



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 179-07

**BEING A BY-LAW TO REDESIGNATE A CERTAIN AREA AS AN
IMPROVEMENT AREA (BRIDGEBURG STATION DOWNTOWN
BUSINESS IMPROVEMENT AREA) AND TO REPEAL
BY-LAW NOS. 61-99 AND 71-04**

WHEREAS By-law No. 61-99 was passed by the Municipal Council of the Town of Fort Erie on the 26th day of April, 1999 to redesignate the Bridgeburg Station Downtown Business Improvement Area, to re-establish the Board of Management and to repeal various by-laws as a result of amendments under the *Fair Municipal Finance Act 1998* which affected the levying of assessment for business owners and tenants, and

WHEREAS additional amendments to the *Municipal Act, 2001* have affected business improvement areas, and

WHEREAS Sections 204 to 215 of the *Municipal Act, 2001*, as amended, regulate business improvement areas, and

WHEREAS Section 204(2.1) of the *Municipal Act, 2001*, as amended, deems a board of management to be a local board of the municipality for all purposes, and

WHEREAS Section 216 of the *Municipal Act, 2001*, as amended, provides without limiting Sections 9, 10 and 11, that a municipality may dissolve or change a local board, and

WHEREAS in an effort to update the business improvement area by-laws, it is firstly deemed expedient to redesignate the Bridgeburg Station and Ridgeway Business Improvement Areas and secondly, under separate by-law to re-establish the boards of management, to re-appoint board members and to provide operating guidelines for business improvement area boards of management;

NOW THEREFORE the Municipal Council of the Town of Fort Erie hereby enacts as follows:

1. **THAT** the area comprised of the lands described and depicted in Schedules "A" and "B" annexed hereto respectively and forming part of this by-law be and it is hereby redesignated as an improvement area to be known as the "Bridgeburg Station Downtown Business Improvement Area".
2. **THAT** By-law Nos. 61-99 and 71-04 be and they are hereby repealed.

3. THAT pursuant to the provisions of Sections 23.1 to 23.5 inclusive of the Municipal Act, 2001, as amended, the Clerk of the Town of Fort Erie is hereby authorized to effect any minor modifications or corrections solely of an administrative, numerical, grammatical, semantical or descriptive nature or kind to this by-law or its schedules as such may be determined to be necessary after the passage of this by-law.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS DAY OF ,
2007.**



MAYOR



DEPUTY
CLERK

I, Carolyn J. Kett, the Clerk, of The Corporation of the Town of Fort Erie hereby certifies the foregoing to be a true certified copy of By-law No. -07 of the said Town. Given under my hand and the seal of the said Corporation this day of _____, 200 .

SCHEDULE "A" to BY-LAW NO. 179-07

The boundaries of the Bridgeburg Station Downtown Business Improvement Area shall be described as follows:

COMMENCING at the intersection of Niagara Boulevard with the unnamed laneway parallel to Phipps Street and lying between Phipps Street and Dufferin Street;

THENCE southerly along Niagara Boulevard to its intersection with Robertson Street;

THENCE westerly along Robertson Street and continuing on a line produced westerly to a point intersecting with the southerly production of Mack Street;

THENCE northerly along the southerly production of Mack Street and continuing along Mack Street and its production northerly to its intersection with the unnamed laneway parallel with Dufferin Street and lying between Dufferin Street and Jarvis Street;

