



## The Corporation of the Town of Fort Erie By-law 6-2026

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### Being a By-law to Remove Part Lot Control from Part of Block 1, Plan 59M-506 (Royal Ridge Subdivision) 2834127 Ontario Limited (Andrew Sacco)

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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 *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 1 within Registered Plan 59M-506 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 1, Plan 59M-506 designated as Parts 1, 2, 3 and 4 on 59R-18447; subject to an easement in gross over Part 4 on 59R-18447 as in SN751389 and SN751391; Town of Fort Eriefor the purpose of creating 3 residential dwellings units, as follows:
  - i) Part Block 1, Plan 59M-506 designated as Part 1 on 59R-18447, Town of Fort Erie;
  - ii) Part Block 1, Plan 59M-506 designated as Part 2 on 59R-18447, Town of Fort Erie; and
  - iii) Part Block 1, Plan 59M-506 designated as Parts 3 & 4 on 59R-18447, subject to an easement in gross over Part 4 59R-18447 as in SN751389 and SN751391; Town of Fort Erie.
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 26<sup>th</sup> day of January 2026.

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Mayor

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Clerk