

ISSUE DATE:

Jan. 27, 2011



PL070736

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Cytec Canada Inc.
Subject: By-law No. 2007-162
Municipality: City of Niagara Falls
OMB Case No.: PL070736
OMB File No.: R070197

APPEARANCES:

Parties

City of Niagara Falls

Cytec Canada Inc.

SF Partners Inc.
(Court Appointed Receiver)

Counsel

K. L. Beaman

J. Wilker

D. Preger

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. V. ZUIDEMA
ON JANUARY 5, 2011 AND ORDER OF THE BOARD**

A Settlement hearing was convened on this matter as over the course of the last few years, the Parties had made progress to resolve the matter. As such, the City of Niagara Falls ("the City") presented evidence in support of the proposed amended zoning by-law and that evidence was not challenged. The Board accepted and relied upon this unrefuted testimony to provide an oral disposition to allow the appeal in order to approve the proposed revised zoning by-law amendment which reflected the settlement. To summarize the evidence, the Board heard from Andrew Bryce, an in-house municipal land use Planner with the City. He was qualified and accepted by the Board as expert in the area of land use planning. He reviewed the history of the proposal and described its location. The parcel of land is approximately 270 ha in size

and is located in the area south of Chippawa Creek Road, west of Montrose Road, north of Biggar Road and east of McKenney Road straddling over Morris Road in the City ("the subject property"). Grand Niagara Resort Corporation ("Grand Niagara") filed Official Plan and Zoning By-Law Amendment applications. The OPA was addressed separately through the process at the Region of Niagara and the Board was informed that OPA 69 was approved and was in force and effect at the time of this hearing. The only matter which remained was the zoning amendment. Grand Niagara was not in attendance as a party to the settlement hearing but instead, SF Partners Inc. appeared through its counsel, Mr. Preger. SF Partners Inc. is the court appointed receiver for the owner of the property. In any event, SF Partners took no issue with the proposed settlement or the evidence being provided to support and recommend the amended zoning by-law.

Mr. Bryce explained that the matter had previously been addressed through another Board process and determined through a prior settlement (PL010797 Decision/Order No. 0461 issued on April 10, 2002). The current application was to expand upon earlier permissions and the development would result in rezoning lands in the vicinity of lands owned by Cytec Canada Inc. ("the Appellant"). With respect to the current proposal, Mr. Bryce opined that the draft amended zoning by-law was consistent with the relevant policies of the 2005 Provincial Policy Statement, conformed to the requirements of the Greater Golden Horseshoe Growth Plan, complied with the requirements of both the Region of Niagara's and the City's Official Plans, represented sound land use planning and was in the public interest.

He reviewed the proposed zoning and referenced particular sections to inform the Board on how he arrived at his professional opinions. For examples, he testified that the zoning implemented a 1.09 km radius from the Cytec property to clarify uses on the golf course facility; he explained that the "H" being proposed would allow for proper services to be extended as municipal services currently are located at the property boundary; Mr. Bryce pointed out that specific clauses would be required in the Agreements of Purchase and Sale for potential purchasers alerting them to the industrial activity nearby. Mr. Bryce's evidence was presented as joint effort to recommend the settlement to the Board.

THEREFORE THE BOARD ORDERS THAT the appeal is allowed and Zoning By-Law 2007-162 of the City of Niagara Falls is amended in the form as shown as Tab 4, Exhibit 2 and appended hereto as Attachment "1".

This is the Board's Order.

"J. V. Zuidema"

J. V. ZUIDEMA
VICE-CHAIR

ATTACHMENT "1"

CITY OF NIAGARA FALLS

By-law No. 2007-162

A by-law to amend By-law Nos. 1538, 1958 and 79-200, to permit the expansion of an existing golf course and resort facilities thereon, and to permit the development of lifestyle residential development as part of the golf course resort and to repeal By-law No. 2001-157.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. None of the provisions of By-law No. 1538, 1958 shall apply to prevent the land located north of Biggar Road, from Montrose Road to west of Morris Road, being Part of Township Lots 1, 2, 3, 4, 5, 6 and 7, Part of the Grassy Brook Road and Crowland Avenue road allowances designated as Parts 1 to 7 on Reference Plan 59R-13238 and Part of the Road allowance between Township Lots 2 and 3, Broker. Front Concession, in the former Township of Crowland, now in the City of Niagara Falls, in the Regional Municipality of Niagara, and shown hatched and designated OS and numbered 774, in part, designated OS(H) and numbered 775, in part, designated OS(E) and numbered 776, in part, and designated EPA and numbered 777, in part, on the plan Schedules 1, 1A, 1B, and 1C attached to and forming part of this by-law, from being added to and placed under control of By-law No. 79-200.
2. Sheets A7, A8, B7 and B8 of Schedule "A" to By-law No. 79-200 are amended by adding the land described in section 1 of this by-law and shown hatched and designated OS and numbered 774, in part, OS(H) and numbered 775, in part, OS(H) and numbered 776, in part, and EPA and numbered 777, in part, on the plan Schedules 1, 1A, 1B and 1C attached to and forming part of this by-law.
3. Notwithstanding the provisions of sections 14.1 and 14.2 of By-law No. 79-200, no person shall use the land described in section 1 of this by-law and shown hatched and designated OS and numbered 774 on the plan Schedules 1, 1A, 1B and 1C attached hereto, or erect or use any building or structure thereon, except for the purpose of up to two golf courses and accessory uses, accessory buildings and structures including not more than one golf course clubhouse and existing clubhouse buildings and maintenance buildings and not more than one dwelling unit accessory to the golf course use, and except in compliance with the following regulations:
 - (a) Deemed Lot for the purpose of determining compliance with clauses (b) through to and including (m) of this section of this by-law and all other provisions of Zoning By-law No. 79-200, notwithstanding land ownership, all the land described in section 1 of this by-law and shown hatched and designated OS and numbered 774 on the plan Schedules 1, 1A, 1B and 1C attached hereto, shall be considered one lot

