

TOWN OF FORT FRANCES

BY-LAW NO. 03/14-V

(Being a By-Law to amend Zoning By-Law #03/14, as amended – *840 Sixth Street West*)

WHEREAS an application has been submitted by authorized agent, Ian McKay, to request the inclusion of a site-specific permitted use as a Recreation or Fitness Establishment at 840 Sixth Street West, legally described as, PCL 24-1 SEC 48M357; LT 24 PL 48M357 MCIRVINE; FORT FRANCES.

AND WHEREAS in accordance with Section 34(12) of The Planning Act a Public Meeting was held on Monday, September 28, 2020 to consider a Zoning By-Law Amendment, proper notice of which was given on August 27, 2020 in accordance with the requirements of Ontario Regulation 545/06.

AND WHEREAS at it's meeting held September 28, 2020, Council approved a report from the Chief Building Official/Municipal Planner, supported by the Planning and Development Executive Committee and the Committee of Adjustment, that the property known as *840 Sixth Street West* be rezoned to permit a recreation or fitness establishment as a site-specific permitted use.

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

1. That Town of Fort Frances Zoning By-Law #03/14, notwithstanding any of the provisions of By-Law No. 03/14, in addition to the permitted uses and regulations for permitted uses of the "Light Industrial (M1) Zone", a Recreation or Fitness Establishment is added as a site-specific permitted use and shall apply to the land known as 840 Sixth Street West.
2. 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 thereon shall be effective from the date of its passing subject to the applicable appeal period as per The Planning Act.

READ THREE TIMES and finally passed in open Council this 13th day of October 2020.

per: _____
J. Caul, Mayor

per: _____
E. Slomke, Clerk