



The Municipal Corporation of the Town of Fort Erie

By-law No. 142-2018

Being a By-law to Exempt Certain Blocks in Plan 59M-453 from Part Lot Control, Blocks 1 to 4, Parts 1 to 45 Willow Trail, Hibbard Street 2298423 ONTARIO INC. (GERALD PATT)

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 unit 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) Block 1 Plan 59M-453, Parts 1 to 10 Plan 59R-16292 Fort Erie, being all of PIN 64191-0367 (LT); and
 - (b) Block 2 Plan 59M-453, Parts 11 to 27 Plan 59R-16292, Fort Erie, being all of PIN 64191-0368 (LT); and
 - (c) Block 3 Plan 59M-453, Parts 28 to 38 Plan 59R-16292Fort Erie, being all of PIN 64191-0369 (LT); and
 - (d) Block 4 Plan 59M-453, Parts 39 to 45, Plan 59R-16292, Fort Erie, being all of PIN 64191-0370 (LT).

for the purpose of creating 16 townhouse dwellings for residential development as follows:

- i) Parts 1 and 2 on Reference Plan 59R-16292;
- ii) Parts 3 and 4 on Reference Plan 59R-16292;
- iii) Parts 5, 6 and 7 on Reference Plan 59R-16292;
- iv) Parts 8, 9, 10 on Reference Plan 59R-16292;
- v) Parts 11,12 and 13 on Reference Plan 59R-16292;

- vi) Parts 14, 15, 16, 17, and 18 on Reference Plan 59R-16292;
 - vii) Parts 19, 20, 21, 22 and 23 on Reference Plan 59R-16292;
 - viii) Parts 24, 25, 26, and 27 on Reference Plan 59R-16292;
 - ix) Parts 28, 29 and 30 on Reference Plan 59R-16292;
 - x) Parts 31, 32 and 33 on Reference Plan 59R-16292;
 - xi) Parts 34, 35 and 36 on Reference Plan 59R-16292;
 - xii) Parts 37 and 38 on Reference Plan 59R-16292;
 - xiii) Part 39 on Reference Plan 59R-16292;
 - xiv) Parts 40 and 41 on Reference Plan 59R-16292;
 - xv) Parts 42 and 43 on Reference Plan 59R-16292;
 - xvi) Parts 44 and 45 on Reference Plan 59R-16292;
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 2 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 19th day of November, 2018.

Mayor

Clerk

I, Carol Schofield, the Clerk of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No.142-2018 of the said Town. Given under my hand and the seal of the said Corporation this _____ day of _____, 2018.
