



## The Corporation of the Town of Fort Erie By-law 31-2026

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### Being a By-law to Authorize the Execution of a Subdivision Agreement with Yiliming Real Estate International Ltd. (Matthew Kernahan) Spears Garden Subdivision

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**Whereas** a Draft Plan of Subdivision was originally approved by Council, with conditions, on September 8, 2025, pursuant to Staff Report PBBS-64-2025, to create:

- 127 lots for single detached dwellings;
- 14 blocks for street townhouse dwellings (84 units);
- 1 stormwater management facility block;
- 1 park connection block;
- 1 future right of way connection block;
- 3 blocks for 0.3 m road reserves;
- 1 daylighting triangle block;
- 1 road widening block; and
- a public road network.

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 Yiliming Real Estate International Ltd. (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; and

**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, 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 27<sup>th</sup> day of April 2026.

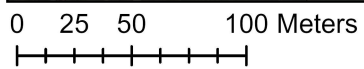
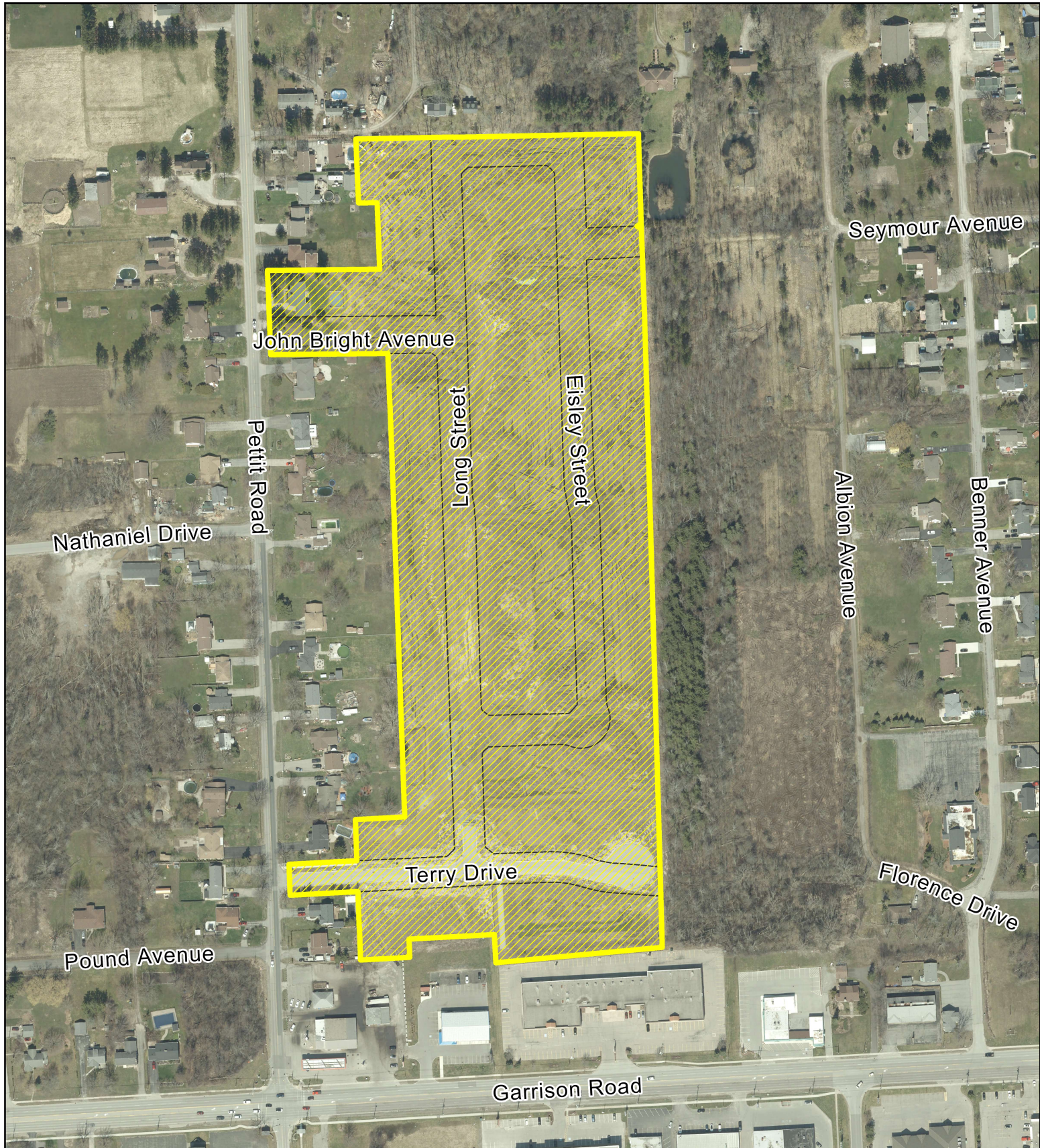
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Mayor

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Clerk

# Schedule "A"



## By-law 31-2026

This sketch forms part of Schedule "A" to By-law 31-2026 passed this 27th day of April 2026.



Subject lands - Spears Garden Subdivision, Fort Erie

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