



## The Corporation of the Town of Fort Erie By-law 50-2026

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### Being a By-law to Remove Part Lot Control from Part of Lots 32 and 35, Plan M-65, Loganberry Court, Marz Homes (Crystal Beach) Inc.

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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 from Part Lot Control the lands identified as Part of Lots 32 and 35, Plan M-65, being Part 1 on Reference Plan 59R-17878 for the purpose of permitting their transfer and consolidation with adjoining lands on Registered Plan M-65, thereby restoring the parcel configuration previously established under a Part Lot Control Exemption By-law enacted for the purpose of facilitating the development of a residential dwelling unit, being the configuration as represented by Part 26 on Reference Plan 59R-17174;

**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 Lots 32 and 35, Plan M-65, being Part 1 on Reference Plan 59R-17878; Fort Erie  
  
for the purpose of permitting their transfer and consolidation with adjoining lands on Registered Plan M-65, in order to restore the parcel configuration as represented by Part 26 on Reference Plan 59R-17174.
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 passage of this by-law 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 22<sup>nd</sup> day of June 2026.

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Mayor

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Clerk