



**Municipality of Middlesex Centre
By-Law 2021-027**

Being a by-law to approve and ratify a Vacant Land Condominium Agreement between 2638477 Ontario Ltd., the “Subdivider” and the Municipality of Middlesex Centre as the “Municipality” for lands described as Block 230, Plan 33M-761, Middlesex Centre being all of PIN 08502-1490(LT);

WHEREAS 2638477 Ontario Ltd. is the owner of certain lands in the Municipality of Middlesex Centre legally described as Block 230, Plan 33M-761, Middlesex Centre being all of PIN 08502-1490(LT);

AND WHEREAS 2638477 Ontario Ltd. wishes to develop the Land by means of a vacant land condominium consisting of 68 vacant land condominium units for 68 dwellings and common elements and has made application to The Corporation of the County of Middlesex therefor and has obtained draft plan approval for a vacant land condominium from the County;

AND WHEREAS the Municipality, as a condition of its recommendation to the County that final approval be given to the Condominium Plan, has required that 2638477 Ontario Ltd. enter into a Vacant Land Condominium Agreement as contemplated by subsection 51(26) of the Planning Act and section 9 of the Condominium Act, 1998 for the construction and installation of municipal infrastructure and site development works and provide and maintain on-site facilities;

AND WHEREAS a copy of the Vacant Land Condominium Agreement between the Municipality of Middlesex Centre and 2638477 Ontario Ltd. is attached hereto as Schedule “A”;

NOW THEREFORE BE IT RESOLVED THAT The Council of the Municipality of Middlesex Centre enacts as follows:

1. THAT the Vacant Land Condominium Agreement between 2638477 Ontario Ltd. and the Municipality of Middlesex Centre attached hereto, in substantially the same form, be hereby approved and ratified.
2. THAT the Mayor and Clerk be are hereby authorized to execute the attached Vacant Land Condominium Agreement on behalf of the Municipality of Middlesex Centre following the execution of the Subdivision Agreement by 2638477 Ontario Ltd.

PASSED AND ENACTED this 24th day of March, 2021.

Aina DeViet, Mayor

James Hutson, Municipal Clerk