



NOTICE OF PUBLIC MEETING CONCERNING PROPOSED NEW COMPREHENSIVE ZONING BY-LAW

TAKE NOTICE that the Corporation of the Town of Fort Frances will hold a public meeting in accordance with section 34(1) of the *Planning Act*, R.S.O. 1990, Chapter P.13, on:

Monday January 13, 2014
at 6:45 or as soon after as can be accommodated
in the Council Chambers of the civic centre, 320 Portage Avenue

WITH RESPECT to a proposed new Comprehensive Zoning By-law under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34. The proposed Zoning By-law will introduce new or altered definitions, general provisions and zones for the purpose of prohibiting and regulating the use of land and the erection, location and use of buildings and structures and includes new zone/land use zone maps for the entire municipality. The By-Law is intended to be consistent with the *Planning Act* and the Provincial Policy Statements, and implement the policies contained of the Town of Fort Frances Official Plan approved by the Ministry of Municipal Affairs and Housing December 3, 2012.

THE EFFECT of the proposed Zoning By-law will be to repeal and replace the existing Comprehensive Zoning By-law No.8/98, which has been in effect since 1998, and all amendments thereto. The By-law will apply to all lands within the corporate limits of the Town therefore a key map has not been provided in this Notice.

ANY PERSON OR PUBLIC BODY may attend the public meeting and/or make written or verbal representation to Council either in support of, or in opposition to, the proposed new Zoning By-Law. Anyone wishing to address Council at the meeting will have an opportunity to do so.

IF A PERSON OR PUBLIC BODY does not make oral submission at a public meeting or make written submissions to the Corporation of the Town of Fort Frances before the By-Law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Fort Frances to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submission to the Corporation of the Town of Fort Frances before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

WRITTEN SUBMISSIONS AND/OR REQUESTS FOR NOTICE of the approval of the Comprehensive Zoning by-Law should be directed to N. Faye Flatt, Municipal Planner. Submissions from anyone not attending the public meeting should be submitted by noon on January 13, 2014.

ADDITIONAL INFORMATION respecting the proposed Comprehensive Zoning By-Law and Zoning Schedules is available for review at the Town Office during regular office hours (8:30 a.m. to 4:30 p.m.) and on the Town website at www.fort-frances.com.

Date of Notice: December 18, 2013

N. Faye Flatt, AMCT, ACST, CPT
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Publication:

Website: December 5, 2013

Council Agenda: December 9, 2013 & December 16, 2013

Fort Frances Times: December 18, 2013

Bulletin: December 19, 2013