



The Corporation of the Town of Fort Erie By-law 34-2024

Being a By-law to Authorize the Execution of a Condominium Assumption Agreement with Ashton Homes (Western) Limited (Aldo Vercillo) – Owner

Whereas a request was received from the Owner, Ashton Homes (Western) Limited to enter into an Assumption Agreement for the lands municipally known as Units 1 – 24, 397 Garrison Road (Peace Bridge Village Phase 3 Condominium); and

Whereas Report PDS-74-2021 was considered and approved at the Regular Council meeting held August 9, 2021 authorizing the draft plan approval of the Draft Plan of Vacant Land Condominium, subject to, interia alia, the Condominium Corporation entering into an Assumption Agreement with the Town immediately following registration of the Condominium Plan; and

Whereas the Condominium Plan was registered on December 6, 2023 as Niagara South Vacant Land Condominium Plan No. 200; and

Whereas it is deemed desirable to enter into an Assumption Agreement for the Plan of Condominium with Niagara South Vacant Land Condominium Corporation No. 200 and Ashton Homes (Western) Limited to control the development of the lands; and

Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the entry into an Assumption Agreement with Niagara South Vacant Land Condominium Corporation No. 200 and Ashton Homes (Western) Limited, in a form satisfactory to the Town's solicitor, is authorized and approved.
- 2. That** the Mayor and Clerk are authorized and directed to execute the said Assumption Agreement and affix the corporate seal thereto, and all other documentation necessary to affect the terms and conditions of the said Agreement.
- 3. That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18 day of March 2024.

Mayor

Clerk