



The Municipal Corporation of the Town of Fort Erie By-law 99-2024

Being a By-law to Exempt a Certain Part Block in
Plan 59M-506 from Part Lot Control,
Royal Ridge Drive
Part of Block 6 (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 6
Plan 59M-506, Fort Erie
Designated as Parts 1-5 inclusive, on Reference Plan 59R-17530
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

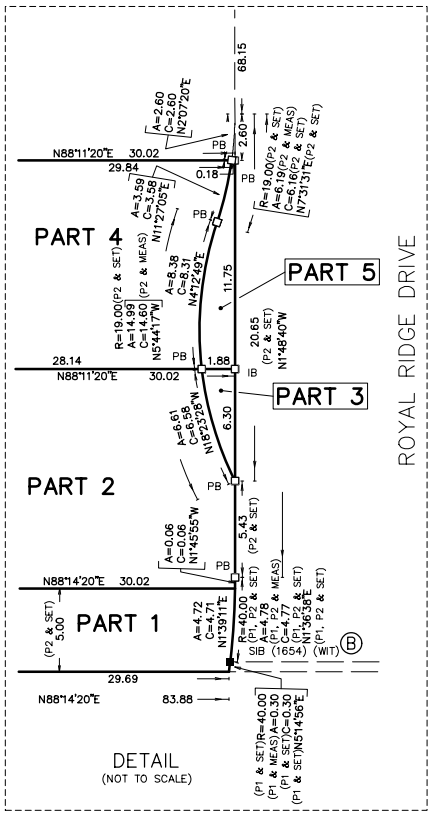
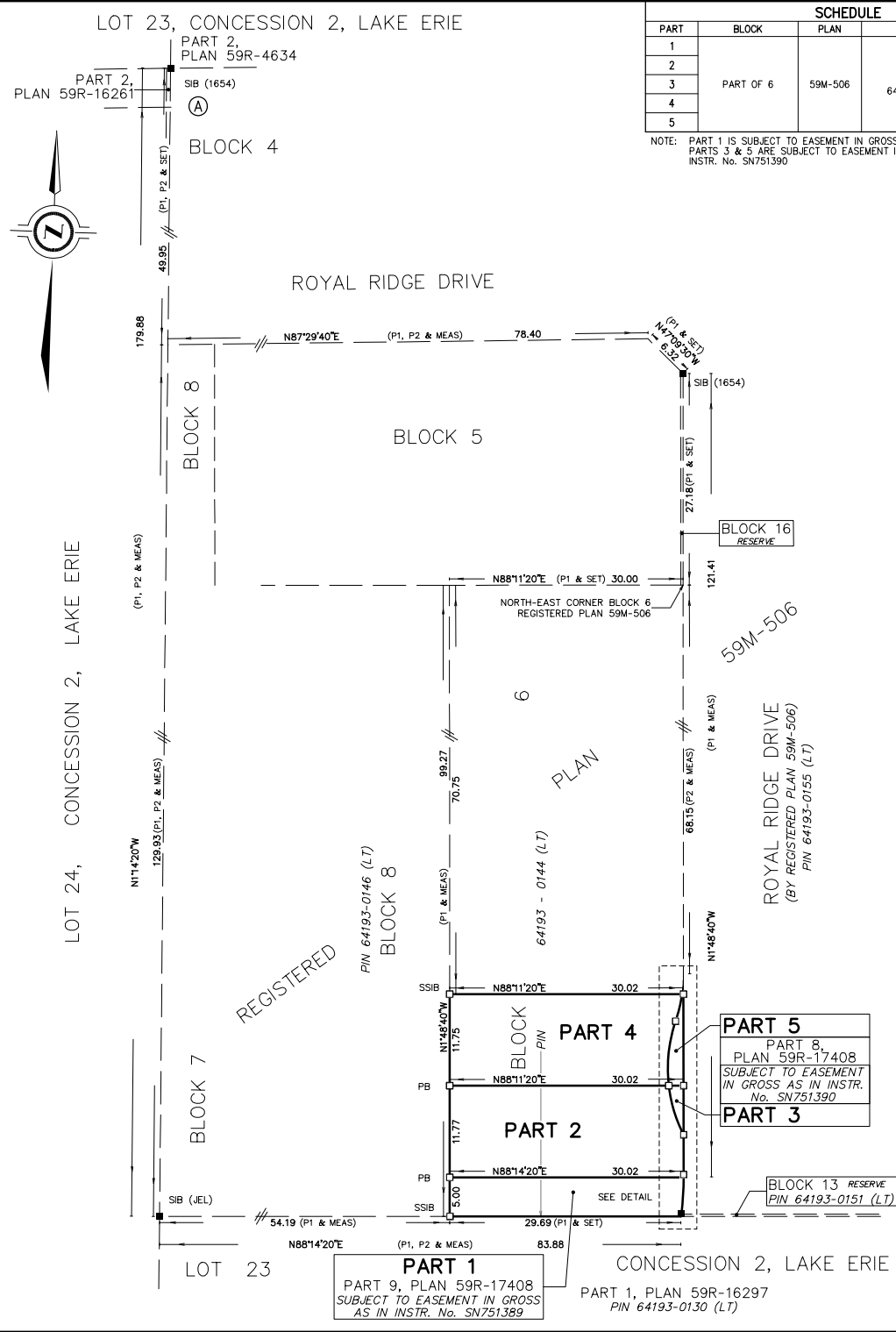
Clerk

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)	658 860.02	4 750 813.12	
ORP (B)	658 947.80	4 750 636.21	

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 197.51 (GROUND), N26°23'20"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



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 LANTHER & 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	

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.

SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1				149.5 sq.m
2				346.6 sq.m
3	PART OF 6	59M-506	PART OF 64193-0144 (LT)	7.2 sq.m
4				336.4 sq.m
5				16.3 sq.m

NOTE: PART 1 IS SUBJECT TO EASEMENT IN GROSS AS IN INSTR. No. SN751389
 PARTS 3 & 5 ARE SUBJECT TO EASEMENT IN GROSS AS IN INSTR. No. SN751390

PLAN 59R-17530
 Received and deposited
January 12th, 2023
Vanessa Dias
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Niagara South (No.59)

PLAN OF SURVEY OF
PART OF BLOCK 6
REGISTERED PLAN 59M-506
 TOWN OF FORT ERIE
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm 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

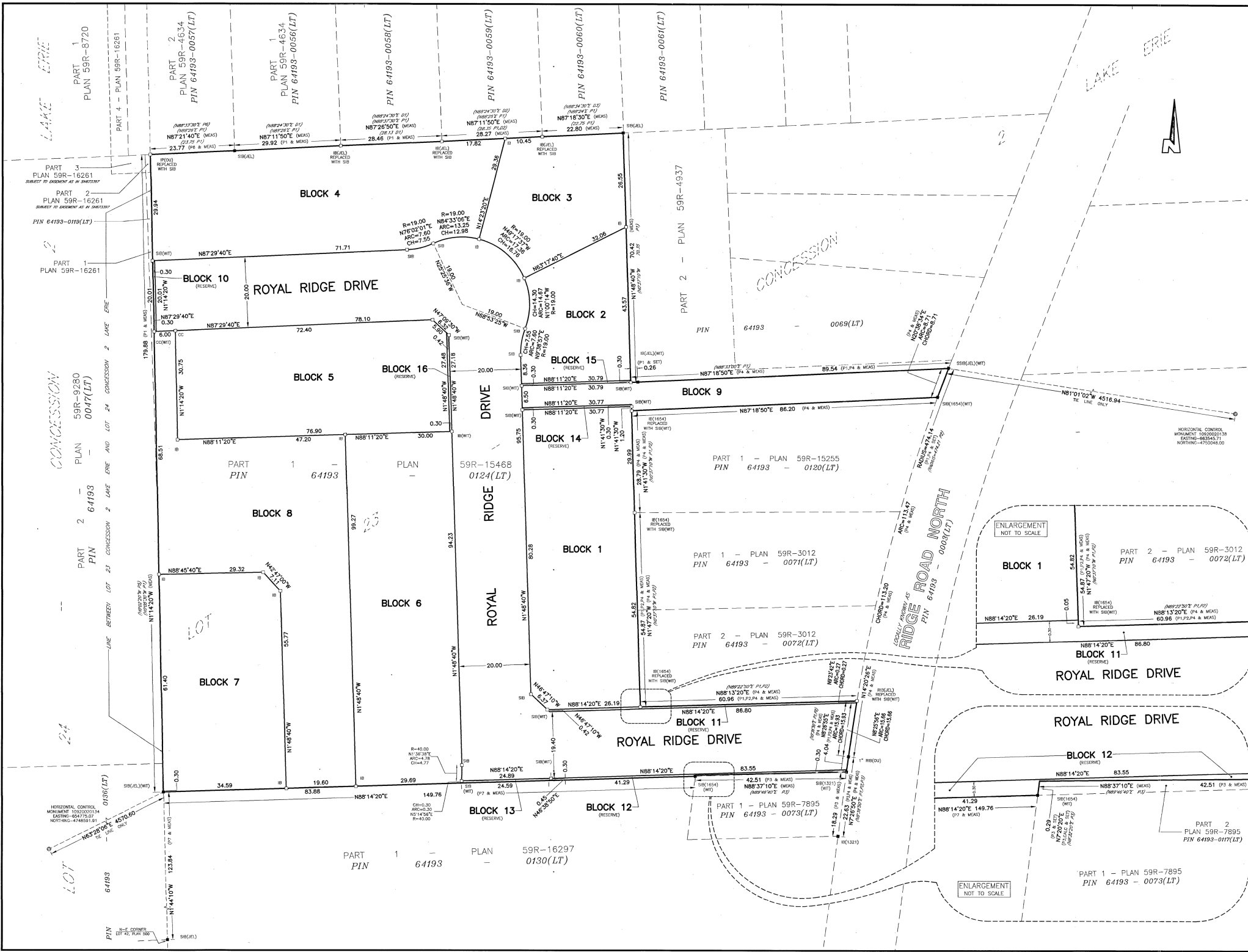
DECEMBER 22, 2022
 DATE

Allan J. Heywood
 ALLAN J. HEYWOOD
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39567

J.D. BARNES SURVEYING MAPPING GIS
 LIMITED
 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: AJCH REFERENCE NO.: 21-16-243-01
 FILE: G:\2021\21-16-243\01\Drawing\21-16-243-01-Block 6.dwg
 PLOTTED: 1/3/2023



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. Peckel, 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 0.999989.

SPECIFIED CONTROL POINTS (SCP): 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
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- IRON BAR
- 1" ROUND IRON BAR
- 1 1/2" ROUND IRON BAR
- 5/8" ROUND IRON BAR
- IRON PIPE
- MEASURED
- WITNESS
- ORIGIN UNKNOWN
- NORTH/SOUTH/EAST/WEST
- 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
- P8 INSTRUMENT NO R0380776 - PIN 64193-0056(LT)
- P9 INSTRUMENT NO R0078500 - PIN 64193-0059(LT)
- D3 INSTRUMENT NO A473980 - PIN 64193-0050(LT)
- P11 FIELD NOTES BY LANTHER 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 L9C 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: 14-19-16

99-2024 Appendix 2