



Town of Fort Frances

Zoning By-law User Guide

This **Zoning By-law User Guide** is provided for information purposes to assist readers in navigating the **Town of Fort Frances Zoning By-law (ADOPTION DATE)**. It provides direction on how to apply provisions to a specific property. The Zoning By-law User Guide does not form a part of the operable Zoning By-law.

Structure of the Zoning By-law

The Town of Fort Frances Zoning By-law is divided into a series of Sections.

Section	Section Title	Description
1.0	Administration and Interpretation	This section includes the Zoning By-law's title page and outlines how the Zoning By-law is administered and enforced by the Town of Fort Frances. It also directs how the Zoning By-law provisions and the Zoning Schedules should be read and interpreted.
2.0	Definitions	This section contains definitions for key terms used in the Zoning By-law which includes permitted uses. Some definitions contain illustrations to help clarify their meaning, application and correct interpretation. Defined terms in the Zoning By-law are bolded throughout the document.

Section	Section Title	Description
3.0	General Provisions	This section contains provisions that may apply to all properties in all Zones, depending on the proposed development. For example, this includes provisions for specific uses which may be permitted in more than one Zone, such as accessory buildings and structures.
4.0	Parking and Loading Provisions	This section contains provisions related to off-street parking requirements for motor vehicles and includes barrier-free parking, bicycle parking, and loading areas.
5.0	Zones	These sections establish the Zones in Fort Frances. Each Zone section outlines permitted uses, Zone Regulations (i.e., standards for lots and buildings), additional provisions which may apply only to certain uses, and Exception Zones which establish provisions for specific properties.
6.0	Schedules	This section introduces the Zoning Schedules , including Schedule A-1 and A-2 which form part of the Zoning By-law, and establishes Zones boundaries in the Town.
7.0	Enactment	This section contains the signing page and date of passing of this Zoning By-law.

How to Determine a Property’s Zoning and Identify Applicable Regulations

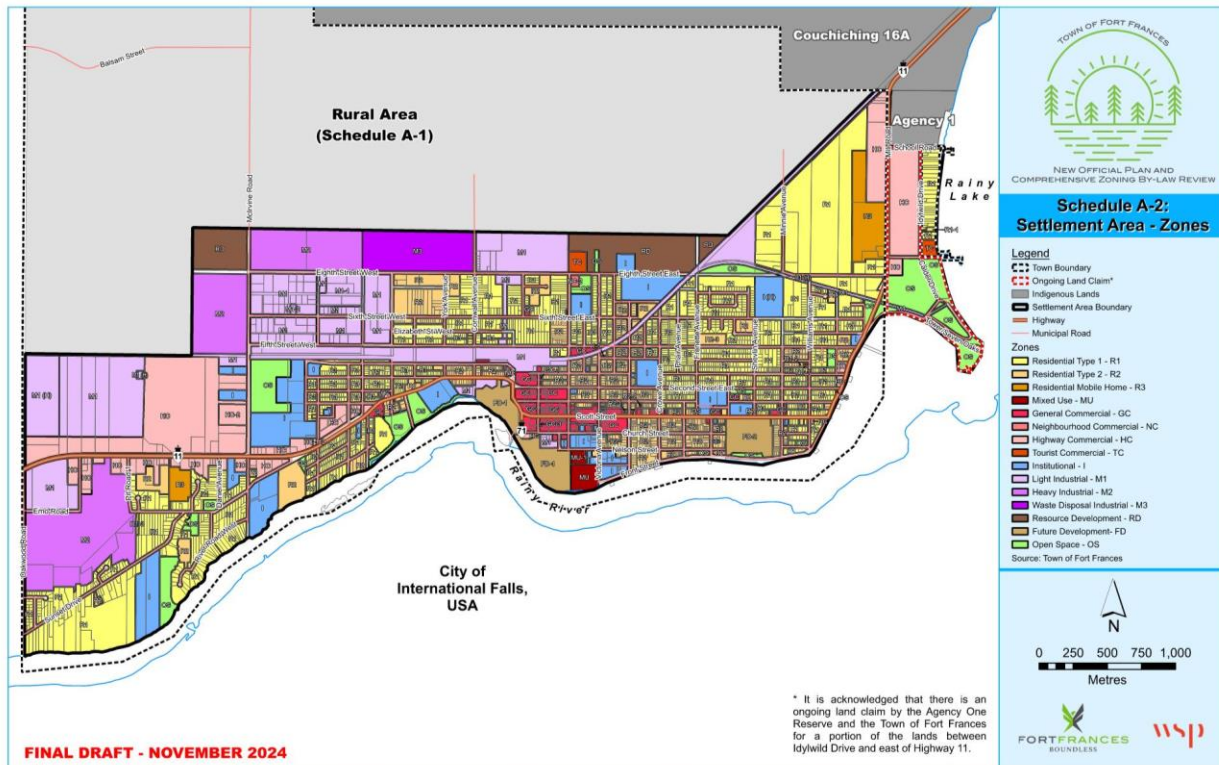
To determine the zoning and regulations that apply to a specific property, such as the uses that are permitted, or lot and building requirements, follow these steps:

