



The Corporation of the Town of Fort Erie By-law 12-2026

**Being a By-law to Deem Lots 123, 124, and 125 on Registered Plan 545
not to be Lots on a Registered Plan of Subdivision
196 Elmwood Avenue**

**Emmanuel Mathew, Minimol Mathew, Thankachan Chacko, Liji Chacko,
Thomas Lukose & Milimol Lukose – Owners**

Whereas Subsection 50(4) of the *Planning Act, R.S.O. 1990, c. P.13* authorizes the Council of a municipality to designate by by-law any plan of subdivision, or part thereof, that has been registered for eight years or more, which shall be deemed not to be a registered plan of subdivision for the purposes of Subsection 50(3) of the said *Planning Act*; and

Whereas Lots 123, 124, and 125, Plan 545 are within a plan of subdivision that has been registered for more than eight (8) years; and

Whereas the Owners have made an application to designate these lands pursuant to the provisions of Subsection 50(4) of the *Planning Act* to facilitate boundary adjustments through consent.

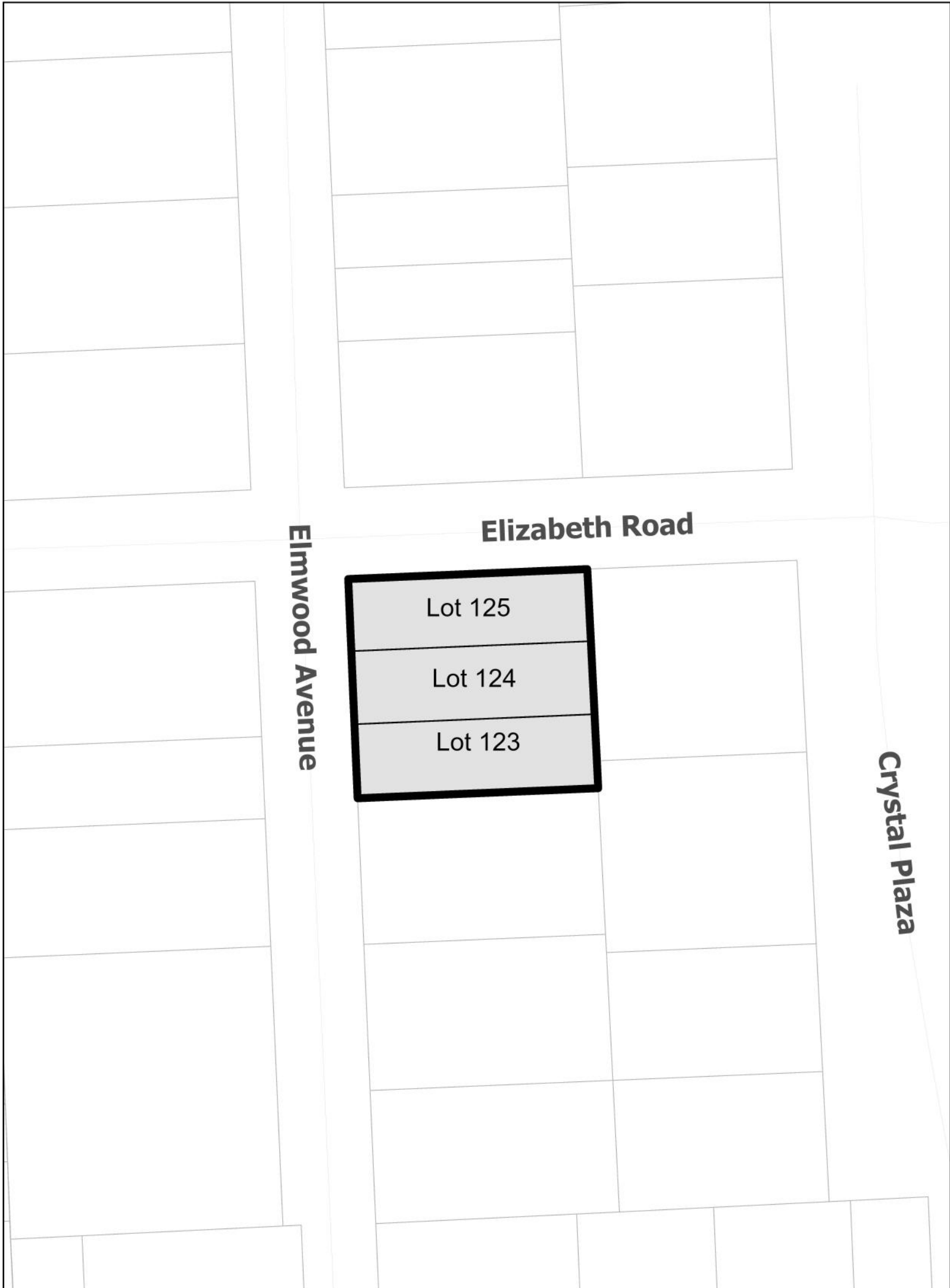
Now therefore the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the following lands are designated and hereby deemed not to be within a registered plan of subdivision for the purposes of Subsection 50(3) of the *Planning Act*:
 - i. Lot 123, Plan 545; Fort Erie;
 - ii. Lot 124, Plan 545; Fort Erie; and
 - iii. Lot 125, Plan 545; Fort Erie.
2. **That** the Town Law Clerk shall cause this by-law to be registered in the local Land Registry Office.
3. **That** this by-law shall come into force and take effect when 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 23rd day of February 2026.

Mayor

Clerk



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Subject lands - 196 Elmwood Avenue, Fort Erie

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ForpEric
ONTARIO
Our Focus: Your Future

Planning, Building and By-law Services,
Map created on February 13, 2026