



The Corporation of the Town of Fort Erie By-law 20-2026

Being a By-law to Authorize the Execution of a Subdivision Agreement with 2627781 Ontario Inc. (Richard Dekorte) Spring Creek Estates Subdivision (0-17482 and 0-17484 Black Creek Road)

Whereas a Draft Plan of Subdivision was originally approved by Council, with conditions, on January 23, 2023, pursuant to Staff Report PDS-78-1-2022, to create:

- 54 lots for single-detached dwellings;
- 8 blocks for semi-detached dwellings (16 units);
- 11 blocks for street townhouse dwellings (53 units);
- 1 block for condominium townhouse dwellings (16 units);
- 1 block for an apartment dwelling (up to 80 units);
- 1 block for a stormwater management pond;
- 5 blocks for 0.3 m road reserves;
- 1 block for a 20 m road reserve; and
- 1 block for future townhouse dwellings.

in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended; and

Whereas an application for final subdivision approval has been received and all conditions of Draft Plan approval have been satisfied or will be satisfied, in accordance with the terms of the Subdivision Agreement, upon registration of the Subdivision Agreement; and

Whereas it is deemed desirable to enter into a Subdivision Agreement with 2627781 Ontario Inc. (the "Owner") to control the development of the lands described in Schedule "A" of the Subdivision Agreement, and also 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 between The Corporation of the Town of Fort Erie and the Owner, in a form satisfactory to the Town Solicitor, is hereby authorized and approved.
2. **That** the Mayor and Clerk are authorized and directed to execute the said Subdivision Agreement and affix the corporate seal thereto, together with any schedules, attachments, ancillary agreements or other documentation necessary to give effect to the terms and intent of the Agreement.
3. **That** the Subdivision Agreement shall be registered on title to the lands described in Schedule 'A', pursuant to the Planning Act, forthwith upon execution of the Agreement and at the expense of the Owner.
4. **That** this by-law shall expire one (1) year from the date of its passage should the Subdivision Agreement not be executed within that time, unless such time is extended by resolution of Council.

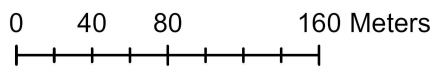
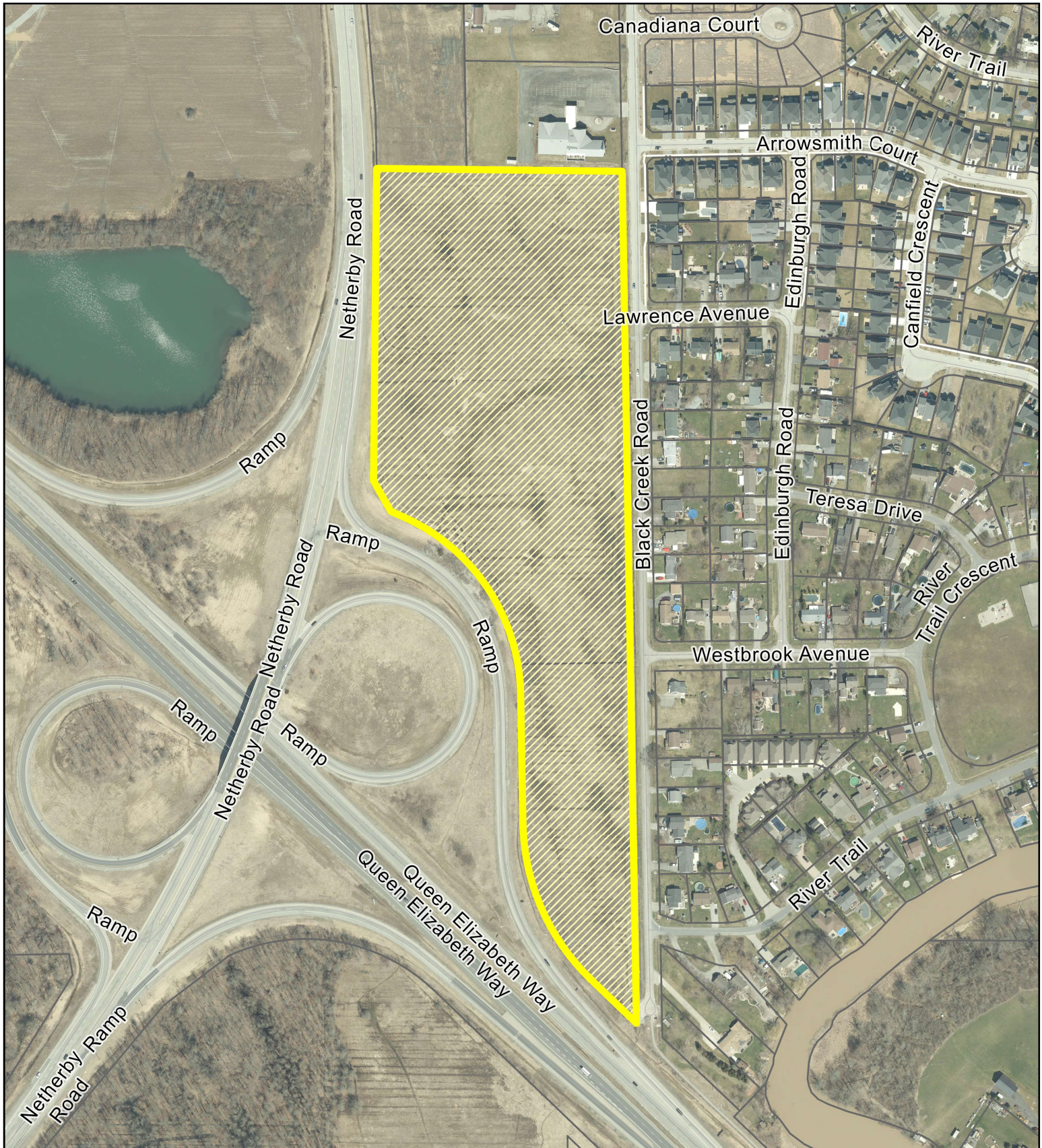
5. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 23rd day of March 2026.

Mayor

Clerk

Schedule "A"



By-law 20-2026

This sketch forms part of Schedule 'A' to By-law 20-2026.



Subject lands - Spring Creek Estates, Fort Erie

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