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| (b) | Minimum lot area | the whole of the land shown hatched and designated OS and numbered 774 on the plan Schedules 1, 1A, 1B and 1C attached hereto, save and except for any part that may be required to be dedicated for the purpose of road widenings |
| (c) | Minimum setback from the right-of-way of a street or a private street or any lot line | 10 metres |
| (d) | Minimum setback from an EPA zone | 15 metres |
| (e) | Maximum lot coverage | 5,000 square metres |
| (f) | Maximum height of building or structure including a golf course clubhouse | 10 metres or 2 storeys, whichever is lesser, subject to section 4.7 of By-law 79-200 |
| (g) | Maximum number of parking spaces for a golf course | 50 spaces for every 9 holes in accordance with section 4.19.1 of By-law No. 79-200 |
| (h) | Minimum number of parking spaces for a golf course clubhouse and for existing clubhouse buildings | in accordance with section 4.19.1 of By-law No. 79-200 |
| (i) | Minimum landscaped open space | 3.0 metre wide landscape strip along and between any surface parking area and any street or private street, save and except for any driveway entrances |
| (j) | Minimum setback for golf course clubhouse | in addition to all other setbacks in this section, a setback of a minimum of 200 metres from the eastern limit of the Crowland Avenue road allowance, being Part 1 on Plan 59R-13238, as measured perpendicularly from the said Crowland Avenue road allowance |
| (k) | Maximum floor area for golf course clubhouse excluding the existing clubhouse buildings | 2,325 square metres |

- (l) Use of existing clubhouse buildings is restricted to existing usage as a pro shop, pavilion, restaurant, administrative office, washroom/locker rooms and storage and shall not be permitted to expand or to be converted to any other use other than maintenance usage.
- (m) A dwelling unit accessory to the golf course use in accordance with clauses (a) to (f) of this section and in accordance with the restriction that such dwelling unit shall not be established within 1.09 kilometres of the land located at the northwest corner of Chippawa Creek Road and Garner Road as shown on plan Schedules 1, 1A, 1B, and 1C attached hereto

4. None of the provisions of section 3 of this by-law shall apply to prevent the use of a lot of record which existed prior to the passage of this by-law, as well as no more than one new lot located on the north side of Biggar Road east of Crowland Avenue, all within the area described in section 1 of this by-law shown hatched and designated OS and number 774 on the plan Schedules 1, 1A, 1B and 1C attached hereto, or the erection and use of any building or structure thereon, except for a one family detached dwelling, a home occupation, agricultural uses, and accessory buildings and structures and except in compliance with the following regulations:

- (a) Minimum lot area 0.6 hectares or the whole of the existing lot, whichever is the lesser
- (b) Minimum lot frontage 60 metres or the whole of the existing lot frontage, whichever is the lesser
- (c) Minimum front yard depth 10 metres
- (d) Minimum side yard width 3 metres
- (e) Minimum rear yard depth 10 metres
- (f) Maximum lot coverage 30%
- (g) Maximum height of building of structure 10 metres subject to section 4.7 of By-law No. 79-200
- (h) Home occupation in accordance with section 5.5 of By-law No. 79-200
- (i) Parking and access requirements in accordance with section 4.19.1 of By-law No. 79-200

- (j) Accessory buildings and accessory structures in accordance with clauses (b), (c), (d) and (e) of this section
 - (k) Agricultural use in accordance with clauses (a), (c), and (d) (ii) of section 12.1 of By-law No. 79-200
 - (l) One new lot located on the north side of Biggar Road east of Crowland Avenue in accordance with clauses (a) to (j) of this section and in accordance with the restriction that such new lot shall not be established within 1.09 kilometres of the land located at the northwest corner of Chippawa Creek Road and Garner Road as shown on plan Schedules 1, 1A, 1B and 1C attached hereto
5. Notwithstanding the provisions of sections 2.28, 14.1 and 14.2 of By-law No. 79-200, no person shall use the land described in section 1 of this by-law and shown hatched and designated OS(H) and numbered 775 on the plan Schedules 1, 1A and 1B attached hereto, or erect or use any building or structure thereon, except for the purpose of a hotel(s) or apartment hotel(s), vacation dwelling unit(s), resort dwelling unit(s) in accordance with the provisions of section 6 of this by-law, a resort clubhouse and accessory uses, buildings, and structures, and except in compliance with the following regulations:
- (a) Deemed Lot for the purpose of determining compliance with clauses (b) through to and including (s) of this section of this by-law and all other provisions of Zoning By-law No. 79-200, notwithstanding land ownership, all the land described in section 1 of this by-law and shown hatched and designated OS(H) and numbered 775 on the plan Schedules 1, 1A and 1B attached hereto, shall be considered one lot
 - (b) Minimum lot area the whole of the land shown hatched and designated OS(H) and numbered 775 on the plan Schedules 1, 1A and 1B attached hereto, save and except for any part that may be required to be dedicated for the purpose of road widening
 - (c) Minimum setback from the right-of-way of a street or a private street or any lot line
 - (i) for a vacation dwelling unit 6 metres

