



## The Corporation of the Town of Fort Erie By-law 125-2024

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### Being a By-law to Remove Part lot Control from Parts of Block 174, Plan 59M-516 – Bradford Avenue Mountainview Homes (Niagara) Ltd. (Erycka Morrison)

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**Whereas** subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), provides that the council of a local municipality may, by by-law, designate lands not subject to the Part Lot Control provisions of subsection 50(5) of the Act to facilitate development; and

**Whereas** subsection 50(7.1) of the Planning Act requires that a by-law passed under subsection 50(7) does not take effect until it has been approved by the appropriate approval authority; and

**Whereas** subsection 50(7.3) of the Planning Act permits a by-law under subsection 50(7) to specify an expiration date, after which the by-law ceases to have effect; and

**Whereas** Town staff have reviewed the proposed development and determined that a one-year time frame is adequate for the owner to complete all necessary transactions to convey the properties subject to this by-law and exempted from the provisions of Part Lot Control; and

**Whereas** it is deemed expedient to exempt Part of Block 174 within Registered Plan 59M-516 from Part Lot Control to facilitate the development of new residential dwelling units, as permitted by Zoning By-law 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 174, Plan 59M-516 designated as Parts 1, 2, 3, 4 5, 6, 7, and 8 on 59R-18143; and
  - (b) Part of Block 174, Plan 59M-516 designated as Parts 1, 2, 3, 4 and 5 on 59R-18156.
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 local Land Registry Office at which time subsection 50(5) of the Planning Act shall apply to those lands in the reference plans 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 16th day of December 2024.

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Mayor

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Clerk

# BRADFORD AVENUE

DEDICATED BY PLAN 59M-516

PIN 64236 - 0903(LT)

SCHEDULE			
PART	LOT	PLAN	PIN
1			
2			
3			
4	PART OF BLOCK 174	PLAN 59M-516	PART OF PIN 64236-0878(LT)
5			
6			
7			
8			

PARTS 1 & 8: SUBJECT TO EASEMENT AS IN SN785745

PLAN 59R-18143

Received and deposited

August 15<sup>th</sup>, 2024

Camille Ortega

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

PLAN OF SURVEY OF  
PART OF BLOCK 174  
PLAN 59M-516

## TOWN OF FORT ERIE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 150

0 1 2 3 4 5 10 METRES

DONALD G. CHAMBERS - ONTARIO LAND SURVEYOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 645mm IN WIDTH BY 424mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

### BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

### DISTANCE NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4752401.768	667242.399
ORP B	4752440.884	667289.335

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
MEAS	"	MEASURED
WIT	"	WITNESS
OU	"	ORIGIN UNKNOWN
N/S/E/W	"	NORTH/SOUTH/EAST/WEST
PIN	"	PROPERTY IDENTIFICATION NUMBER
1654	"	D. G. CHAMBERS, O.L.S.
P1	"	DEPOSITED PLAN 59M-516
P2	"	REGISTERED PLAN 59R-17704

### 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 3<sup>rd</sup> DAY OF JUNE, 2024.

AUG. 12, 2024

DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

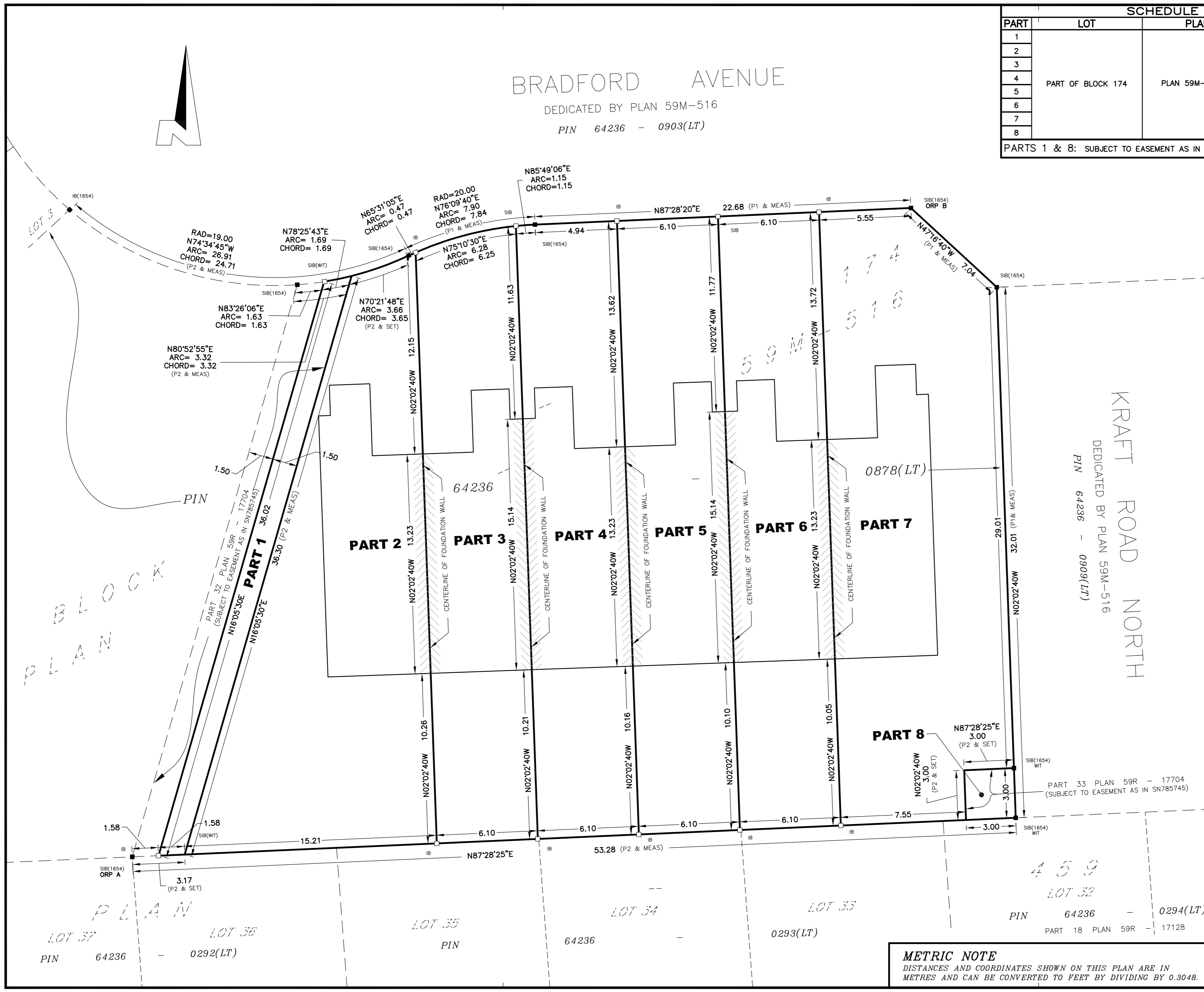
THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-52362

**CHAMBERS AND ASSOCIATES**  
SURVEYING LTD

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WELLAND ONTARIO  
L3C 3T2

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www.casl-surveying.com

DRAWN BY: A.M.L. MSCAD: 24028\_MASTER DWG: 24028-174A\_RP FILE No: 24-28-174A



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

