



The Corporation of the Town of Fort Erie By-law 57-2024

Being a By-law to Authorize the Execution of a Subdivision Agreement with Westwind Niagara Developments Inc. (Alfred Beam) Westwind Shores Subdivision (3285 Thunder Bay Road)

Whereas Draft Approval with conditions was granted by the Town on May 30, 2022 per Staff Report PDS-36-2022 for 41 single-detached dwellings, two (2) blocks of parkland, one (1) block for shoreline protection area, one (1) block for environmental protection area, two (2) blocks for road widenings, and a new public street; and

Whereas all conditions of Draft Plan approval have since been satisfied and an application for final subdivision agreement has been applied for by the Owner; and

Whereas the Municipal Council of The Corporation of the Town of Fort Erie at its meeting of June 21, 2004 passed Resolution No. 25 to establish a practice whereby the Standard Form of Agreement would not be attached to the By-law and circulated to each Member of Council in advance of the particular Council Meeting, although Council has been informed in the memo of the Financial Schedule in the Agreement, with the knowledge that the Clerk of the Town of Fort Erie is in possession of the full Agreement at the subject Council Meeting; and

Whereas it is deemed desirable to enter into a Subdivision Agreement with Westwind Niagara Developments Inc. for the Westwind Shores Plan of Subdivision (south side of Thunder Bay Road, east of Burleigh Road South) in order to control the development of the lands described in Schedule "A" of the Subdivision Agreement attached hereto as Schedule "A" and forming part of this by-law;

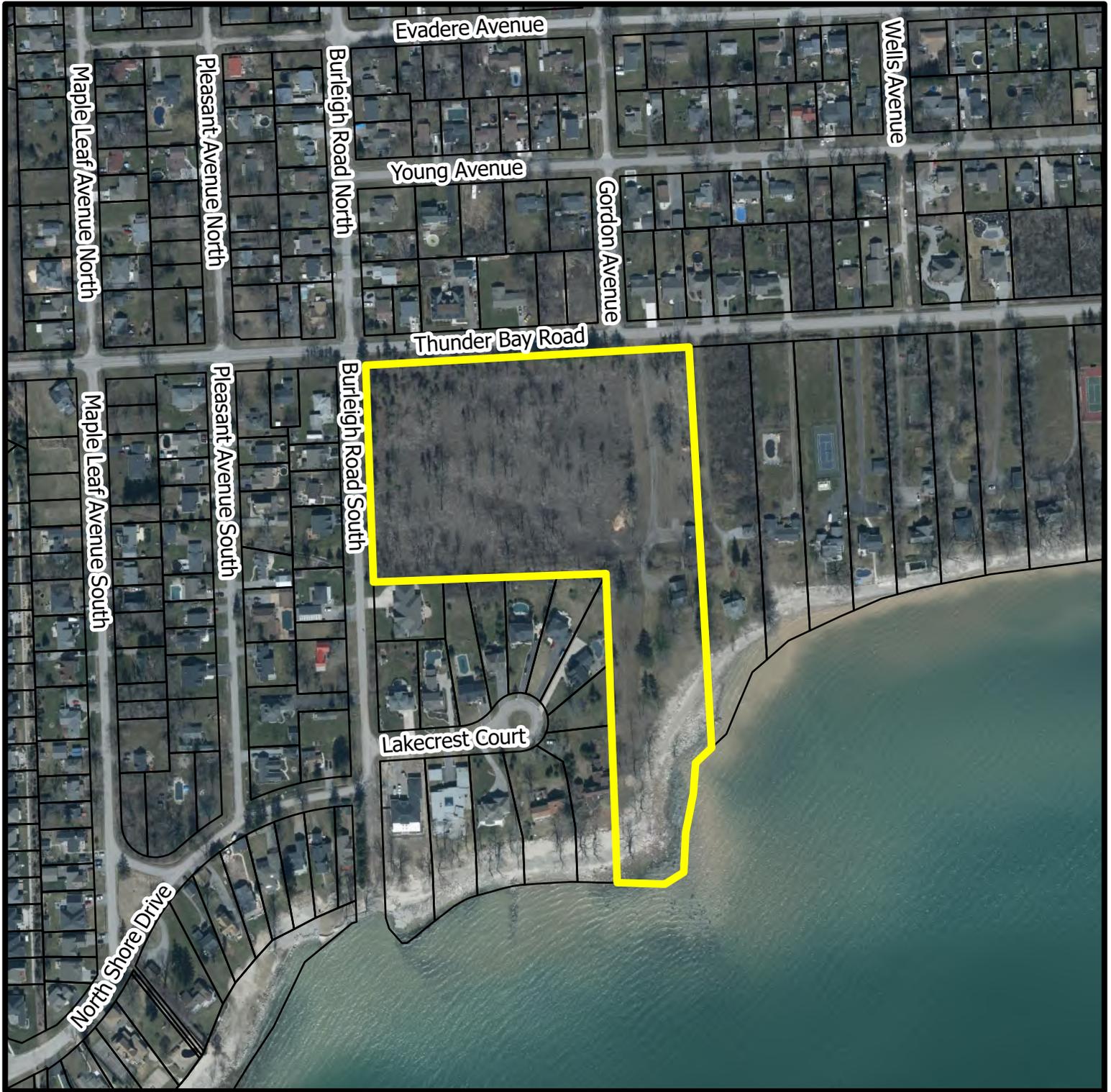
Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

- 1. That** the entry into a Subdivision Agreement with Westwind Niagara Developments Inc. (the "Developer"), substantially in the form attached as Schedule "A" and forming part of this by-law, is authorized and approved.
- 2. That** subject to Section 1 of this by-law, the Mayor and Clerk are authorized and directed to execute the said Subdivision Agreement and affix the corporate seal thereto, and all other documentation necessary to affect the terms and conditions of the said Agreement.

Read a first, second and third time and finally passed this 27th day of May, 2024.

Mayor

Clerk



LOCATION MAP

Proposed Draft Plan of Subdivision - Westwind Shores

 Subject Lands - 3285 Thunder Bay Road