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| (ii) | for all other permitted buildings or structures | 10 metres |
| (d) | Minimum separation distance between each building containing vacation dwelling units where two exterior walls facing each other both contain windows to habitable rooms | 15 metres |
| (e) | Minimum setback from an EPA zone | 15 metres |
| (f) | Maximum lot coverage | 25% |
| (g) | Minimum landscaped open space | 40% |
| (h) | Maximum height of building or structure for one or more hotels or apartment hotels | 18 metres or 5 storeys, whichever is lesser, subject to section 4.7 of By-law No. 79-200 |
| (i) | Maximum height of building or structure that is not an apartment hotel that contains vacation dwelling units | 12 metres or 3 storeys, whichever is lesser, subject to section 4.7 of By-law No. 79-200 |
| (j) | Maximum height of resort dwelling unit(s) | 10 metres or 2 storeys, whichever is lesser, subject to section 4.7 of By-law No. 79-200 |
| (k) | Maximum height of building or structure for all other buildings | 12 metres or 3 storeys, whichever is lesser, subject to section 4.7 of By-law No. 79-200 |
| (l) | Maximum number of hotel units and/or vacation dwelling units in one or more hotels and/or apartment hotels for the parcel of land shown hatched and designated OS(H) and numbered 775 on the plan Schedules 1, 1A and 1B attached hereto | 350 |

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| (m) | Maximum number of vacation dwelling units in one or more buildings not including vacation dwelling units provided in one or more apartment hotels for the parcel of land shown hatched and designated OS(H) and numbered 775 on the plan Schedules 1, 1A and 1B attached hereto | 300 |
| (n) | Maximum number of resort dwelling units for the combined parcel of lands shown hatched and designated OS(H) and numbered as 775 and 776 on the plan Schedules 1, 1A and 1B attached hereto | 225 |
| (o) | Maximum floor area of a resort clubhouse | 4,000 square metres |
| (p) | Maximum floor area of a conference centre within a resort clubhouse | 1,900 square metres |
| (q) | Maximum floor area of a health centre within a resort clubhouse | 1,900 square metres |
| (r) | Parking and access requirements | in accordance with section 4.19.1 of By-law No. 79-200 |
| (s) | Minimum landscaped open space | 3.0 metre wide landscaped strip along and between any surface parking area and any street or private street, save and except for any driveway entrances |

6. Notwithstanding the provisions of sections 2.31, 14.1 and 14.2 of By-law No. 79-200, no person shall use the land described in section 1 of this by-law and shown hatched and designated OS(H) and numbered 776 on the plan Schedules 1, 1A, 1B and 1C attached hereto, or erect or use any building or structure thereon, except for the purpose of resort dwelling unit(s), consisting of one family detached dwelling(s) and/or units in an on-street townhouse dwelling(s) and except in compliance with Sections 4 and 5 of By-law No. 79-200 and the following regulations:

- (a) Minimum lot area
 - (i) for a one family detached dwelling 370 square metres
 - (ii) for an on-street townhouse dwelling on an interior lot 170 square metres for each dwelling unit
 - (iii) for an on-street townhouse dwelling on a corner lot 200 square metres for each dwelling unit

- (b) Minimum lot frontage
 - (i) for a one family detached dwelling 15 metres
 - (ii) for an on-street townhouse dwelling on an interior lot 6.4 metres for each dwelling unit
 - (iii) for an on-street townhouse dwelling on a corner lot 7.6 metres for each dwelling unit

- (c) Minimum front yard depth
 - (i) for a resort dwelling unit 3.5 metres
 - (ii) for the garage portion of a resort dwelling unit with the vehicular entrance perpendicular to the front lot line 6.0 metres

- (d) Minimum rear yard depth
 - (i) for a one family detached dwelling 7.0 metres
 - (ii) for an on-street townhouse dwelling with an interior side yard width of less than 7.0 metres 7.0 metres

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| (iii) | for an on-street townhouse dwelling with an interior side yard width of 7.0 metres or greater | 0 metres |
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| (e) | Minimum interior side yard width | |
| (i) | for a one family detached dwelling | 1.2 metres |
| (ii) | for an on-street townhouse dwelling with rear yard depth of less than 7.0 metres | 7.0 metres |
| (iii) | for an on-street townhouse dwelling with a rear yard depth of 7.0 metres or greater | 1.2 metres |
| | | |
| (f) | Minimum exterior side yard width | |
| (i) | for a resort dwelling unit | 3.5 metres |
| (ii) | for the garage portion of a resort dwelling unit with the vehicular entrance to the exterior side yard | 6.0 metres |
| | | |
| (g) | Maximum height of building or structure | 10 metres or 2 storeys, whichever is lesser, subject to section 4.7 of By-law No. 79-200 |
| | | |
| (h) | Maximum number of one family detached dwellings on one lot | 1 only |
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| (i) | Parking and access requirements | notwithstanding clause (a) of section 4.19.1 of By-law No. 79-200, 1 parking space per dwelling unit shall be provided in accordance with the parking space and manoeuvring aisle dimensions contained in clauses (e) and (g) of section 4.19.1 of By-law No. 79-200 |

