



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 147-08

**BEING A BY-LAW TO REDESIGNATE A CERTAIN AREA AS AN
IMPROVEMENT AREA (CRYSTAL BEACH BUSINESS
IMPROVEMENT AREA) AND TO REPEAL
BY-LAW NO. 63-99**

WHEREAS By-law No. 63-99 was passed by the Municipal Council of the Town of Fort Erie on the 26th day of April, 1999 to redesignate the Crystal Beach Business Improvement Area, to re-establish the Board of Management and to repeal various by-laws, and

WHEREAS Sections 204 to 215 of the *Municipal Act, 2001*, as amended, regulates business improvement areas, 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 it is deemed expedient to redesignate the Crystal Beach Business Improvement Areas and under separate by-law, to re-establish the board of management and to re-appoint members to the board, and

WHEREAS the Crystal Beach Improvement Area Board of Management at its meeting of August 21, 2008 passed a resolution requesting Council to expand the business improvement area boundaries to include the Bay Beach Properties owned by the Town of Fort Erie, and

WHEREAS Section 16 of BIA Guidelines By-law No. 183-07 provides for changes to boundaries including minor boundary adjustments, and

WHEREAS the inclusion of the Bay Beach Properties in the business improvement area is deemed to be a minor boundary adjustment and does not result in an increase in assessment value;

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

1. **THAT** the area comprised of the lands including the expanded boundary area described in Schedule "A" and depicted in Schedule "B" annexed hereto respectively and forming part of this by-law be hereby redesignated as an improvement area to be known as the "Crystal Beach Business Improvement Area".
3. **THAT** By-law No. 63-99 be repealed.

4. **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 27th DAY OF OCTOBER, 2008.



MAYOR



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. 147-08 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. 147-08

The boundaries of the Crystal Beach Business Improvement Area shall be described as follows:

COMMENCING at the intersection of Queen's Circle and Shannon Road South;

THENCE northerly along Queen's Circle to its intersection with Belfast Road North;

THENCE continuing along the northerly production of a line approximately parallel to Derby Road so as to include all properties fronting and/or bounded on their easterly sides by Derby Road, to its intersection with Rebstock Road;

THENCE easterly along Rebstock Road to its intersection with Haun Road;

THENCE northerly along Haun Road to the north-west corner of the property municipally known as 3874 Rebstock Road;

THENCE easterly along the south boundary of 162 Haun Road to the south-east corner thereof;

THENCE northerly along the east boundary of 162 Haun Road to the north-west corner of the property municipally known as 3874 Rebstock Road;

THENCE easterly along the northerly boundary of 3874 Rebstock Road to its intersection with Ridgeway Road;

THENCE continuing easterly crossing Ridgeway Road to the south-west corner of the property municipally known as 158 Ridgeway Road;

THENCE continuing easterly along the southerly boundary of 158 Ridgeway Road to its intersection with Hebert Parkway;

THENCE southerly along Hebert Parkway to its intersection with Rebstock Road;

THENCE westerly along Rebstock Road to a point intersecting with the east boundary of the property municipally known as 194 Ridgeway Road;

THENCE southerly to the north-east corner of the property municipally known as 404 Ridgeway Road, so as to include all properties fronting on Ridgeway Road;

THENCE continuing southerly along the east boundary of 404 Ridgeway Road to the south-east corner thereof;

THENCE easterly along the southerly boundaries of the properties municipally known as 3853 to and including 3781 Graeber Avenue, to the south-east corner of 3781 Graeber Avenue;

THENCE southerly along the southerly production of a line parallel to Ridgeway Road to the north-east corner of the property municipally known as 3788 Crystal Beach Drive;

THENCE westerly along the northerly boundaries of the properties municipally known as 3788 Crystal Beach Drive to and including 3816 Crystal Beach Drive, to the north-westerly corner of 3816 Crystal Beach Drive;

THENCE southerly along the westerly boundary of 3816 Crystal Beach Drive to its intersection with Crystal Beach Drive;

THENCE crossing Crystal Beach Drive and continuing southerly along the production of the westerly boundary of 3816 Crystal Beach Drive to its intersection with Terrace Lane;

THENCE continuing westerly along Terrace Lane to the north-east corner of the property municipally known as 3823 Terrace Lane;

THENCE southerly along the east boundary of 3823 Terrace Lane to the south-east corner thereof;

THENCE westerly along the southerly boundary of 3823 Terrace Lane to the south-west corner thereof;

THENCE northerly along the westerly boundary of 3823 Terrace Lane to its intersection with Terrace Lane;

THENCE westerly along Terrace Lane to its intersection with Ridgeway Road;

THENCE crossing Ridgeway Road and continuing westerly to the south-east corner of property municipally known as 1 Promenade Way;

THENCE continuing westerly along the southerly boundaries of the properties municipally known as 1 to and including 45 Promenade Way, to the south-west corner of 45 Promenade Way;

THENCE continuing westerly along the water's edge of Lake Erie to a point intersecting with the southerly production of the westerly boundary of the property municipally known as 4007 Private Road (Crystal Beach Hill Cottagers' Organization);

THENCE northerly along the westerly boundary of 4007 Private Road to its intersection with Erie Road;

THENCE westerly along Erie Road to its intersection with Schooley Road;

THENCE northerly along Schooley Road to the north-west corner of the property municipally known as 406 Schooley Road;

THENCE easterly along the northerly boundary of 406 Schooley Road to the north-east corner thereof;

THENCE continuing easterly along the production of the north boundary of 406 Schooley Road to its intersection with the intersection of Park Street (also known as Cambridge Road West) and Shannon Road South;

THENCE continuing north-easterly along Shannon Road South to Queen's Circle (being the place of beginning).

