

TOWN OF FORT FRANCES

BY-LAW NO. xx/19

(Being a By-Law to authorize an exemption from the requirements of The Planning Act as they apply – The Condominium Act, 1998, Section 9(6))

WHEREAS the authority for approving plans of subdivisions and condominiums was delegated to the Town of Fort Frances by Order of the Minister of Municipal Affairs and Housing on November 16, 1999.

AND WHEREAS section 9(6) of The Condominium Act, R.S.O. 1998, C.19 provides for an exemption from the provisions of section 51, 51.1 of The Planning Act as they apply to the approval of condominium descriptions.

AND WHEREAS 1995031 Ontario Ltd. (Riverfront Condominiums) is the registered owner of the property known as 201 Minnie Avenue in the Town of Fort Frances and proposes to create a Standard Condominium.

AND WHEREAS a request has been made pursuant to section 9(6) of The Condominium Act for exemption from the provisions of sections 51 and 51.1 of The Planning Act as they apply.

AND WHEREAS Council of the Town of Fort Frances at its meeting held August 12, 2019 received and approved a report and recommendation of the Planning and Development Executive Committee that the request be approved as this proposal meets the criteria for which an exemption is appropriate.

AND WHEREAS the Council of the Town of Fort Frances deems it appropriate and in the public interest to approve the “Plan of Condominium” as presented.

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

1. The Plan of Condominium as prepared by Peter deHaan dated June 29, 2018 in the form of Schedule “A” attached to and forming a part of this By-Law be given approval.
2. That the Town of Fort Frances exempt Plan of Condominium from the approval requirements of The Planning Act pursuant to section 9(6) of The Condominium Act, for 201 Minnie Avenue, more particularly described as:

Pcl 11-1 Sec SM129; Lt 12 PL SM129 McIrvine; Lt 13 PL SM129 McIrvine; Lt 14 PL SM 129 McIrvine; Pt Lt 11 PL SM 129 McIrvine being the Sly 17 ft; Pt Lane PL SM 129 McIrvine closed by FF1408 abutting the Sly 17 ft of Lt 11, and Lots 12, 13 and 14 and the E Limit of Lt 15, PL SM 129; Fort Frances

3. This By-Law shall come into force and take effect upon the final passing thereof.

READ THREE TIMES and finally passed in open Council this 9th day of September, 2019.

J. Caul, MAYOR

E. Slomke, CLERK