- (j) Maximum number of resort dwelling units for the combined parcel of lands shown hatched and designated OS(H) and numbered as 775 and 776 on the plan Schedules 1, 1A and 1B attached hereto 225
7. None of the provisions of section 6 or 10 of this by-law and By-law No. 79-200 shall apply to prevent the use of the land described in section 1 of this by-law and shown hatched and designated OS(H) and numbered 776 on the plan Schedules 1, 1A, 1B and 1C attached hereto, or the erection or use of a building or structure thereon, for the purpose of a sales office for one family detached dwellings or on-street townhouse dwellings, provided that such sales office does not exceed 370 square metres in floor area, is not used for human habitation or accommodation and is removed within 30 days of completion of the dwelling units located on the land described in section 1 of this by-law and shown hatched and designated OS(H) and numbered 776 on the plan Schedules 1, 1A, 1B and 1C attached hereto.
8. No person shall use the land described in section 1 of this by-law and shown hatched and designated EPA and numbered 777 on the plan Schedules 1, 1A, 1B and 1C attached hereto, for any purpose, or permit any building or structure to be erected on the land or permit any soil, sand, gravel, rubbish or other similar material to be placed or dumped, or remove any soil or trees or regrade any of the land for those public services including walkways and associated bridges required to be constructed and placed and for the purpose of providing services for the land described in section 1 of this by-law.
9. Notwithstanding any of the provisions of this by-law, no person shall use the land described in section 1 of this by-law that is located within 1.09 kilometres of the land located at the northwest corner of Chippawa Creek Road and Garner Road as shown on plan Schedules 1, 1A, 1B and 1C attached hereto, or erect or use any building or structure thereon, for the purpose of a resort dwelling unit, including a one family detached dwelling and an on-street townhouse dwelling, a vacation dwelling unit, a hotel, an apartment hotel, a conference centre, a health centre, recreation centre or a resort clubhouse, a dwelling unit accessory to the golf course use, a one family detached dwelling on a new lot, or for any purpose, except in accordance with sections 3 and 4 of this by-law.
10. The holding symbol (H) that appears in section 1 of this by-law and on Schedule 1 attached hereto is provided for in the City of Niagara Falls Official Plan pursuant to Section 36 of the *Planning Act*. No person shall use the land described in section 1 of this by-law and shown hatched and designated OS (H) and numbered 775 and designated OS (H) and numbered 776 on the plan Schedule 1, 1A, 1B and 1C attached hereto for any purpose, prior to the H symbol being removed pursuant to the *Planning Act*. Prior to the H symbol being removed, the following shall be completed:
- (a) Application for and approval of the requisite plan of subdivision or plan of condominium or site plan for the proposed development, or part thereof, including the execution of the required agreements with the City;

- (b) Functional design studies demonstrating the availability of adequate municipal sanitary sewer, water, storm water management and transportation facilities and the provision of such facilities to the satisfaction of the City through a subdivision or a condominium agreement or a site plan agreement;
- (c) Mitigation of any noise impacts through a subdivision or a condominium agreement or a site plan agreement from the adjoining rail line on adjacent land zoned OS (H) and numbered 776 on the plan Schedules 1, 1A, 1B and 1C attached hereto, as determined through a noise study to the satisfaction of the City and the Regional Municipality of Niagara;
- (d) An environmental impact study to determine mitigation measures necessary for areas zoned EPA and numbered 777 on the plan Schedules 1, 1A, 1B and 1C attached hereto and the measures implemented through a subdivision or a condominium agreement or a site plan agreement to the satisfaction of the City, the Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority;
- (e) A tree preservation plan to determine the extent that significant treed areas outside or areas zoned EPA and numbered 777 on the plan Schedules 1, 1A, 1B and 1C attached hereto are to be protected and measures shall be implemented through subdivision or a condominium agreement or a site plan agreement to the satisfaction of the City and the Regional Municipality of Niagara;
- (f) Implementation of the notice requirement as set out in Section 14.34.6 of OPA No. 69 through the inclusion of same as a condition of any approval for any plan of subdivision, condominium or site plan, which condition shall require the inclusion of the notice in the subdivision agreement(s) and/or condominium agreement(s) and/or the site plan agreement(s) and shall also require the giving of such notice by the owner in any agreement(s) of purchase and sale; and,
- (g) Consultation with emergency services, including the Fire Department, regarding any site plan and/or plan of subdivision and/or plan of condominium, to the satisfaction of the City.

11. For the purpose of this by-law:

“apartment hotel” means a hotel, except that up to 75 percent (75%) of the living accommodation therein, according to floor area, may be vacation dwelling units.

“conference centre” means part of a resort clubhouse designated to accommodate gatherings for specific events such as conferences and meetings and may include restaurants and meeting rooms and accessory facilities.

“existing clubhouse buildings” means the clubhouse facilities housed in the 3 buildings existing on the date of the passage of this by-law with the following uses as existing on the date of the passage of this by-law: a pro shop, pavilion, restaurant located in a former dwelling, administrative office, washrooms/locker rooms, storage and the Butler Barn which is used for storage accessory to the existing golf course.

“fitness centre/spa” means part of the golf course clubhouse which is used for one or more of the following purposes: massage room, sauna, steam room, sun room, and exercise equipment room but does not include a gymnasium or swimming pool, a body rub parlour or an adult entertainment parlour as defined in The Municipal Act.

“golf course” means a public or private area operated for the purpose of playing golf and may include accessory uses including a golf course clubhouse, existing clubhouse buildings with their defined permitted existing uses, a separate snack bar, a golf school and/or a driving range.

“golf course clubhouse facility” means a complex consisting of a maximum of 4 buildings and shall include the existing clubhouse buildings and may include the erection of no more than one additional building to be used as a golf course clubhouse, all of which are associated with a golf course and provide services to members and guests of a golf course.

