



The Municipal Corporation of the Town of Fort Erie

By-law No. 148-2021

Being a By-law to Authorize the Execution of an Assumption Agreement for South Coast Village Phase 2 – Block 2 with Marz Homes (Crystal Beach) Inc. (Dan Gabriele)

File No. 350303-0027

Whereas it is deemed desirable to enter into an Assumption Agreement for the South Coast Village Phase 2 – Block 2 Plan of Condominium with Niagara South Common Element Condominium Corporation No. 171 and Marz Homes (Crystal Beach) Inc. in order to control the development of the lands; and

Whereas the Draft Plan of Condominium subject to various conditions was considered and approved at the Council-in-Committee meeting of November 2, 2020 with Report No. PDS-55-2020; and

Whereas Condition No. 3 of the draft plan approval requires the Condominium Corporation to enter into an Assumption Agreement with The Corporation of the Town of Fort Erie immediately following the registration of the Condominium; and

Whereas the condominium was registered on November 30, 2021 as Niagara South Common Elements Condominium Corporation No. 171;

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

1. **That** the entry into an Assumption Agreement with Niagara South Common Elements Condominium Corporation No. 171 and Marz Homes (Crystal Beach) Inc. is authorized and approved.
2. **That** the Mayor and Clerk are authorized and directed to execute the said Assumption Agreement and affix the corporate seal thereto, and all other documentation necessary to effect the terms and conditions of the said Agreement.
3. **That** the Clerk of the Town is authorized to effect 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 13th day of December, 2021.

Mayor

Clerk

I, Carol Schofield, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 148 -2021 of the said Town. Given under my hand and the seal of the said Corporation, this
day of _____, 20__.
