



September 29, 2016

Report To: Planning and Development Executive Committee

From: Tyson Dennis Chief Building Official and Planning Department

Subject: Request to have "H" Property Holding, removed from Part Lot 21 River Range Minnie Avenue

The property being considered to have the Holding to be taken off the property is located on Minnie Ave North as Lot 21 River Range. The property at this time is owned by David Lovisa and Alan Werenko. The property has been in holding since 1997 by By-Law#8/98 as "Residential Type Two-Holding" then amended in 2011 to be zoned "Residential Type One-Holding".

The owners of the property originally wanted to subdivide the 9.67 acre lot into 9 individual lots. Which then went to 6 lots, 5 lots and 3 lots. As the owners developed and completed special studies in regards to land, water, services and surveys they found the making of a small sub-division was not feasible to pursue.

Concerns at the time from for the development of a subdivision in the specified area included:

- adequate fire protection for this subdivision as the Fort Frances Fire and Rescue does not have a fire tanker, and thus no means of transporting water to a fire scene in those area not serviced
- large cost to Fort Frances Power Corp to service 3 to 9 lots if a sub-division developed
- no sewer and water available and no immediate plans to bring to the area meaning individual or group wells, and septic fields

As of today the owners of Lot 21 have moved away from the area and are hoping to sell the property to an interested party as a property for a Single Family Dwelling with private services. The issue of sale now being the property is still zoned R1-H. The new owners would be responsible for obtaining proper documentation for any building permits but the ability to build a new Single Family Dwelling is the goal at hand.

After reviewing the property file and sitting down with one of the present property owners, I understand the application for selling as a single piece of land and not as a subdivision. The opportunity to sell the property for further development would be an option as long as the Holding Provision was removed. I have attached a copy of the 2011 Official Plan which lays out the stipulations of a Holding Provision Section 5.4.2.

My recommendation is the intended purpose of a Single Family Dwelling with private services on the proposed property would be a good addition to the Town of Fort Frances from a Planning & Development aspect. This area already has close proximity single detached dwellings and those homes have privately owned service(s) existing. If the Holding Provision can be taken off and all necessary aspects of the 2011 Official Plan be abided by, as well as the Fort Frances Fire Department and Fort Frances Power Corporation have their opinions voiced with any concerns and or signed off, let the property go to sale Zoned as a R1 property. If the Holding Provision is taken off the property in question, the owners should be responsible to cover all associated fees and costs in the process of the "H" removal to zone as an R1 property.

Respectfully Submitted

Tyson Dennis