

May 3, 2016

Report To: Mayor and Council

From: Travis Rob, Interim Municipal Planner

RE: Proposed Amendment to the Town of Fort Frances Zoning By-Law #03/14 RE Accessory Use Buildings

Background

For many years in Fort Frances the construction of an accessory use building was predicated on the existence of a primary building on the lot, whether that be a single detached dwelling or other structure. In the previous zoning by-law being by-law #8/98 stated that:

Where this by-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, provided the principle building, structure or use is already in existence on the lot.

The provision regulates and prohibits the construction of an accessory use building prior to the completion of the primary and ensures that a vacant residential lot cannot be purchased for the sole purpose of constructing an accessory use building.

When the Zoning By-Law was re done, this provision was not included in the new by-law. Attached to this report are the amended section of the by-law 03/14. In the past small amendments of this type, being amendments fitting with the intent of the By-Law and providing privileges not removing them, have been made without a formal amendment to the by-law being completed through the provisions of section 1.3.13.

Recommendation

It is the recommendation of Administration that the Town of Fort Frances Zoning By-Law be amended as presented to include the wording requiring a principle building or use to be in existence prior to the construction of an accessory use building being permitted. The matter was further discussed at the May 2, 2016 meeting of the Planning and Development Executive Committee and the recommendation of that committee was that the Town of Fort Frances Zoning By-Law be amended as proposed.

Respectfully Submitted



Travis Rob, EIT
Chief Building Official, Facilities/Special Projects Coordinator
Interim Municipal Planner

Council Approval of this report will agree to the recommendation of the Planning and Development Executive Committee to amend the Town of Fort Frances Zoning By-Law #03/14 in accordance with the proposed wording.
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