

**THE CORPORATION OF TOWN OF FORT FRANCES
BY-LAW NO. 03/14 AB**

(Being a By-Law to amend Zoning By-Law #03/14, as amended – 1037 Third Street East)

WHEREAS Ann Roisin, Estate Trustee for the Estate of Alfred Albert Roisin a.k.a. Fred Roisin is the registered and beneficial owner (the “Owner”) of the property (the “Property”) municipally known as 1037 Third Street East, Fort Frances, Ontario, and legally described as PCL 157-1 SEC SM50; LT 157 PL SM50 MCIRVINE; FORT FRANCES.

AND WHEREAS the Owner appointed Kevin W. Brothers (the “Agent”) to act as the Agent for the rezoning application.

AND WHEREAS the Property’s current zoning is Residential Type One (R1).

AND WHEREAS the Agent has, submitted an application (the “Application”) to amend the Zoning By-Law 03/14, as amended (the “Zoning By-Law”) to add a duplex dwelling as a site-specific permitted use on the Property, while retaining the existing Residential Type One (R1) zoning designation.

AND WHEREAS the Municipality deems it desirable to amend the Zoning By-Law to add a duplex dwelling as a site-specific permitted use on the Property, while retaining the existing Residential Type One (R1) zoning designation.

AND WHEREAS in accordance with Section 34(12) of the Planning Act, a Public Meeting was held on Monday April 11, 2022 to consider the subject Zoning By-Law Amendment, with adequate notice provided to the public according to Ontario Regulation 545/06 and Section 34(14.1) of the Planning Act on March 10, 2022.

AND WHEREAS at its meeting held Monday May 9, 2022, Council approved the report of the Municipal Planner, supported by recommendations from the Planning and Development Executive Committee and the Committee of Adjustment, that the application be approved.

AND WHEREAS a grammatical error was identified in by-law 03-14AA, which requires rectifying.

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

1. That by-law 03-14AA be repealed and replaced with this by-law.
2. That the Town of Fort Frances Zoning By-Law 03/14 be amended to add a duplex dwelling as a site-specific permitted use on the Property, subject to the R1 zone provisions and while retaining the existing Residential Type One zoning designation.
3. 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.

ENACTED and PASSED this 13th day of June 2022

J.Caul, Mayor

G. Lecuyer, Clerk