“golf course clubhouse” means a building which is part of a golf course clubhouse facility consisting of one building associated with a golf course that provides services to members and guests of a golf course but not for a resort clubhouse, including executive and staff offices associated with a golf course, a pro shop, a retail store for the sale of golf equipment, a restaurant, a bar, banquet facilities, washrooms and locker rooms, a fitness centre/spa, and accessory meeting rooms.

“hotel” means a facility consisting of one or more buildings providing temporary accommodation for travellers or transients on a year round basis and having at least two storeys and 20 bedrooms for guests, a public dining room and public meeting rooms which may be provided in conjunction with the resort clubhouse.

“private street” means a street created by a plan of condominium and having a minimum right-of-way width of 10 metres which affords a principal means of access to abutting lots and which has been constructed in such a manner so as to permit its use for a passage of vehicular traffic on a year round basis.

“resort dwelling unit” means a one family detached dwelling and/or a unit in an on-street townhouse dwelling that is developed as an integral part of a golf course resort. For the purposes of a resort dwelling unit, “manoeuvring aisle” means the area used by automobiles for access to and from all off-street parking spaces, which may be provided on a abutting lot through a shared access easement.

“resort clubhouse” means a facility consisting of one or more buildings providing services to residents of vacation dwelling units, residents of the resort dwelling units or guests of the hotel including a health centre, meeting rooms, recreation and games rooms including amusement game machines, a tuck shop, a conference centre, offices and accessory uses, which may also be provided in conjunction with a hotel or apartment hotel.

“vacation dwelling unit” means a dwelling unit intended for short-term residential accommodation for periods of less than 90 days at one time, and does not include a resort dwelling unit.

12. Section 19 of By-law No. 79-200 is amended by adding thereto:
 - 19.1.774 Refer to By-law No. 2007-162.
 - 19.1.775 Refer to By-law No. 2007-162.
 - 19.1.776 Refer to By-law No. 2007-162.
 - 19.1.777 Refer to By-law No. 2007-162.
13. The provisions, regulations and schedules of By-law No. 1538, 1958, shall be deemed not to apply to the land described in section 1 of this by-law.
14. By-law No. 2001-157 is repealed and sections 19.1.553, 19.1.554 and 19.1.555 of By-law No. 79-200 are deleted.

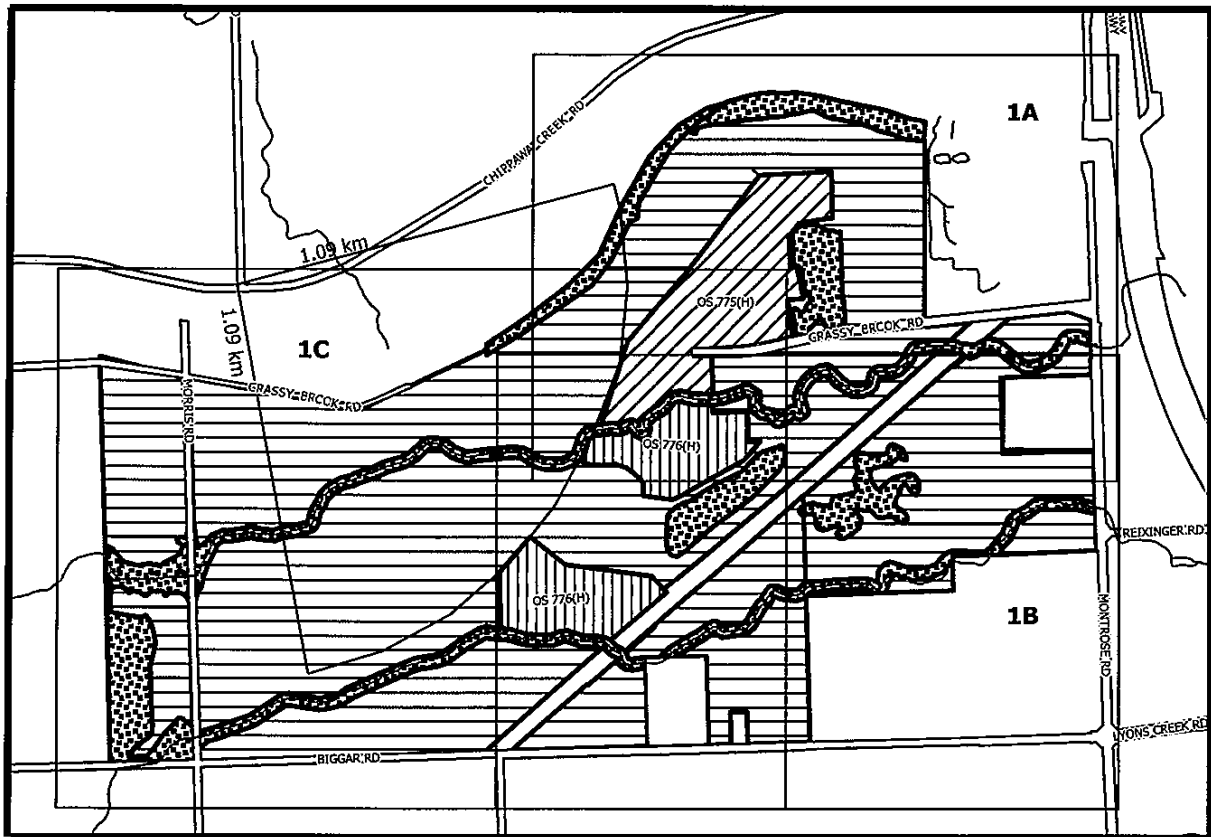
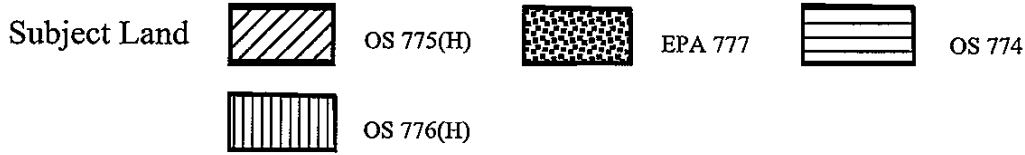
Passed this twenty-third day of July, 2007.

