



The Corporation of the Town of Fort Erie By-law 134-2024

Being a By-law to Remove Part Lot Control from Parts of Block 175, Plan 59M-516 – Bradford Avenue Mountainview Homes (Niagara) Ltd. (Erycka Morrison)

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 175 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 175, Plan 59M-516 designated as Parts 1,2,3,4,6, and 7 on 59R-18138
 - (b) Part of Block 175, Plan 59M-516 designated as Parts 1,2,3,4 and 5 on 59R-18150
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 16th day of December 2024.

Mayor

Clerk

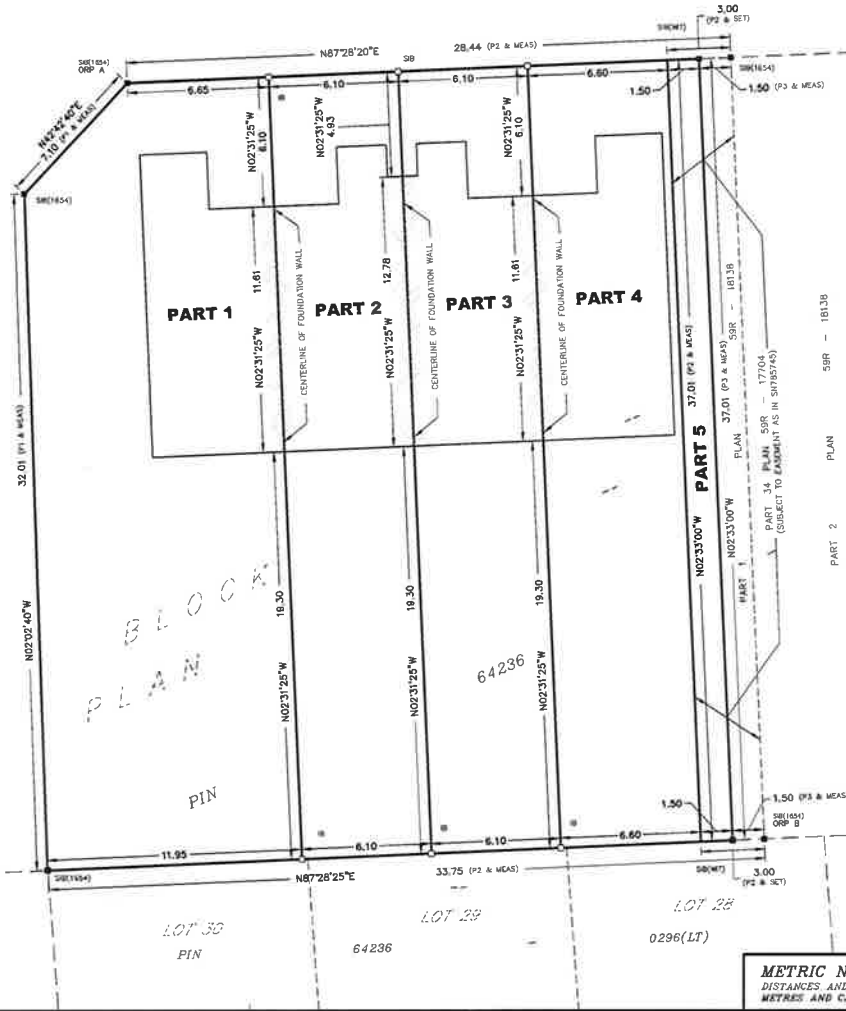


BRADFORD AVENUE

DEDICATED BY PLAN 59M-516
PIN 64236 - 0903(LT)

KRAFT ROAD NORTH

DEDICATED BY PLAN 59M-516
PIN 64236 - 0909(LT)



SCHEDULE			
PART	BLOCK	PLAN	PIN
1			
2			
3	PART OF BLOCK 175	PLAN 59M-516	PART OF PIN 64236-0878(LT)
4			
5			

PARTS 5: SUBJECT TO EASEMENT AS IN S1785745

PLAN 59R-18150
Received and deposited
August 21st, 2024
Monica Canas
Representative for the
Land Registrar for the
Niagara South (No.59)

PLAN OF SURVEY OF
PART OF BLOCK 175
PLAN 59M-516
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 150

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 (ORP): 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	4752442.207	667319.305
ORP B	4752406.492	667349.360

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

LEGEND

SYMBOL	NOTES	SURVEY MONUMENT FOUND
—	—	SURVEY MONUMENT SET
SIB	•	STANDARD IRON BAR
SSIB	•	SHORT STANDARD IRON BAR
IB	•	IRON BAR
MEAS	•	MEASURED
WT	•	WITNESS
OU	•	ORIGIN UNKNOWN
N/S/E/W	•	NORTH/SOUTH/EAST/WEST
PIN	•	PROPERTY IDENTIFICATION NUMBER
1654	•	D. G. CHAMBERS, O.L.S.
P1	•	REGISTERED PLAN 59M-516
P2	•	DEPOSITED PLAN 59R-17704
P3	•	DEPOSITED PLAN 59R-18138

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 31st DAY OF JUNE, 2024.

AUG. 14, 2024
DATE
DONALD G. CHAMBERS, B. Sc., O.L.S.
SIGNATURE

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-522366
CHAMBERS AND ASSOCIATES
SURVEYING LTD
12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO FAX (905) 735-7353
L1C 3T2 www.cam-surveying.com

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

175
59M-516
0879(LT)

459
LOT 27

PLAN
LOT 32
LOT 31
PIN 64236 - 0294(LT)

LOT 30
LOT 29
LOT 28
PIN 64236 - 0296(LT)