Step 1: Identify the Property’s Zoning on the Zoning Schedules

To determine the zoning for a property, you should first identify the property of interest on **Zoning Schedules**. The Zoning Schedules are available as a series of A-Series Schedules to the Zoning By-law. **Schedule A-1** illustrates the Zones in the Town’s Rural Area and **Schedule A-2** illustrates the Zones in the Settlement Area, including downtown Fort Frances.

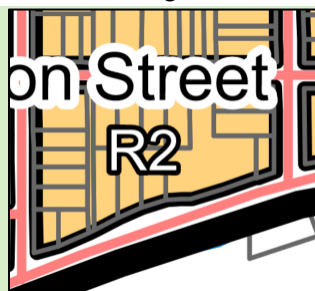
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Below: Schedule A-2 from the Zoning By-law, which illustrates Zones in the Town's Settlement Area. Zone boundaries and their limits are shown as various colours on the **Zoning Schedule**.



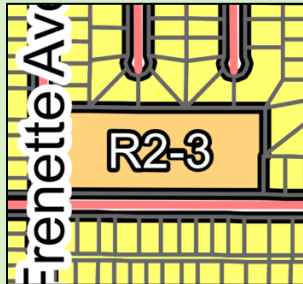
- A Zone symbol is applied to each property (e.g. Residential Type 1 - R1, Local Commercial – LC, Open Space – OS).
- The Zoning Schedule Legend explains the Zone symbols.
- Some properties will have more than one Zone symbol that applies. For example, some properties may be split up into more than one Zone, or have a Zone symbol that contains a suffix.

The following summarizes the meaning of different types of Zone symbols:



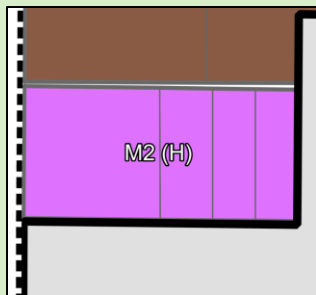
This is a base Zone. The acronyms for each base Zone are explained in the Zoning Schedule legend. For example, “OS” means the Open Space Zone. Some properties in the Town are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (**Section 5.0**) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.



If a dash and a number follow the Zone symbol (e.g. “R2-3”), then the property is subject to a site-specific Exception Zone. The provisions for each individual Exception Zone are found in the Zoning By-law document under a subsection within the base Zone section (e.g., Section 5.3 Residential Type Two (R2) Zone, Subsection 5.3.6 Exception Zones).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property with the Exception Zone R2-3 will be subject to the provisions of the Residential Type Two (R2) Zone, and site-specific exception provisions.



If an “(H)” symbol follows the Zone symbol and site-specific Exception Zone (e.g., “M2 (H)”), then the property is subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing uses are permitted on the property, until such time that the holding is lifted by a By-law of Council, in accordance with the specific holding provisions for that property.