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DEAN IORFIDA, CITY CLERK

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R. T. (TED) SALCI, MAYOR

First Reading: July 23, 2007
Second Reading: July 23, 2007
Third Reading: July 23, 2007

SCHEDULE 1 TO BY-LAW No. 2007-162



Amending Zoning By-law Nos. 1538, 1958 and 79-200

Description: Part of Lots 1,2,3,4,5,6 and 7.
 Part of Grassy Brook Road and
 Crowland Road road allowances designated
 as Parts 1 to 7 on
 Reference Plan 59R-13238.
 Part of the Road Allowance Between
 Lots 2 and 3, Broken Front Concession,
 in the Former Township of Stamford,
 Now in the City of Niagara Falls, in the
 Regional Municipality of Niagara
Applicant: Grand Niagara Resort Inc

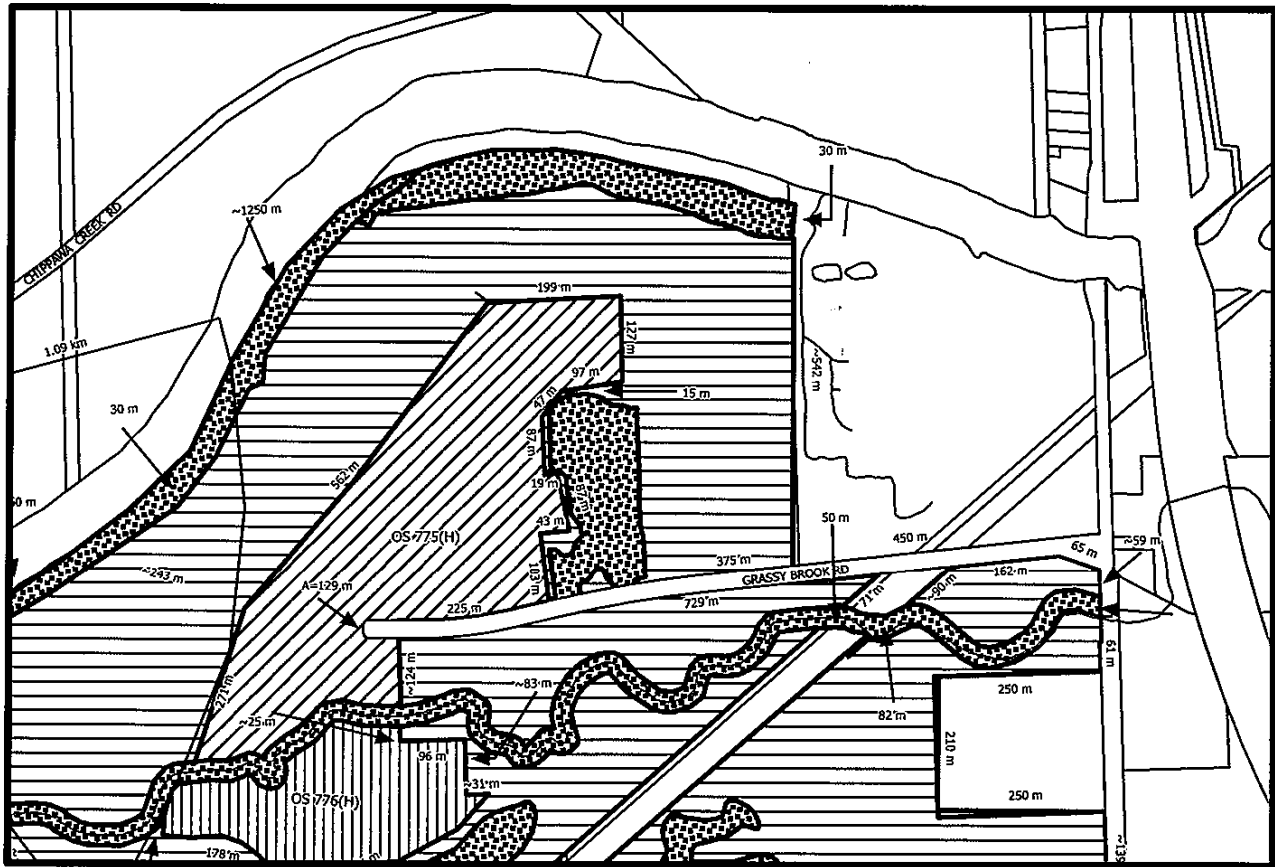
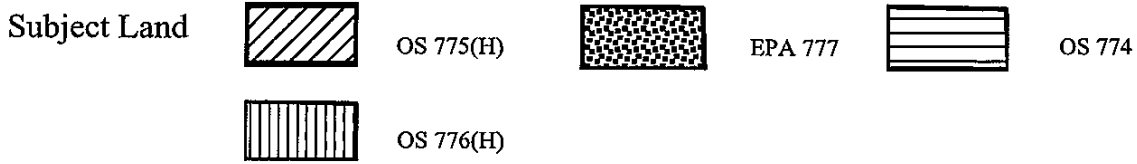
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 272514000210702, 272514000210800, 272514000210700,
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1:NTS

