



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 77-2000

BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90

NORDIC GAMING CORPORATION

North Side of Bertie, East Side of Thompson Road & South Side of Gilmore Road
(Roll No.2703 020 026 08600 0000)

D14-0196

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY ENACTS AS FOLLOWS:

1. Schedule A11 of By-law 129-90 is amended by changing the zoning of the lands shown on the attached Schedule A from "Prestige Industrial PI-1 Zone" to "Highway Commercial C3-225 Zone" which attached Schedule A is hereby declared to form part of this by-law.
2. By-law 129-90 is amended by adding to Subsection Schedule A11 of Section 35 (Exceptions) thereto the following exception:

"C3-225 These lands are zoned "Highway Commercial C3-225 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Highway Commercial C3 Zone" by that By-law shall apply to those lands zoned "Highway Commercial C3-225 Zone" on Schedule A11, except:

- (a) that in addition to the permitted uses in Subsection 20.2(a), the lands may also be used for the following uses:
 - ⇒ Horse racing track;
 - ⇒ Gaming facility;
 - ⇒ Amusement machine establishment;
 - ⇒ Automotive service centre, and;
 - ⇒ fuel dispensing facility.
- (b) that any proposed automotive service centre or fuel dispensing facility shall be developed in accordance with the regulations set out in Subsection 21.3 and 21.4.

3. By-law 129-90 is further amended by adding to Section 5 (Definitions) thereto, the following definition:

5.102.4 Gaming Facility means a place which is used to conduct any gaming activities that are licensed and/or regulated by the Province of Ontario including a casino.

4. By-law 129-90 is further amended by adding the following parking regulation to Subsection 6.20(A)(b):

Gaming Facility - 1.25 parking spaces per gaming position.

5. The lands referred to in Sections 1 & 2 are situated on the north side of Bertie Street, east side of Thompson Road, south side of Gilmore Road, west side of the CNR line and may be described as Part of Lot 4, Concession II, N.R., and designated as Part 1 on Reference Plan 59R-1253, all in the former Township of Bertie, now in the Town of Fort Erie, in the Regional Municipality of Niagara.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF APRIL, 2000.


MAYOR
CLERK

I, CAROLYN BOOTH, CLERK OF THE CORPORATION OF THE TOWN OF FORT ERIE HEREBY CERTIFY THE FOREGOING TO BE A TRUE CERTIFIED COPY OF BY-LAW NO. 77-2000 OF THE SAID TOWN. GIVEN UNDER MY HAND AND THE SEAL OF THE SAID CORPORATION THIS ____ DAY OF ____
_____, 2000.

SCHEDULE A



BY-LAW NO. 77-2000

THIS SKETCH FORMS PART OF SCHEDULE 'A11'
TO BY-LAW 129-90

PASSED THIS 25th DAY OF APRIL 2000



CHANGE FROM PRESTIGE INDUSTRIAL "PI-1" ZONE
TO HIGHWAY COMMERCIAL "C3-225" ZONE



SKETCH OF PART LOT 4 CONCESSION 2NR (ALSO PART 1 ON PLAN 58R-1253)
IN THE TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

DEPARTMENT OF PLANNING AND PROPERTY SAFETY
APRIL 2000