

Report

TOWN OF FORT FRANCES
PLANNING & DEVELOPMENT DIVISION
Municipal Planner Report #2014-17

To: Mayor and Council
From: Faye Flatt, Municipal Planner
Date: 7 August 2014
Subject: Town of Fort Frances Zoning By-Law #3/14

Section 1.3.13 of the Town of Fort Frances Zoning By-Law #3/14 provides the opportunity for Council to make certain changes to it without need for a formal amendment or public meeting, under certain circumstances, such as corrections, etc. provided the intent is maintained.

At its meeting held August 5th, the Planning and Development Executive Committee received a memo outlining proposed changes to the by-law recommended as a result of typographical error, omission or otherwise. A copy of the memo is attached for reference.

The Planning and Development Executive Committee support the changes to sections 3.2, 3.3 and 3.24 as set out in the memo and recommend the by-law be amended without need for public meeting or formal amendment as the community will not be adversely affected by the proposed changes.

Respectfully submitted,



F. Flatt, AMCT, ACST, CPT
Municipal Planner
Att'd

COUNCIL APPROVAL OF THIS REPORT: will authorize the noted corrections to be made to the Town of Fort Frances Zoning By-Law #3/14 without need for formal amendment/public hearing in accordance with section 1.3.13. of said by-law.



Memo

To: Planning & Development Executive Committee

From: Faye Flatt, Municipal Planner
Planning and Development Division

Date: 30 July 2014

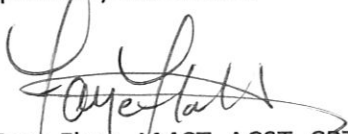
Re: Zoning By-Law #3/14

Council adopted Zoning By-Law 3/14 on February 19th of this year. When updating the Zoning By-Law one of the underlying goals was to have a document that would provide the widest opportunity for citizens contemplating development balanced with appropriate control by the municipality. I believe the resultant document did that. However, now having had the opportunity to work with the new zoning by-law over the past few months and apply the regulations to real life situations, there are a couple small errors/omittances (see attached) that are being recommended for correction. They are:

Zoning Provision	Proposal	Reason for change
s. 3.2 (i)	increase maximum height of accessory building in residential zone from 4.5 m to 5 m and 6 m to 6.5 m for all other zones	To accommodate change in definition of building height
s. 3.3	Change "Residential" s/b "Resource"	typographical error
s. 3.24	Additional structure types permitted to encroach into required yard	some structure types inadvertently not carried forward from prior by-law (ie fire escapes) and others intended to be included were missed (wheelchair ramp, solar, etc).

Section 1.3.13 of By-Law #3/14 gives Council the opportunity to make minor amendments without adopting an amendment, where proposed changes do not change the intent of the by-law. Notwithstanding that authority, I suggest it is appropriate that Council be aware of and authorize any changes. This section provides examples of minor amendments as number changes, cross-references and corrections of grammatical or typographical errors. However, I respectfully suggest that because the noted changes provide rather than remove privileges, the proposed changes could be made without need for public meeting or formal amendment.

Respectfully submitted



N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner