

Date: May 10, 2021

To: Planning & Development Executive Committee

From: Cody Vangel, CBO/Planner

Re: 324 Victoria Avenue Zoning Amendment – Request For Waiver of Fees

The Rainy River District Social Services Administration Board (RRDSSAB) submitted application for Minor Variance to the Committee of Adjustment requesting reduction in the required number of on-site parking spaces from 22 to 5 due to a change in use of the facility located at 324 Victoria Avenue.

The Committee of Adjustment considered this matter at the March 17, 2021 session, though deferred making a decision at the meeting due to concerns that the request was “major”, and asked that the applicant should bring back further information on the proposal including but not limited too a site plan detailing additional onsite parking, third party off-street parking agreement, on street parking agreement, etc.

Please be advised that the Rainy River District Social Services Administration Board has submitted a letter dated March 18, 2021 to hereby withdraw their application for minor variance (application A1-2021) related to their property at 324 Victoria Avenue. The applicant states in the letter which has been provided for your reference that they feel the request would be more appropriately considered as a zoning by-law amendment rather than a minor variance due to its nature.

Given that the RRDSSAB has paid a minor variance application fee of \$324.50 and will be subject to the fee of the public notice for \$264.75 plus applicable taxes, RRDSSAB is requesting that the applicable fees for the upcoming rezoning application be waived. The fees requested to be waived are \$1,400.00 for the application and an estimated \$500.00 for the next newspaper public notice.

The Planning and Development Executive Committee considered this matter at their May 3, 2021 session and recommended that the full fee waiver be denied and that the RRDSSAB pay the difference between the minor variance fee and zoning amendment fee ($\$1,400 - \$324.50 = \$1,075.50$) and that they also be responsible for the costs of the required public notice.

Respectfully submitted,



Cody Vangel
CBO/Planner

<p>Council approval of this report will agree with the recommendation of the Planning and Development Executive Committee such that the RRDSSAB will be subject to the cost difference between the minor variance application and zoning amendment application ($\\$1,075.50$) and that the RRDSSAB also be responsible for the costs of the required public notice.</p>
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