



The Municipal Corporation of the Town of Fort Erie By-law 98-2024

Being a By-law to Exempt a Certain Part Block in Plan 59M-506 from Part Lot Control Royal Ridge Drive Part Block 1 (Royal Ridge Subdivision) 2834127 Ontario Limited (Andrew Sacco) - Owner

Whereas the Municipal Council of The Corporation of the Town of Fort Erie deems that the lands described in section 1 of this by-law should be exempted from the provisions of subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), since such lands are to be used for dwelling units as permitted by Zoning By-law No. 129-90, as amended;

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

1. **That** the provisions of subsection 50(5) of the *Planning Act* shall not apply to the lands described as follows:
 - (a) Part of Block 1
Registered Plan 59M-506, Fort Erie
Designated as Parts 1- 4 inclusive, on Reference Plan 59R-17531
2. **That** in accordance with subsection 50(7.3) of the *Planning Act*, this by-law shall expire one year from the date of the registration of this by-law in the Land Registry Office at which time subsection 50(5) of the *Planning Act* shall apply to those lands in the reference plan described in Section 1 of this by-law.
3. **That** upon final passage of this by-law, the Town Law Clerk shall cause this by-law to be registered in the local Land Registry Office.
4. **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 23rd day of September, 2024.

Mayor

Clerk

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

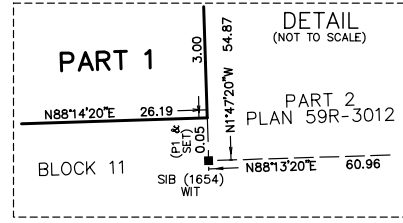
POINT ID	EASTING	NORTHING
ORP (A)	658 993.08	4 750 819.41
ORP (B)	659 059.03	4 750 659.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 173.18 (GROUND), N22°23'10"W

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999889.
 ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

LOT 23
 CONCESSION 2
 LAKE ERIE



SCHEDULE

PART	BLOCK	PLAN	PIN	AREA
1				83.0 sq.m
2	PART OF 1	59M-506	PART OF 64193-0139 (LT)	257.4 sq.m
3				249.6 sq.m
4				300.9 sq.m

NOTE: PART 1 IS SUBJECT TO EASEMENTS IN GROSS AS IN INSTR. Nos. SN751389 AND SN751391

PLAN 59R-17531

Received and deposited

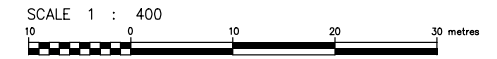
January 12th, 2023

Silva Prantera

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



PLAN OF SURVEY OF
PART OF BLOCK 1
REGISTERED PLAN 59M-506
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA



THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

J. D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THE SURVEY WAS COMPLETED ON DECEMBER 22, 2022

DECEMBER 22, 2022
 DATE

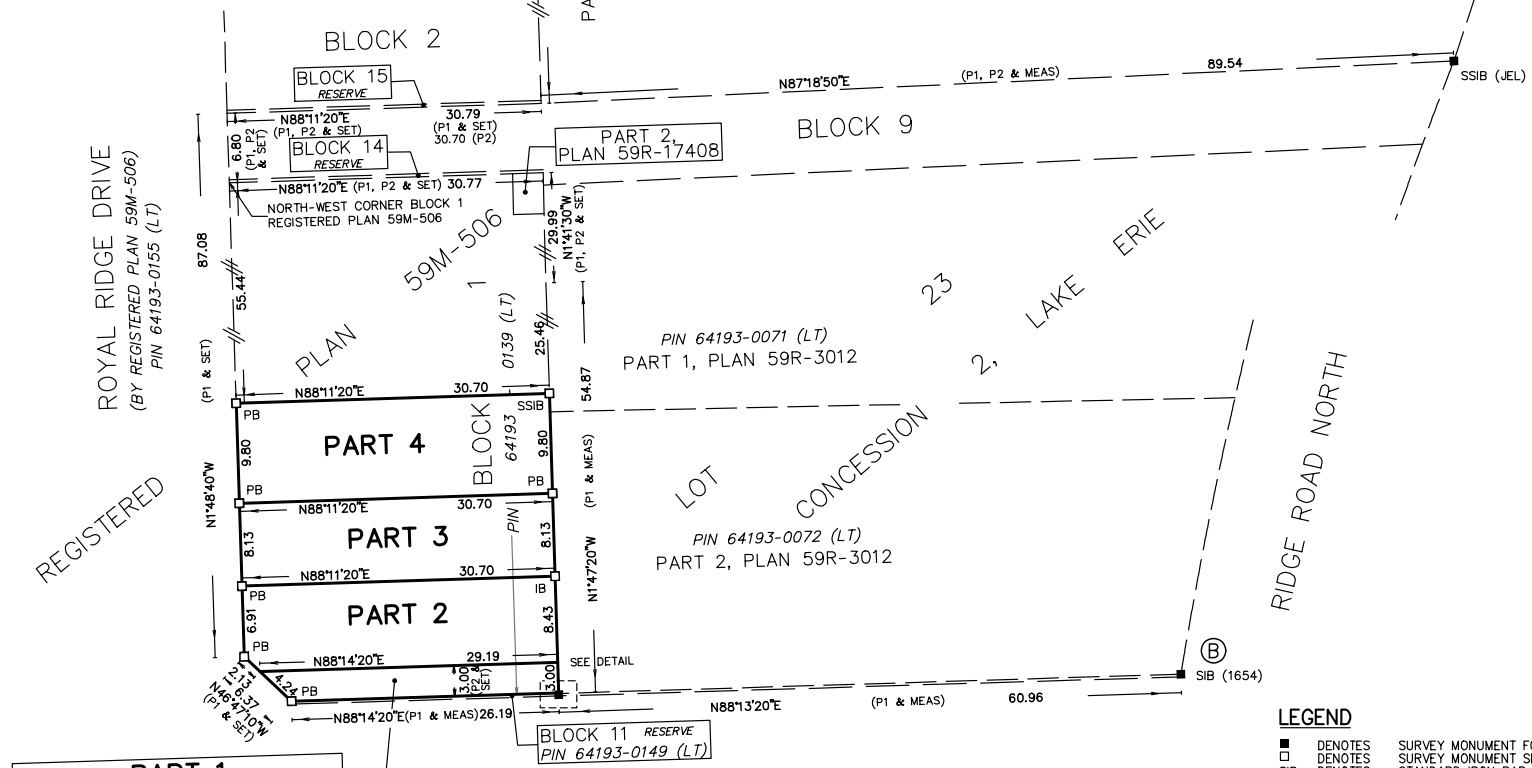
Allan J. Heywood
 ALLAN J. HEYWOOD
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39566

