



The Municipal Corporation of the Town of Fort Erie

By-law No. 85-2021

Being a By-law to Exempt a Certain Block Block 2, South Coast Village Phase 2 Plan 59M-430 from Part Lot Control, Marz Homes (Crystal Beach) Inc.

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 residential development 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 2, Plan 59M-430, Fort Erie,
being all of PIN 64187-0268 (LT)

for the purpose of creating fifty-three (53) parcels for residential development, amenities and parking and a parcel for the common element condominium as follows, subject to easements:

- i) Parts 1 to 37 on Reference Plan 59R-16945 (thirty-seven individual parcels);
and
 - ii) Parts 38 and 56 on Reference Plan 59R-16945 (one parcel); and
 - iii) Parts 39 to 49 on Reference Plan 59R-16945 (eleven individual parcels); and
 - iv) Parts 50 to 52 on Reference Plan 59R-16945 (three individual parcels); and
 - v) Parts 53, 54 and 55 inclusive on Reference Plan 59R-16945 (one parcel); and
 - vi) Parts 57 to 72 inclusive on Reference Plan 59R-16945 (one parcel).
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 Law Clerk 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 July, 2021.

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. 85-2021 of the said Town. Given under my hand and the seal of the said Corporation this _____ day of _____, 2021.