

**TOWN OF FORT FRANCES**

**BY-LAW NO. 8/98-XX**

(Being a By-Law to amend Zoning By-Law #8/98, as amended, *The Planning Act*, Section 34 with respect to lands municipally known as 1026 York Avenue North to and including 1040 York Avenue North and 237 8<sup>th</sup> St. W;

**WHEREAS** Council of the Corporation of the Town of Fort Frances passed Comprehensive Zoning By-Law regulating land use in the Town, and has, from time to time, amended same as authorized by section 34 of the Planning Act, R.S.O., Chapter P.13;

**AND WHEREAS** a request has been received to rezone certain lands within the municipality to R4 to accommodate the construction of a 6-unit residential complex;

**AND WHEREAS** the Council of the Corporation of the Town of Fort Frances has ensured adequate information has been made available to the public, and has held at least one public meeting for the purpose of informing the public of the proposed By-Law as required by Ontario Regulation 545/06 of the *Planning Act*;

**AND WHEREAS** Council, at its meeting held June 10, 2013 approved the Report and recommendation of the Municipal Planner, supported by the Planning and Development Executive Committee, that Zoning By-Law 8/98 be further amended.

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

1. That Schedule A (Zoning Map) attached to and forming part of Town of Fort Frances Zoning By-Law #8/98, as amended, be hereby further amended by changing the zoning and permitted uses on the properties known as 1026 York Avenue North to and including 1040 York Avenue North from "Residential Type Two (R2)" to "Residential Type Four (R4)";
2. That notwithstanding regulations for permitted uses as set out in section 4.4.2. (ii) the minimum lot frontage site specific to the lands known as 237 8<sup>th</sup> Street West shall be 70.8 metres.
3. That this By-Law shall come into force and take effect upon the final passing thereof and upon certification by the Clerk that no appeal has been filed within twenty (20) days from the date of publication of the Notice of Passing of this By-Law, or if appeals have been received, by the Ontario Municipal Board, or the Lieutenant Governor in Council.

READ THREE TIMES and finally passed in open Council this 10<sup>th</sup> day of June, 2013.

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MAYOR

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CLERK



**Key Map of Subject Lands:**