AM-19/2006

SCHEDULE 1A TO BY-LAW No. 2007-162



Amending Zoning By-law Nos. 1538, 1958 and 79-200

Description: Part of Lots 1,2,3,4,5,6 and 7.
 Part of Grassy Brook Road and Crowland Road road allowances designated as Parts 1 to 7 on Reference Plan 59R-13238.
 Part of the Road Allowance Between Lots 2 and 3, Broken Front Concession, in the Former Township of Stamford, Now in the City of Niagara Falls, in the Regional Municipality of Niagara

Applicant: Grand Niagara Resort Inc

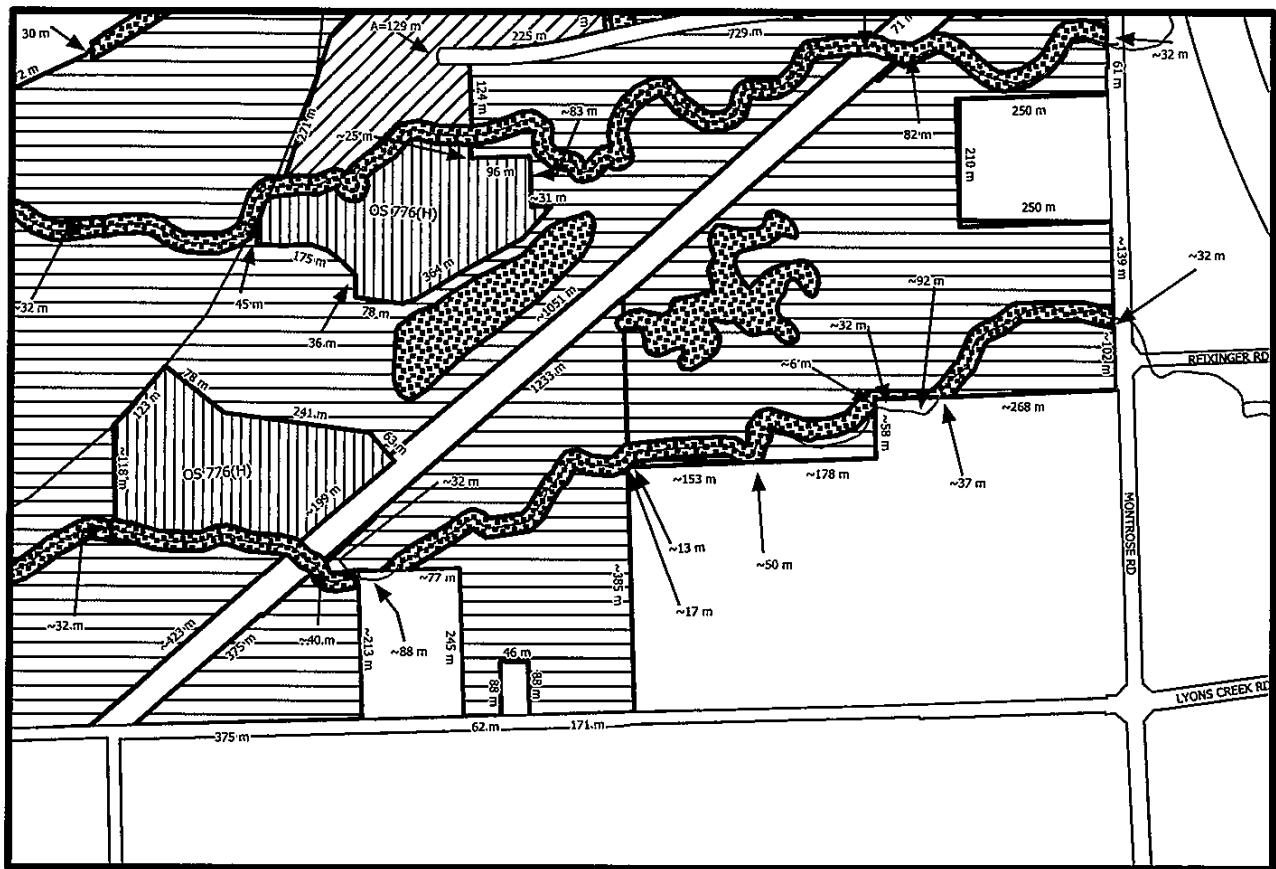
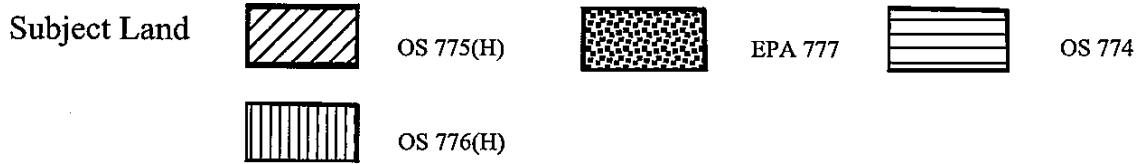
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1:NTS

AM-19/2006

SCHEDULE 1B TO BY-LAW No. 2007-162



Amending Zoning By-law Nos. 1538, 1958 and 79-200

Description: Part of Lots 1,2,3,4,5,6 and 7.
Part of Grassy Brook Road and Crowland Road road allowances designated as Parts 1 to 7 on Reference Plan 59R-13238.
Part of the Road Allowance Between Lots 2 and 3, Broken Front Concession, in the Former Township of Stamford, Now in the City of Niagara Falls, in the Regional Municipality of Niagara