And being all such commercial and industrial assessed properties within the boundary area depicted on Schedule "B".

COMMENCING at the intersection of Schooley Road and Erie Road;

THENCE southerly along the easterly boundary of the property municipally known as 4155 Erie Road to the water's edge of Lake Erie;

THENCE westerly along the water's edge of Lake Erie to the westerly boundary of the 4155 Erie Road;

THENCE northerly along the westerly boundary of 4155 Erie Road to its intersection with Erie Road;

THENCE westerly along Erie Road to its intersection with Beechwood Avenue;

THENCE northerly along Beechwood Avenue to its intersection with the north-west corner of the property municipally known as 4168 Erie Road;

THENCE easterly along the northerly boundary of 4168 Erie Road to the north-east corner thereof;

THENCE continuing easterly across Eastwood Avenue to the north-east corner of the property municipally known as 413 Schooley Road;

THENCE continuing easterly along the northerly boundary of 413 Schooley Road to the north-east corner thereof;

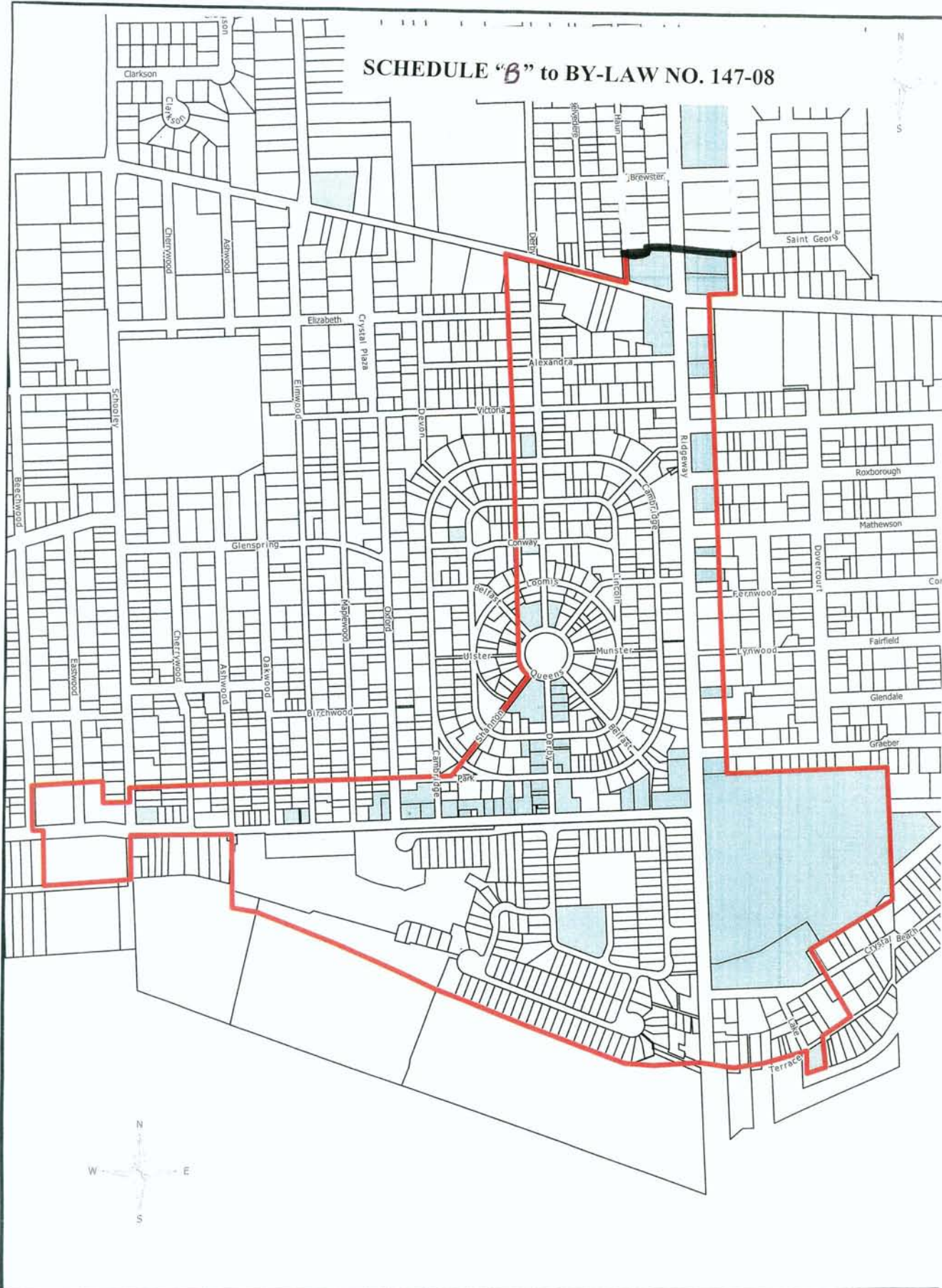
THENCE southerly along the westerly boundaries of the properties municipally known as 405 and 407 Schooley Road to the south-west corner of 407 Schooley Road;

THENCE easterly along the southerly boundary of 407 Schooley Road to its intersection with Schooley Road;



THENCE southerly along Schooley Road to its intersection with Erie Road (being the place of beginning).

And being all such commercial and industrial assessed properties within the boundary area depicted on Schedule "C".

SCHEDULE "B" to BY-LAW NO. 147-08



**Crystal Beach BIA
Commercial & Industrial
Properties**

-  Property
-  Commercial or Industrial Property

0 100 m

Notes:

64 of 739 Properties are Commercial or Industrial. Total Commercial/Industrial assessment is \$5,088,120

