



The Corporation of the Town of Fort Erie By-law 70-2026

Being a By-law to Authorize the Sale of Lot 478, Part of Lots 495 and 496, Plan 444 to 1001238783 Ontario Inc. (Don Miskow) being Part of 0-13230 Kenwood Street and Part of 0-13227 Thompson Road

Whereas By-law 60-2017, as amended, establishes the policy for the sale of land owned by The Corporation of the Town of Fort Erie (the "Sale of Land Policy"); and

Whereas in accordance with the Sale of Land Policy, the Town has received an appraisal of the Lands and has received a formal written offer from 1001238783 Ontario Inc. (Don Miskow) to purchase the Lands for the appraised value of \$83,000 plus HST; and

Whereas at the Closed Session Council Meeting held August 24, 2026, Council considered and approved Report LLS-11-2026 authorizing the sale of Lot 478, Part of Lots 495 and 496, Plan 444, being Parts 1-5 on Reference Plan 59R-18566 (the "Lands") to 1001238783 Ontario Inc. (the "Applicant"), for the purchase price of \$83,000.00 plus HST, subject to easements being granted in favour of Bell Canada over Parts 2, 4 and 5 on 59R18566, and the condition that the Applicant construct a fence along the property boundaries and be responsible for all associated expenses, including the cost of obtaining a reference plan, and the terms set out in the Sale of Land Policy; and

Whereas Bell Canada has requested easements over Part of Lots 478, 495 and 496, Plan 444 designated as Parts 2, 4 and 5 on 59R-18566 to be registered prior to the conveyance to the Applicant.

Whereas it is deemed desirable to authorize the sale of Lands to the Applicant, and the granting of easements in favour of Bell Canada;

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

- 1. That** the sale of Lot 478, Plan 444 and Part of Lots 495 and 496, Plan 444 being Parts 1-5 on Reference Plan 59R-18566, in the former township of Bertie; Fort Erie to 1001238783 Ontario Inc. for the purchase price of \$83,000.00 plus HST, subject to the terms and conditions approved by Council and set out in the Sale of Land Policy, including the requirement that the Applicant construct a fence along the property boundaries and be responsible for all associated expenses, is authorized and approved.
- 2. That** the entry into an Agreement of Purchase and Sale with the Applicant, in a form satisfactory to the Town Solicitor, is authorized and approved.
- 3. That** the granting of the easement in favour of Bell Canada over Part of Lots 478, 495 and 496 designated as Parts 2, 4 and 5 on Reference Plan 59R-18566 is authorized and approved.
- 4. That** the granting of a road widening in favour of the Regional Municipality of Niagara over Part of Lots 495 and 496 Plan 444 designated as Part 6 on Reference Plan 59R-18566 is authorized and approved.
- 5. That** the Town Solicitor is authorized and directed to execute the Agreement of Purchase and Sale, the easement and road widening documents and all other documentation

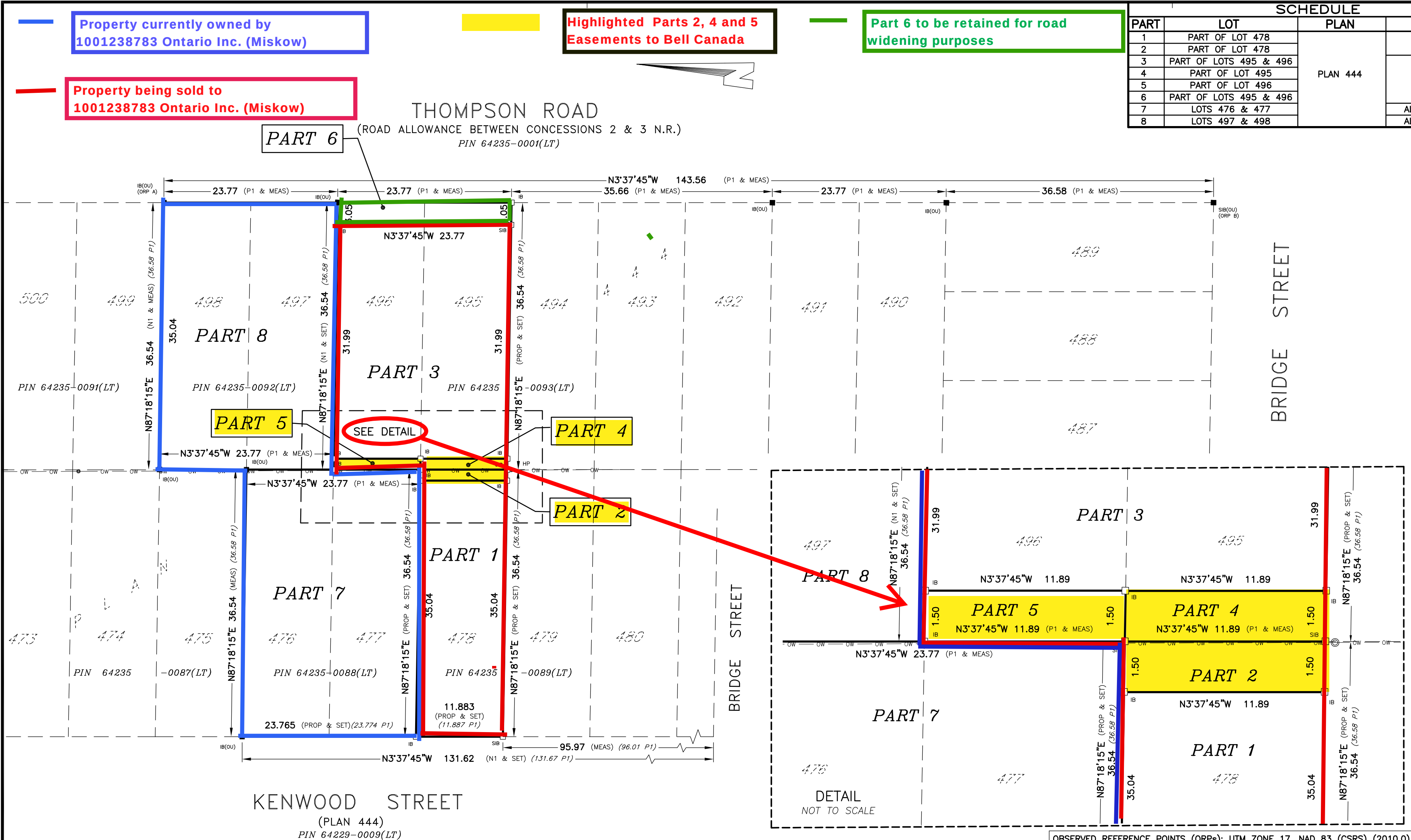
necessary to complete the transactions authorized by this by-law, and to affix the corporate seal thereto.

- 6. **That** this by-law shall expire one year from the date of passage if the Applicant has not completed the transaction.
- 7. **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 28th day of September 2026.

Mayor

Clerk



SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF LOT 478	PLAN 444	PART OF PIN 64235-0089(LT)
2	PART OF LOT 478		
3	PART OF LOTS 495 & 496		
4	PART OF LOT 495		PART OF PIN 64235-0093(LT)
5	PART OF LOT 496		
6	PART OF LOTS 495 & 496		
7	LOTS 476 & 477		ALL OF PIN 64235-0088(LT)
8	LOTS 497 & 498		ALL OF PIN 64235-0092(LT)

PLAN 59R-18566

Received and deposited

April 1st, 2026

Priya Gopaul

Representative for the
Land Registrar for the
Land Titles Division of
Niagara South (No.59)

PLAN OF SURVEY OF
LOTS 476, 477, 478,
495, 496, 497 & 498
PLAN 444
IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 400

0 5 10 20 40 METRES

DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 430mm IN WIDTH BY
354mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

LEGEND

—	DENOTES	SURVEY MONUMENT FOUND
—		SURVEY MONUMENT SET
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB		IRON BAR
MEAS		MEASURED
WIT		WITNESS
OU		ORIGIN UNKNOWN
N/S/E/W		NORTH/SOUTH/EAST/WEST
PIN		PROPERTY IDENTIFICATION NUMBER
P1		REGISTER PLAN 444
N1		NOTES OF SURVEY BY LANTHIER & GILMORE DATED NOVEMBER 25, 2011 (FILE No 20-097)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM;

2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF MARCH 30, 2026.

MARCH 16, 2026 DATE

Don Chambers
DONALD G. CHAMBERS, B. Sc., O.L.S.

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM #118793

**CHAMBERS AND ASSOCIATES
SURVEYING LTD**

12 THOROLD ROAD EAST
WELLAND ONTARIO
L3C 3T2

(905) 735-7841 / 735-7844
FAX (905) 735-7333
www.cas1-surveying.com

DRAWN BY: D M S MSCAD: 90376-3_MS DWG: 90376-3_RP FILE No: 90-376-3