



The Corporation of the Town of Fort Erie By-law 73-2025

Being a By-law to Assume Secondary Services within Peace Bridge Village Subdivision – Phase 1 (59M-470) and Phase 2 (59M-488) Ashton Homes (Western) Limited (Aldo Vercillo) – Owner

Whereas By-law 123-2018, as amended, authorized the Mayor and Clerk to execute the Subdivision Agreement for Peace Bridge Village Subdivision, Phase 1; and

Whereas By-law 17-2021, authorized the Mayor and Clerk to execute the Subdivision Agreement for Peace Bridge Village Subdivision, Phase 2, Stages 1 and 2; and

Whereas Section 10.8 of the Subdivision Agreement provides that municipal services shall be assumed by the Town in two stages, namely, by Council first passing an Assumption By-law for Primary Services after the Director of Infrastructure Services approves the Certificate of Final Acceptance for Primary Services, and second, an Assumption By-law for Secondary Services after the Director of Infrastructure Services approves the Certificate of Final Acceptance for Secondary Services; and

Whereas pursuant to the Subdivision Agreement, the Secondary Services include all finished streets and roadways as constructed by the Developer for the Plan of Subdivision; and

Whereas the Director of Infrastructure Services has approved the Certificate of Final Acceptance for Secondary Services for Phase 2 Stages 1 and 2 of the said subdivision; and

Whereas it is deemed desirable to assume the Secondary Services installed pursuant to the Subdivision Agreement for Phase 1 and 2, including certain highways within Registered Plans 59M-470 and 59M-488;

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

- 1. That** the following Secondary Services identified on the approved servicing plans of the Subdivision registered as Plan 59M-470 and 59M-488 are assumed by the Town of Fort Erie, namely:
 - a. Municipal roads, including boulevards;
 - b. Driveway aprons;
 - c. Sidewalks;
 - d. Landscaping and tree plantings;
 - e. Walkways (Blocks 71, 72, and 73 on Plan 59M-470 and Block 48 on Plan 59M-488); and
 - f. Fencing (1.5m black chain link) around walkways:
 - i. Phase 1 (59M-470) – Blocks 71, 72, 73, 74; and
 - ii. Phase 2 (59M-488) – Block 48

Pursuant to the Certificate of Final Acceptance of Secondary Services for Phase 1, dated March 3, 2025, and Pursuant to the Certificate of Final Acceptance of Secondary Services for Phase 2, dated July 16, 2025.

2. **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 21st day of July 2025.

Mayor

Clerk