

TOWN OF FORT FRANCES

BY-LAW NO. 8/98-WW

(Being a By-Law to amend Zoning By-Law #8/98, as amended, *The Planning Act*, Section 34 with respect to lands municipally described as Part of Block C Plan SM-112)

WHEREAS Council of the Corporation of the Town of Fort Frances passed Comprehensive Zoning By-Law regulating land use in the Town, and has, from time to time, amended same as authorized by section 34 of the Planning Act, R.S.O., Chapter P.13;

AND WHEREAS the Council of the Corporation of the Town of Fort Frances has ensured adequate information has been made available to the public, and has held at least one public meeting for the purpose of informing the public of the proposed By-Law as required by Ontario Regulation 545/06 of the *Planning Act*;

AND WHEREAS Council, at it's meeting held December 10, 2012, approved the Report and recommendation of the Municipal Planner, supported by the Planning and Development Executive Committee, that Zoning By-Law 8/98 be further amended to rezone part of Block C on Plan SM-112 to Residential Type Two (R2) to permit the creation of a residential subdivision for future disposition and development.

NOW THEREFORE the Council of the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

1. That Schedule A (Zoning Map) attached to and forming part of Town of Fort Frances Zoning By-Law #8/98, as amended, be hereby further amended by changing the zoning and permitted uses on the property known as 1345 Emo Road from "Institutional (I)" to "Residential Type Two (R2)";
2. That notwithstanding regulations for permitted uses as set out in section 4.2.2, the following regulation is added and shall apply as a site specific provision to the lands illustrated on Schedule "A" hereto and described as Part of Block C on Plan SM-112:

viii) Minimum Ground Floor Area

- one storey dwelling	139.35 sq. m.
- two or more storeys	116.13 sq. m.
3. That this By-Law shall come into force and take effect upon the final passing thereof and upon certification by the Clerk that no appeal has been filed within twenty (20) days from the date of publication of the Notice of Passing of this By-Law, or if appeals have been received, by the Ontario Municipal Board, or the Lieutenant Governor in Council.

READ THREE TIMES and finally passed in open Council this 10th day of December 2012.

MAYOR

CLERK

This is Schedule "A" to By-Law 8/98-WW attached to and forming a part of said By-Law enacted by Council for the Town of Fort Frances on the 10th day of December 2012.

Key Map of Subject Lands:

