



## The Corporation of the Town of Fort Erie By-law 92-2025

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**Being a By-law to Exempt a Certain Block in Plan 59M-519 from Part Lot Control, 374 Basset Avenue, Block 67 (Harbourtown Subdivision) 800460 Ontario Limited (Fred Costabile) - Owner**

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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 Block 67, Plan 59M-519 from Part Lot Control to facilitate the development of two (2) single detached dwellings, 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) Block 67, Plan 59M-519for the purpose of creating one new residential lot and one retained residential lot, as follows:
  - i) Part 1 on Reference Plan 59R-18463; and
  - ii) Part 2 on Reference Plan 59R-18463.
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 17th day of November 2025.

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Mayor

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Clerk