



The Corporation of the Town of Fort Erie By-law 100-2025

**Being a By-law to Remove Part Lot Control from Block 47, Plan 59M-488
950, 948, 946 and 944 Burwell Street
Park Lane Home Builders Limited – Owner**

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 *Planning 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 desirable to exempt Block 47, Plan 59M-488 from part lot control to facilitate the development of four new residential dwelling units and an easement, 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 47, Plan 59M488for the purpose of creating four new residential lots and an easement as follows:
 - i. Parts 1 and 2 on Plan 59R18429; subject to an easement over Part 1 as in SN667511;
 - ii. Part 3 on Plan 59R18429;
 - iii. Part 4 on Plan 59R18429; and
 - iv. Part 5 on Plan 59R18429.
2. **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.
3. **That** in accordance with subsection 50(7.3) of the *Planning Act*, this by-law shall expire one year from the date of 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 described in Section 1 of this by-law.

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 15th day of December 2025.

Mayor

Clerk