The specific holding provisions for each property with a Holding Zone are found under the Exception Zone (e.g., for the M2-1(H) Zone, they are found under Section 5.12 Heavy Industrial (M2) Zone, Subsection 5.12.3 Exception Zones).

Step 2: Identify Permitted Uses

Once the applicable Zone symbol for the property of interest is identified, you should refer to Section that corresponds with the applicable Zone symbol. For instance, if the subject property is zoned Residential Type One (R1) Zone, refer to **Section 5.2, Subsection 5.2.1** to identify the types of uses that are permitted on the property under the applicable Zone.

5.2.1 Permitted Uses

- **Additional residential unit**
- **Community garden**
- **Day care centre**
- **Garden suite**
- **Group home**
- **Home occupation**
- **Home-based day care**
- **Public park**
- **Single-detached dwelling**

Each of the **Zone** subsections in the Town (**Section 5.0** in the Zoning By-law) contain a subsection entitled “Permitted Uses”, where a list of permitted uses is provided. Note that if the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone may contain specific provisions regarding the types of uses which are permitted or prohibited on the property and/or specific lot and building regulations (i.e., Zone standards).

If the property is subject to a Holding Zone, only legally existing uses on the property are permitted until the holding provisions are fulfilled, and the holding symbol is lifted by a By-law of Council.

Each of the permitted uses and lot and building regulations (i.e., Zone standards) have a corresponding definition in **Section 2.0 Definitions** of the Zoning By-law.

Step 3: Identify Zone Standards

Next, you should understand the lot and building regulations that apply to a **proposed** development. Lot and building requirements are found under the subsections, “Regulations for Permitted Uses” in each Zone (**Sections 5.0** in the Zoning By-law).

5.6.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	550.0 m ²
b) Minimum Lot Frontage	15.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	3.0 m
i. Abutting a Commercial Zone	0 m
ii. Abutting another Zone	3.0 m
e) Minimum Exterior Side Yard	5.0 m
f) Minimum Rear Yard	8.0 m
i. Abutting non-Residential Zone	7.5 m
ii. Abutting Residential Zone	10.5 m
g) Maximum Lot Coverage	40%



These requirements are organized in tables in the “Regulations for Permitted Uses” subsections in each Zone. Different types of permitted uses may have different requirements.

Zone Regulations may include minimum lot area, minimum lot frontage, yard setbacks, maximum building height, and other requirements.

If the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may include specific lot and building regulations for the property, that differ from the Zone Standards described in the applicable “parent” Zone (e.g. A property with a site-specific Exception Zone such as “R1-1”, the parent Zone is “Residential Type One (R1) Zone”).

Step 4: Determine Applicable General Provisions

All of **Section 4.0 General Provisions** in the Zoning By-law document should be reviewed to determine the provisions that apply to a particular proposed development or property. The General Provisions apply to **all** Zones, unless specifically stated otherwise.

For example, the General Provisions contain specific requirements for uses, buildings, and structures that are accessory to permitted uses (e.g., detached garages, sheds). Other General Provisions include detailed requirements related to parking and loading facilities, as well as permitted projections into required yards (such as porches, steps, bay windows, etc.). The General Provisions also contain requirements for specific uses, such as additional residential units, shipping containers, and home occupations, and some are only applicable in certain situations, such as properties located within, or in close proximity to potential development constraints such as watercourses/waterbodies, rail lines and rail yards, and waste disposal areas.

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Step 5: Identify Other Federal or Provincial Regulations and Requirements

Depending on a proposed development or location of a property, other permits may be required from various Federal or Provincial regulatory authorities, such as the Ministry of Transportation. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the Town of Fort Frances, such as the Town Chief Building Official, may be required to permit development.

Property owners should always consult with Town of Fort Frances staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

To discuss zoning of your property, requirements for a planning application or Building Permit application, or general planning process, please contact the:

Municipal Planner / Chief Building Official

Planning and Development
Town of Fort Frances
Phone: (807) 274-5323 ext. 1216
Email: planning@fortfrances.ca



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