



The Municipal Corporation of the Town of Fort Erie

By-law No. 74-2017

Being a By-law to Exempt a Certain Lot in Plan 59M-419 from Part Lot Control Spears Road Estates Subdivision Lot 34, 1049 Meadowood Street Ashton Homes (Western) Limited

File No. 350304

Whereas the Municipal 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 townhouse dwelling units as permitted by Zoning By-law No. 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 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) Lot 34, Plan 59M-419, Fort Erie,
being all of PIN 64236-0488 (LT),

for the purpose of creating two (2) lots for semi-detached dwelling units as follows:

- i) Parts 1 and 2 on Reference Plan 59R-15846, and
- ii) Part 3 on Reference Plan 59R-15846.

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 6 months 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 17th day of July, 2017.

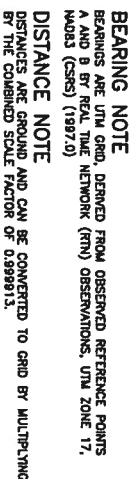
Mayor

Interim Clerk

I, _____ the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 74-2017 of the said Town. Given under my hand and the seal of the said Corporation this _____ day of _____, 20____.



(BT PLAN 506-419)
PIN 64236-0507(LT)



POINT ID	NORTHING	EASTING
A	4752496.61	686332.08
B	4752429.63	687011.27

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 59R-15846
RECEIVED AND DEPOSITED

DATE MAY 17, 2017

DATE MAY 24, 2017

Donnell C. Chambers, D. Sc., O.L.S.

R. LANE
REPRESENTATIVE FOR LAND
REGISTRAR FOR THE LAND TITLE
DIVISION OF NIAGARA SOUTH(59)

PART	LOT	PLAN/CONCESSION	PIN
1	PART OF LOT 34	59M-419	64238-0488(L)
2	PART OF LOT 34	59M-419	64238-0488(L)
3	PART OF LOT 34	59M-419	64238-0488(L)

PARTS 1, 2 AND 3: ALL OF PIN 64238-0488(L)
 PART 1 SUBJECT TO EASEMENT AS IN S4455226

PLAN OF SURVEY

LOT 34

REGISTERED PLAN 59M-415

IN THE

TOWN OF FORT ERIE

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200

DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

LEGEND	
—	DENOTES
P1	SURVEY MONUMENT FOUND
P2	SURVEY MONUMENT SET
P3	SHORT STANDARD MON BARR
P4	ROUND MON BARR
P5	MEASURED
P6	UNKNOWN
P7	UNKNOWN AS
P8	NORTH/BOUY/LEST/WEST
P9	NOW KNOWN AS
P10	DEPOSITED PLAN 908-419
P11	REGISTERED PLAN 15506
P12	REGISTERED PLAN 15506
P13	REGISTERED PLAN 18402
P14	REGISTERED PLAN 18402
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METRIC NOTE
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
2) THE SURVEY WAS COMPLETED ON THE 14th DAY OF MAY, 2017.

MAY 17, 2017
DATE
DONALD C. CHAMBERS, B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES

SURVEYING LTD

12 THOROLD ROAD EAST
(905) 735-7841 / 735-7844
FAX (905) 735-7833

WILLARD ONIARDO
LSC 572
FAX (905) 735-1333
www.coast-surveying.com

DEAN BY:	DMS	ISSUED:	15012	FILE NO:	15012-34	DWG:	15012-34	REV. NO:	15-12-34
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