

THE CORPORATION OF TOWN OF FORT FRANCES
(the "Municipality")

BY-LAW NO. 63/11 - B

(Being a By-Law to amend the Official Plan-2011, as amended – Section 4.2.2)

WHEREAS Rosenharten Holdings Inc. is the registered and beneficial owner (the "Owner") of the property (the "Property") municipally known as 520 Scott Street, Fort Frances, Ontario, and legally described as; PLAN SM 105 PT LOTS 3,4, & 5; PCL 3-2 & 3-3 (PCL_12738; PCL_12503);

AND WHEREAS the Property's current land use designation is Employment Area;

AND WHEREAS Rosengarten Holdings Inc. has, submitted an application (the "Application") to amend the Municipality's Official Plan – 2011, as amended (the "Official Plan") to change land use designation of and for, and site specific to, the Property to Living Area in order to permit the use of the Property as residential rental units;

AND WHEREAS the Municipality deems it desirable to amend the Official Plan to change the land use designation of and for, and site specific to, the Property to Living Area.

NOW THEREFORE the Council of the Municipality hereby enacts as follows:

1. That the Municipality's Official Plan be further amended by changing the land use designation of and for, and site specific to, the Property, from Employment Area to Living Area, and that Schedule 'A' to the Official Plan (Land Use Plan) and any other schedules (if any) to the Official Plan affected by such amendment shall be, and are hereby deemed to be amended accordingly.
2. That the Municipality's Zoning By-law 03/14, as amended (the "Zoning By-law"), be further amended to ensure that, with respect to the Property, the Zoning By-law is in conformity with the Official Plan as amended by this By-law.
3. That this By-Law shall come into force and take effect on the day it is passed by Council, subject to the provisions of the Planning Act, R.S.O. 1990, as amended.

ENACTED AND PASSED this 25th day of March 2019.

J. Caul, Mayor

E. Slomke, Town Clerk