

Date: March 7, 2018

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Zoning By-Law Amendment for 560 Webster**

An application was received by the Planning and Development Division for an application of rezoning 560 Webster Avenue. The current zoning designation is I (Institutional). 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 I to R2. The applicant explained the building was recently purchased. The applicant is pursuing an opportunity of additional residential rental units in Fort Frances. The applicant is hoping to have the zoning changed to allow for three units to be built on the main level and eventually a fourth rental unit in the basement. The site map attached to the report shows options of parking if all four units are constructed. The other Town divisions were consulted, and no issues were brought forward for the changes.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Institutional 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 the zoning changes. The Planning and Development Executive Committee has made the recommendation at its March 5, 2018 meeting, to accept the zoning designation change from Institutional to Residential Type 2 at 560 Webster Avenue.

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 Institutional 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 Executive Committee, which will be brought forward to Council for acceptance on March 26, 2018.