J.D. BARNES SURVEYING MAPPING LIMITED GIS
 LAND INFORMATION SPECIALISTS
 4318 PORTAGE ROAD • UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: TW	CHECKED BY: AJGH	REFERENCE NO.: 21-16-243-01
FILE: G:\2021\21-16-243\01\Drawing\21-16-243-01-Block 1.dgn		

PLOTTED: 12/22/2022



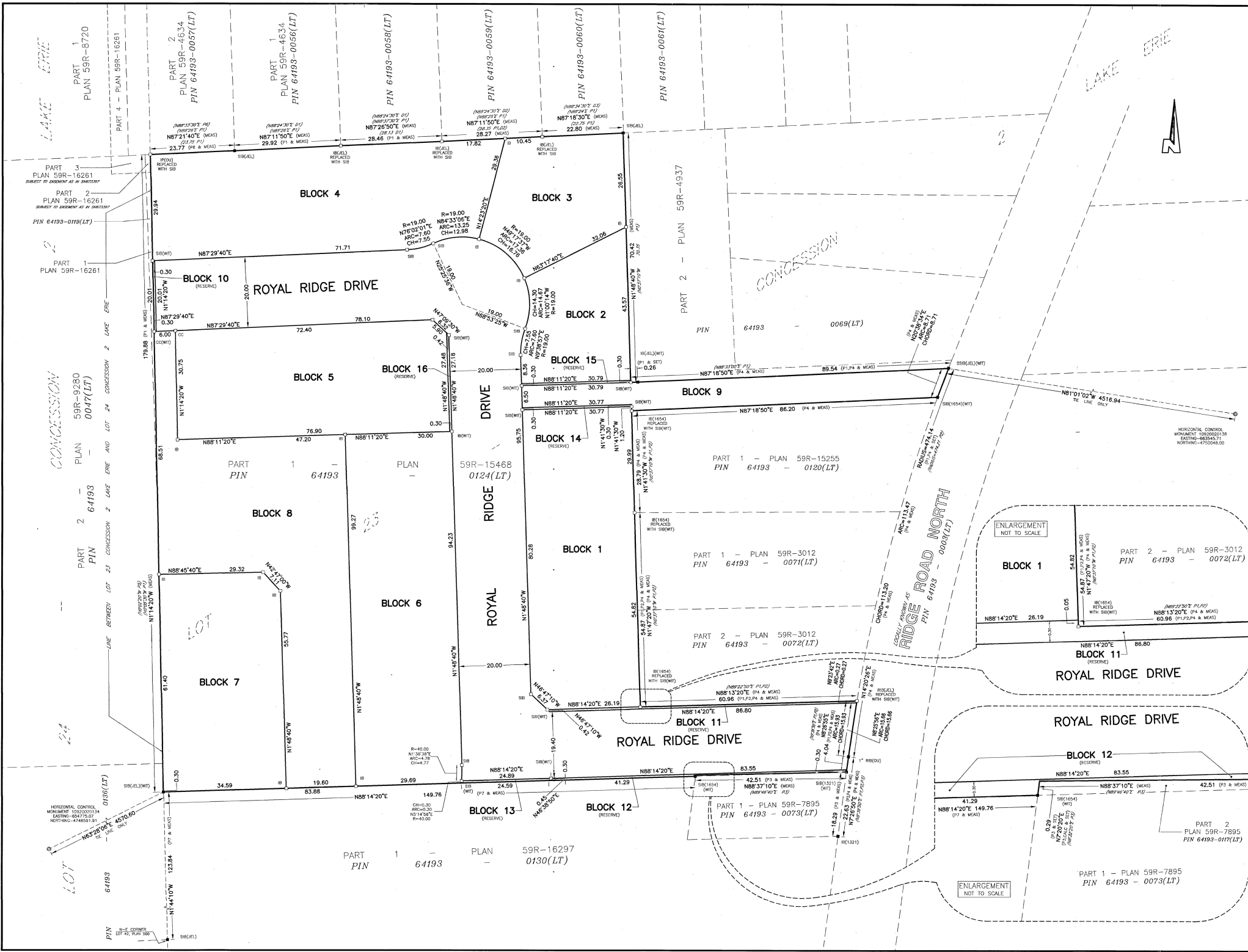
PART 1
 PART 1, PLAN 59R-17408
 SUBJECT TO EASEMENTS IN GROSS AS
 IN INSTR. Nos. SN751389 AND SN751391

