



The Corporation of the Town of Fort Erie By-law 61-2026

Being a By-law to Remove Part Lot Control from Block 66, Plan 59M-519 (Harbourtown Village Subdivision) 568, 570 and 572 Mississauga Avenue 800460 Ontario Ltd. (Silvergate Homes, c/o Mudassir Ahmed)

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 66 within Registered Plan 59M-519 from part lot control to facilitate the development of three new lots for residential purposes, as permitted by Zoning By-law 129-90, as amended, and to facilitate a drainage easement;

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

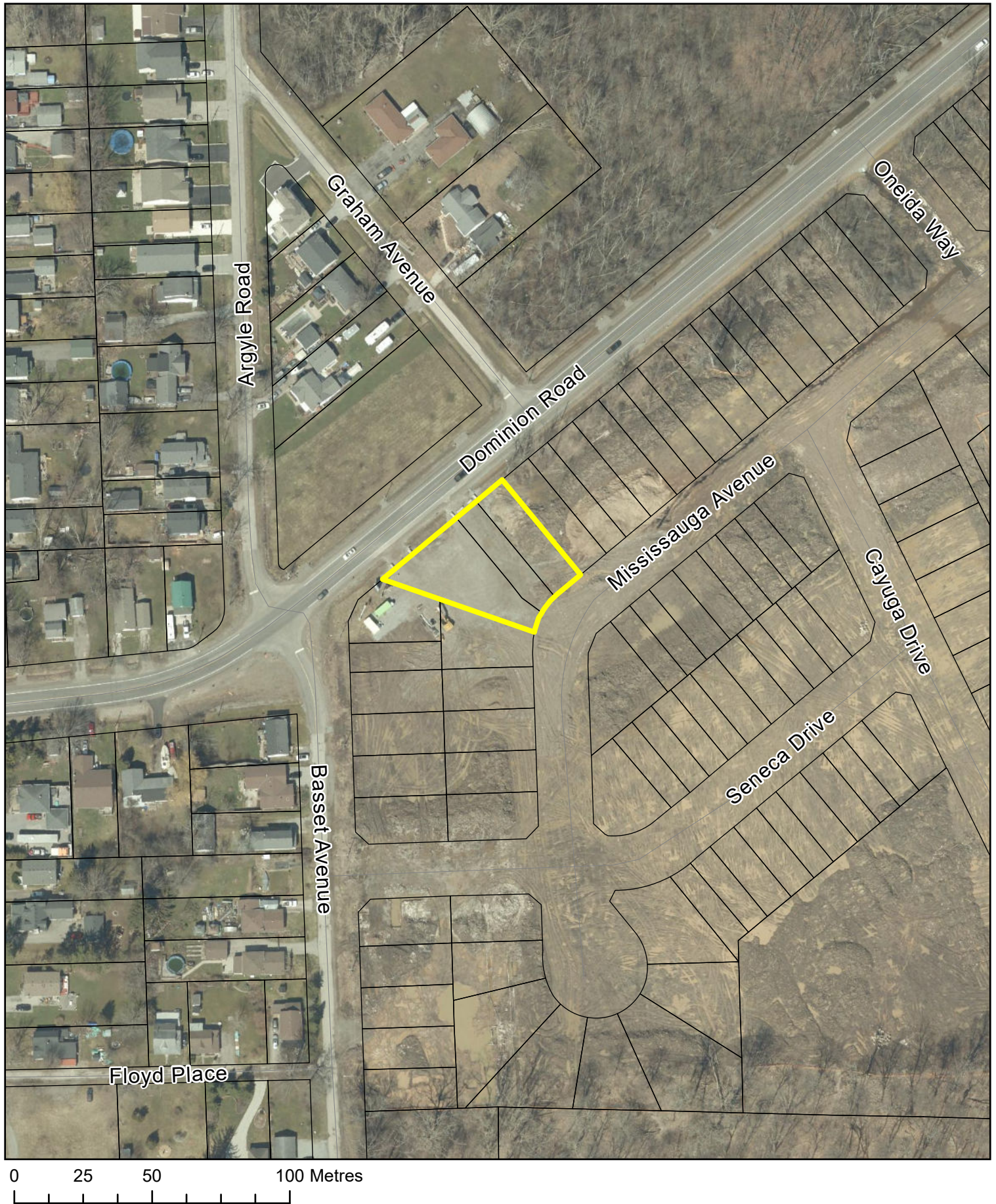
1. **That** the provisions of subsection 50(5) of the *Planning Act* shall not apply to the lands described as follows:
 - a) Block 66
Registered Plan 59M-519, Fort Erie
Designated as Parts 1-5, inclusive, on Reference Plan 59R-18658
2. **That** upon final passage of this by-law, the Town Law Clerk shall 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 24th day of August 2026.

Mayor

Clerk

Appendix 1 - Location Map



Location Map

Block 66, Harbourtown Village, Fort Erie



Subject Land - Block 66, Harbourtown Village, Fort Erie

