

Date: November 23, 2017

Report To: Mayor & Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

**Re: Zoning Amendment for 608 Scott Street from C2 Light Commercial to R2 Type Two Residential.**

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An application was received by the Planning and Development Division for a zoning amendment 608 Scott Street. The current zoning designation is C2 (Light Commercial). The application requests to change the current zoning to R2 (Residential Type Two). Along with the zoning application, a deeming application for properties 604 and 608 was submitted. This would allow for the property of 608 Scott Street to have proper off street designated parking and proper zoning requirements met in respect to the Zoning By-Law 03/14. The two parcels will be consolidated making the two parcels of land one, as it was originally on the plan of sub-division.

The application was on the Committee of Adjustments agenda at the October 25, 2017 meeting. The Committee of Adjustment had the opportunity to hear the applicant's reasoning for changing the zoning from C2 to R2. As the building already houses two apartments and one small commercial space, the owner of the property wishes to increase the rental units from two residential to three residential, by renovating the commercial space.

The changes are appropriate within the Provincial Policy Statement and the Official Plan of Fort Frances. The Committee of Adjustment agreed the change in zoning designation made sense. The Committee made the recommendation to allow the consolidation of 604/608 Scott Street and change the Zoning Designation to Type Two Residential.

A 20-day public appeal period for the application of the Re-Zoning started on October 26, 2017 and ended November 14, 2017. There were no appeals filed during this time.

The Planning and Development Executive Committee received a report on Monday November 20, 2017 from the Planning and Development Department supporting the amendment to the zoning designation which would allow for more residential properties at 608 Scott Street. The Planning and Development Executive Committee is recommending the passing of a Zoning By-Law Amendment to the zoning designation at 604/608 Scott Street from C2 (Light Commercial) to R2 (Type Two Residential).

Respectfully submitted,

Original Signed By

Tyson Dennis

Chief Building Official/Municipal Planner

**Council approval of this report will:** will confirm support from Council for a Zoning By-Law amendment to amend the zoning designation of 604/608 Scott Street from C2 to R2. By accepting this report, Planning and Development will prepare a By-Law Amendment for passing at the December 11, 2017 Council meeting, which will finalize the application for Zoning By-Law Amendment.