



The Municipal Corporation of the Town of Fort Erie

By-law No. 80-2016

Being a By-law to exempt certain Lots in Plan 59M-418 from Part Lot Control Blocks 52, 53 and 54, Plan 59M-418 Ridgeway By The Lake Subdivision – Phase 3 1923286 Ontario Inc. (Alfred Beam)

File No. 350304

Whereas the Council of the Corporation of the Town of Fort Erie deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Subsection 5 of Section 50 of the *Planning Act* since such lands are to be used for single detached dwelling units as permitted by Zoning By-law No. 129-90 as amended;

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

1. **That** the provisions of Subsection 5 of Section 50 of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended shall not apply to the lands described as follows:

- (a) All of Block 52, Plan 59M-418, Fort Erie,
and being all of PIN 64188-0408 (LT),

for the purpose of creating six (6) lots for single detached dwelling units as follows:

- i) Part 7 on Reference Plan 59R-15564, and
 - ii) Parts 8 and 9 on Reference Plan 59R-15564, and
 - iii) Parts 10 and 11 on Reference Plan 59R-15564, and
 - iv) Part 12 on Reference Plan 59R-15564, and
 - v) Part 13 on Reference Plan 59R-15564; and
 - vi) Part 14 on Reference Plan 59R-15564.

- (b) All of Block 53, Plan 59M-418, Fort Erie,
and being all of PIN 64188-0409 (LT),

for the purpose of creating six (6) lots for single detached dwelling units as follows:

- i) Part 1 on Reference Plan 59R-15564, and
 - ii) Part 2 on Reference Plan 59R-15564, and
 - iii) Part 3 on Reference Plan 59R-15564, and
 - iv) Part 4 on Reference Plan 59R-15564, and
 - v) Part 5 on Reference Plan 59R-15564, and
 - vi) Part 6 on Reference Plan 59R-15564.

- (c) All of Block 54, Plan 59M-418, Fort Erie
And being all of PIN 64188-0410(LT)

for the purpose of creating five (5) lots for single detached dwellings as follows:

- i) Part 1 on Reference Plan 59R-15573, and
 - ii) Part 2 on Reference Plan 59R-15573, and
 - iii) Part 3 on Reference Plan 59R-15573, and
 - iv) Part 4 on Reference Plan 59R-15573, and
 - v) Part 5 on Reference Plan 59R-15573.
2. **That** in accordance with Subsection 7.3 of Section 50 of the *Planning Act, R.S.O. 1990, c.P. 13* as amended, this by-law shall expire three years from the date of the registration of this by-law in the Land Registry Office at which time Subsection 5 of Section 50 of the Planning Act R.S.O. 1990 shall apply to those lands in the registered plan described in Section 1 of this by-law.
3. **That** upon final passage of this by-law, the Town Solicitor shall cause this by-law to be registered in the local Land Registry Office.
4. **That** the Clerk of the Town is authorized to effect 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 18th day of July, 2016.

Mayor

Clerk

I, Laura Bubanko the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 80-2016 of the said Town. Given under my hand and the seal of the said Corporation this day of , 20 .