ROYAL RIDGE DRIVE
 (BY REGISTERED PLAN 59M-506)
 PIN 64193-0155 (LT)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- 1654 DENOTES CHAMBERS AND ASSOCIATES SURVEYING LTD. O.L.S.
- JEL DENOTES LANTHIER & GILMORE SURVEYING LTD. O.L.S.
- P1 DENOTES REGISTERED PLAN 59M-506
- P2 DENOTES PLAN 59R-17408

N=NORTH / S=SOUTH / E=EAST / W=WEST



PLAN 59M-506

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59) AT 1:00 O'CLOCK ON THE 3rd DAY OF Oct 2022 AND ENTERED IN THE REGISTER FOR PIN 64193-0124(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO SN-141114

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 64193-0124(LT)

Approved under Section 51 of THE PLANNING ACT

This 30th day of July, 2022

Authorized Signature
Wayne H. Reekop, M.Sc. TOWN OF FORT ERIE

PLAN OF SURVEY OF
 PART OF LOT 23
 CONCESSION 2 LAKE ERIE
 IN THE
TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 500 (METRIC)

DONALD G. CHAMBERS
 ONTARIO LAND SURVEYOR

BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 10920020134 AND 10920020138, UTM ZONE 17, NAD83 (CSRS) (1997.0)
DISTANCE NOTE
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999869.

SPECIFIED CONTROL POINTS (SCP'S), UTM ZONE 17, NAD 83 (CSRS) (1997.0)

POINT ID	NORTHING	EASTING
SCP 10920020134	4748591.91	654775.07
SCP 10920020138	4750048.00	653545.71

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- 1" RIB 1" ROUND IRON BAR
- RIB 5/8" ROUND IRON BAR
- IP IRON PIPE
- MEAS MEASURED
- WT WITNESS
- OK ORIGIN UNKNOWN
- N/S/E/W NORTH/SOUTH/EAST/WEST
- PN PROPERTY IDENTIFICATION NUMBER
- P1 DEPOSITED PLAN 59R-4937
- P2 DEPOSITED PLAN 59R-3012
- P3 DEPOSITED PLAN 59R-7895
- P4 DEPOSITED PLAN 59R-15255
- P5 DEPOSITED PLAN 59R-9280
- P6 DEPOSITED PLAN 59R-4634
- P7 DEPOSITED PLAN 59R-16297
- D1 INSTRUMENT NO R0380776 - PIN 64193-0056(LT)
- D2 INSTRUMENT NO R0078500 - PIN 64193-0059(LT)
- D3 INSTRUMENT NO A473980 - PIN 64193-0050(LT)
- F1 FIELD NOTES BY LANZNER AND GILMORE SURVEYING LTD DATED MAY 23, 2012; SURVEY NO 20-680
- JEL J. E. LANTHER, O.L.S.
- 1321 R. D. RASCH, O.L.S.
- 1654 D. G. CHAMBERS, O.L.S.

MEASUREMENTS SHOWN ON THIS PLAN CORRESPOND WITH THOSE SHOWN ON PLAN 59R-15468.
METRIC NOTE
 MEASUREMENTS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1) BLOCKS 1 TO 9, INCLUSIVE, THE RESERVES NAMED BLOCKS 10 TO 16 AND THE STREET NAMED ROYAL RIDGE DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 2) THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF FORT ERIE AS A PUBLIC HIGHWAY.

July 20, 2022 DATE
 FRED SACCO, VICE PRESIDENT
 2834127 ONTARIO LIMITED
 I HAVE AUTHORITY TO BIND THE CORPORATION

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 13th DAY OF JUNE, 2022.
 JULY 6, 2022 DATE
 DONALD G. CHAMBERS, B. Sc., O.L.S.

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-23140
CHAMBERS AND ASSOCIATES SURVEYING LTD
 12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
 WELLSLAND ONTARIO L3C 2T2 FAX (905) 735-7333
 WWW.CAS-SURVEYING.COM
 DRAWN BY: D.H.T. RECD: 14019-2-MS DWG: 14019-6_MP_JUNE_15-22 FILE NO: 14-19-6

98-2024 Appendix 2