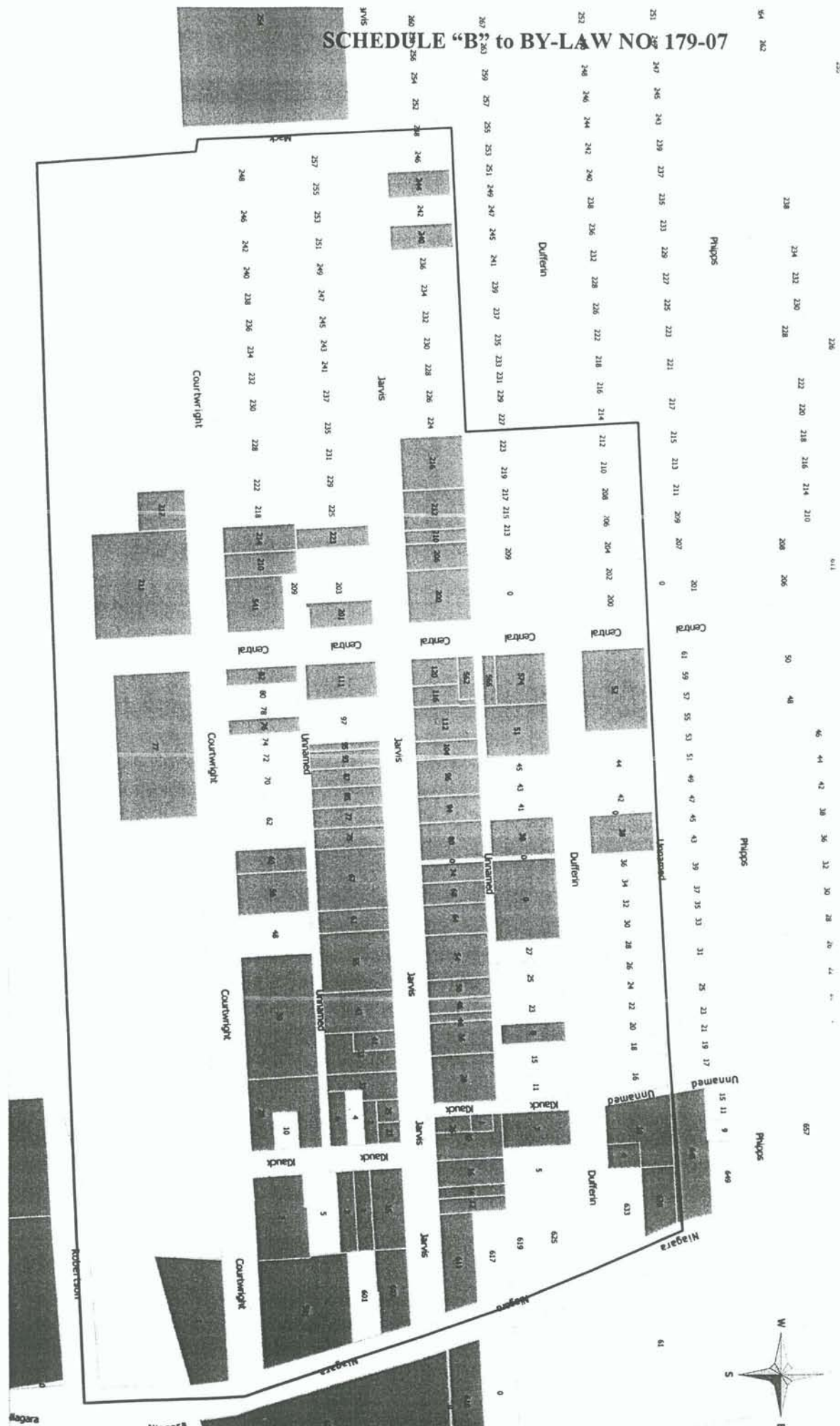
THENCE easterly along the said laneway to the easterly boundary of Lot 142, Plan 910, nka Plan 348;



THENCE northerly along the said easterly boundary of Lot 142, and continuing northerly on the production northerly of the said boundary to the unnamed laneway parallel to Phipps and lying between Phipps Street and Dufferin Street;

THENCE easterly along the said unnamed laneway last mentioned to the point of commencement.

And all such commercial and industrial assessed properties within the area bounded by the boundaries and on both sides of the boundary highways, save and except the properties municipally known as 2 and 20 Lewis Street, 602, and 610 and 645 Niagara Boulevard, illustrated on Schedule "B" to By-law No.179-07.

SCHEDULE "B" to BY-LAW NO. 179-07



 BIA Boundary
 Commercial Property
 0 >100 m

Bridgeburg BIA
 82 of the 174 Properties are
 Commercial or Industrial