Applicant: Grand Niagara Resort Inc

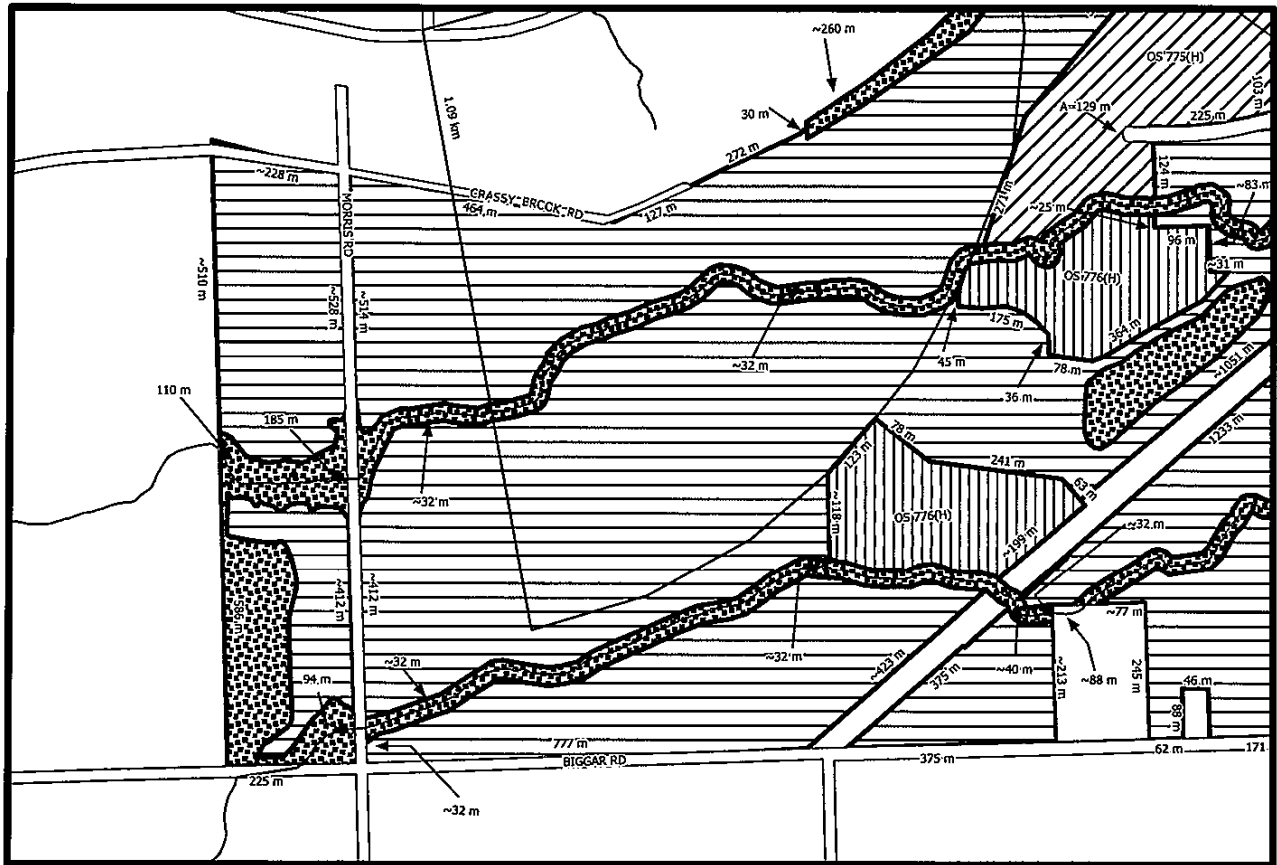
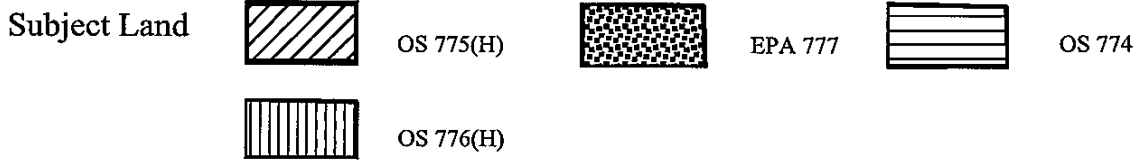
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AM-19/2006

SCHEDULE 1C TO BY-LAW No. 2007-162



Amending Zoning By-law Nos. 1538, 1958 and 79-200

Description: Part of Lots 1,2,3,4,5,6 and 7.
 Part of Grassy Brook Road and Crowland Road road allowances designated as Parts 1 to 7 on Reference Plan 59R-13238.
 Part of the Road Allowance Between Lots 2 and 3, Broken Front Concession, in the Former Township of Stamford, Now in the City of Niagara Falls, in the Regional Municipality of Niagara

Applicant: Grand Niagara Resort Inc

Assessment #: 272514000211300, 272514000211310, 272514000211320, 272514000212500, 272514000213110, 272514000213100, 272514000213400, 272514000213420, 272514000213600, 272514000213300, 272514000212600, 272514000212310, 272514000212300, 272514000212320, 272514000212200, 272514000212100, 272514000212000, 272514000211901, 272514000210702, 272514000210800, 272514000210700, 272514000211700



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