

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

(Being a By-Law to amend Zoning By-Law #03/14, as amended – 820 Fifth Street East)

WHEREAS Northwest Catholic District School Board is the registered and beneficial owner (the “Owner”) of the property (the “Property”) municipally known as 820 Fifth Street East, Fort Frances, Ontario, and legally described as PCL 18499 SEC RAINY RIVER; PT LT 23 RIVER RANGE MCIRVINE; PT LT 24 RIVER RANGE MCIRVINE PT 2 RR164 EXCEPT PT 1, 48R1193; FORT FRANCES.

AND WHEREAS the Owner appointed Dan McCormick of the Rainy River District Social Services Administration Board (the “Agent”) to act as the Agent for the rezoning application.

AND WHEREAS the Property’s current zoning is Institutional (I).

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 change the zoning designation of and for, and site specific to, the Property to Residential Type Two (R2) with a site specific permitted accessory use as a day nursery.

AND WHEREAS the Municipality deems it desirable to amend the Zoning By-Law to change the zoning designation of and for, and site specific to, the Property to Residential Type Two (R2) with a site specific permitted accessory use as a day nursery.

AND WHEREAS in accordance with Section 34(12) of the Planning Act, a Public Meeting was held on Monday April 12, 2021 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 4, 2021.

AND WHEREAS at its meeting held Monday April 26, 2021, 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.

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

1. That the Town of Fort Frances Zoning By-Law 03/14 be amended to change the zoning of the Property known as 820 Fifth Street East from Institutional (I) to Residential Type Two (R2) with a site specific permitted accessory use as a day nursery.

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 thereupon shall be effective from the date of its passing.

READ THREE TIMES AND FINALLY PASSED in open Council this 10th day of May 2021.

J. Caul, Mayor

E. Slomke, Clerk