



The Municipal Corporation of the Town of Fort Erie

By-law No. 29-2022

Being a By-law to Exempt Certain Lots in Plan 431 from Part Lot Control, Lot 1, Lots 31 - 44 and Lots 51 – 64 Crystal Beach Estates Inc. (Jose Marques)

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*, R.S.O. 1990, c. P. 13, as amended (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* shall not apply to the lands described as follows:
 - (a) Lot 1, Plan 431; Fort Erie,
being all of PIN 64183-0027 (LT);
 - (b) Lots 31 and 32, Plan 431; Fort Erie,
being all of PIN 64183-0020 (LT);
 - (c) Lots 33 to 37, Plan 431; Fort Erie,
being part of PIN 64183-0084 (LT);
 - (d) Lots 38 to 44 (inclusive), Plan 431; Fort Erie,
being part of PIN 64183-0088 (LT);
 - (e) Lots 51 to 57 (inclusive), Plan 431; Fort Erie,
being all of PIN 64183-0012 (LT);
 - (f) Lots 58 to 63 (inclusive), Plan 431; Fort Erie,
being all of PIN 64183-0013 (LT); and
 - (g) Lot 64, Plan 431; Fort Erie,

being all of PIN 64183-0061 (LT)

for the purpose of creating twenty-eight (28) lots for residential development as follows, subject to easements:

- (i) Part 6 on Reference Plan 59R-17136;
- (ii) Part 7 on Reference Plan 59R-17136;
- (iii) Parts 8 and 74 on Reference Plan 59R-17136;
- (iv) Parts 9, 10 and 73 on Reference Plan 59R-17136;
- (v) Part 11 on Reference Plane 59R-17136;
- (vi) Part 12 and 72 on Reference Plan 59R-17136;
- (vii) Parts 13 and 71 on Reference Plan 59R-17136;
- (viii) Part 14 on Reference Plan 59R-17136;
- (ix) Part 15 on Reference Plan 59R-17136;
- (x) Parts 23 and 24 on Reference Plan 59R-17136;
- (xi) Parts 25 and 26 on Reference Plan 59R-17136;
- (xii) Parts 27 and 28 on Reference Plan 59R-17136;
- (xiii) Parts 29 and 30 on Reference Plan 59R-17136;
- (xiv) Parts 31 and 32 on Reference Plan 59R-17136;
- (xv) Parts 33, 34, 59 and 62 on Reference Plan 59R-17136;
- (xvi) Parts 35, 36, 37, 60 and 61 on Reference Plan 59R-17136;
- (xvii) Parts 38, 39, 40, 41, 84, 85, 86 on Reference Plan 59R-17136;
- (xviii) Parts 21, 42, 46, 47, 63, 75, 76, 77, 78 and 79 on Reference Plan 59R-17136;
- (xix) Parts 48 and 64 on Reference Plan 59R-17136;
- (xx) Part 49 on Reference Plan 59R-17136;
- (xxi) Parts 50 and 65 on Reference Plan 59R-17136;
- (xxii) Parts 51 and 66 on Reference Plan 59R-17136;
- (xxiii) Parts 52 and 53 on Reference Plan 59R-17136;
- (xxiv) Parts 54 and 67 on Reference Plan 59R-17136;
- (xxv) Parts 55 and 68 on Reference Plan 59R-17136;
- (xxvi) Part 56 on Reference Plan 59R-17136;
- (xxvii) Parts 57 and 69 on Reference Plan 59R-17136; and
- (xxviii) Parts 58 and 70 on Reference Plan 59R-17136.

2. **That** in accordance with Subsection 7.3 of Section 50 of the *Planning Act*, 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* 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 28th day of March, 2022

Mayor

Clerk

I, Carol Schofield, Clerk of The Corporation of the Town of Fort Erie, certify the foregoing to be a true copy of By-law No. 29-2022 of the said Town. Given under my hand and the seal of the said Corporation this day of , 20 .