are hereby authorized and instructed to sign the Supplemental Phase 4 Subdivision Agreement between the Corporation of the Town of Goderich and 1695538 Ontario Inc.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 17<sup>th</sup> DAY OF MARCH 2025.**

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**MAYOR, Trevor Bazinet**

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**CLERK, Andrea Fisher**