



# The Municipal Corporation of the Town of Fort Erie

## By-law No. 31-2022

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### Being a By-law to Deem Part of a Certain Registered Plan of Subdivision Not to be a Registered Plan of Subdivision Plan 431

### Lot 1, Lots 31 - 44 and Lots 51 – 64 Crystal Beach Estates Inc. (Jose Marques)

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**Whereas** subsection 50(4) of the *Planning Act*, R.S.O. 1990, c. P.13 (the "*Planning Act*") authorizes the Council of a municipality to designate by by-law any plan of subdivision, or part thereof, that has been registered for eight years or more, which shall be deemed not to be a registered plan of subdivision for the purposes of the subdivision control provisions of subsection 50(3) of the *Planning Act*; and

**Whereas** Lot 1, Lots 31 to 44 and Lots 51 to 64, Plan 431, are within a plan of subdivision registered for more than eight years; and

**Whereas** By-law No. 29-2022 was passed by the Municipal Council of the Town of Fort Erie on March 28, 2022, exempting Lot 1, Lots 31 to 44 and Lots 51 to 64, Plan 431, from the part lot control provisions of the *Planning Act* for the purpose of creating twenty-eight (28) lots for residential development, as shown on Reference Plan 59R17136; and

**Whereas** in order to eliminate the underlying plan of subdivision, the applicant has made an application to designate these lands pursuant to the provisions of subsection 50(4) of the *Planning Act* to merge on title;

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

1. **That** the following lands are designated and hereby deemed not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*:
  - (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)
- 2. That** the Town Law Clerk shall cause this by-law to be registered in the local Land Registry Office.
- 3. That** this by-law shall come into force and take effect when registered in the local Land Registry Office by the Town Law Clerk.
- 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 28<sup>th</sup> day of March, 2022.**

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Mayor

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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. 31-2022 of the said Town. Given under my hand and the seal of the said Corporation, this      day of      , 20      .