

Date: March 7, 2018  
Report To: Mayor & Council  
From: Tyson Dennis, Chief Building Official/Municipal Planner  
Re: **Zoning By-Law Amendment for 201 Minnie**

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An application was received by the Planning and Development Division for an application of rezoning 201 Minnie Avenue. The current zoning designation is TC (Tourist Commercial). The application requests to change the zoning to R2 (Residential Type Two).

The application was on the Committee of Adjustments agenda at the February 21, 2018 meeting. The Committee of Adjustment had the opportunity to hear the applicant's reasoning for changing the zoning from TC to R2. The applicant explained the property was owned by the Town of Fort Frances and was surplus land for sale. The applicant is pursuing an opportunity of additional residential condo units in Fort Frances. The site plan attached to the application shows two buildings as a four-unit and a three-unit complex. The other Town divisions were consulted, and no immediate concerns were brought forward. There are sewer lines in the area being upgraded with check valves and a larger manhole being installed on Scott Street in 2018 which will allow sufficient upgrades to the local infrastructure for this development.

If the development moves forward, a site plan control agreement would be required to be approved by Council, prior to any permits being issued. This is a standard requirement for such development in the Town of Fort Frances.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Tourist Commercial to Residential Type 2. There were no public objections at the meeting, nor written objections submitted to the Planning and Development Department for the public meeting.

The Planning and Development Department supports the zoning change as being a positive addition to residential development and recommends moving forward with the zoning changes. At the Planning and Development Executive meeting on March 5, 2018 the recommendation was made by the committee to change the zoning designation of 201 Minnie from Tourist Commercial to Residential Type 2.

Respectfully submitted,

Original Signed By

Tyson Dennis  
Chief Building Official/Municipal Planner

**Council approval of this report will:** allow adoption from Council to change the Zoning Designation from Tourist Commercial to Residential Type 2. The acceptance of the zoning change will allow administration to draft a by-law for review by the Planning and Development Committee, which will be brought forward to Council for acceptance on March 26, 2018.