

TOWN OF FORT FRANCES

BY-LAW NO. 3/14-B

(Being a By-Law to amend By-Law #3/14 for the purpose of clarification and/or other corrective changes – section 34 Planning Act R.S.O. 1990, Chapter p.13)

WHEREAS Council of the Town of Fort Frances has the authority under section 34 of the Planning Act, R.S.O., 1990, Chapter 13 (as amended) to regulate the use of land and the character and use of buildings and structures within the Town of Fort Frances;

AND WHEREAS Council for the Town of Fort Frances deems it appropriate to make minor changes to Zoning By-law 3/14 for the purpose of clarification and/or other corrective changes in accordance with section 1.3.13 of Zoning By-Law #3/14.

NOW THEREFORE the Council of the Corporation of the Town of Fort Frances **HEREBY ENACTS** that Zoning By-Law #3/14, as amended, be further amended as follows:

1. Section 3.2.(i) - to correct height based on new definition, the number "4.5" in the first sentence be deleted and replaced with "5.0" and the number "6.0" in the first sentence be deleted and replaced with "6.5";
2. Section 3.3. – to correct typographical error, the word "Residential" be deleted and replaced with "Resource";
3. Section 3.17 – to correct inadvertent omission the following be added as a last paragraph:
"Lots which have been increased in size following passing of this By-law may also be used in accordance with this provision"
4. Section 3.17 – for clarification the following be added in the last paragraph as a continuation of the sentence in #3 above:

"and the resultant lot shall be deemed to comply with all of the provisions of this By-Law and all zone provisions applicable to any existing building on the benefiting lot shall be deemed to comply with the provisions of this By-Law".

5. Section 3.24 – to correct inadvertent omission, the following structure types be added as permitted encroachments:

STRUCTURE TYPE	YARDS	MAXIMUM PROJECTION
Fire escapes, exterior stairways, stoops, landings, steps and ramps	Side or rear yard	1 m but not closer than 1.2 m to any lot line
Wheelchair ramps	All yards	No limit
Air conditioners, solar panels, heat pumps or similar equipment	Interior or rear yard	1.0 m but not closer than .3 m to any lot line

6. That this By-Law shall come into force and take effect upon the final passing thereof as provided in The Planning Act c. 13, R.S.O. 1990, as amended, and thereupon shall be effective from the date of its passing.

READ THREE TIMES and finally passed in open Council this 8th day of September 2014.

MAYOR

CLERK