

Date: April 26, 2021

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: B1-2021: Zoning By-Law Amendment – 820 Fifth Street East

Background

An application to amend the Zoning By-law 03/14 (File B1-2021) submitted by authorized agent Rainy River District Social Services Administration Board (RRDSSAB) for 820 Fifth Street East proposes to amend the applicable zoning of the lands from Institutional (I) to Residential Type Two (R2) with a site-specific accessory use as a day nursery. The proposal would see the former school renovated to accompany seniors housing with the inclusion of a day nursery (Early ON center) and the remainder of the property utilized for the construction of up to five 8-plexes.

Property History

This property and applicable building was formerly used for an elementary school.

Information contained on file indicates the following building permits:

- 1962: Construct of school
- 1989: 161'x123' addition to school
- 1997: Roofing upgrades
- 2000: Construct a 20'x24' detached accessory building
- 2002: temporary 24'x32' portable classroom
- 2006: plumbing renovation
- 2008: repairs to fire damaged classroom
- 2011: 136m² addition and interior renovations

In 1975 a severance application was approved to transfer the easterly 6 feet of the property to a depth of 120 feet from Fifth Street East. This was then added to the residential property of 900 Fifth Street East.

Official Plan

The subject property is currently located within a Living Area as designated by the Town of Fort Frances Official Plan. Section 4.1 of the Official Plan includes policies for Living Areas. Section 4.1.3 of the Official Plan states,

4.1.3.c New housing developments should reflect a range of lot and housing sizes, including smaller, affordable housing units, which would be suitable for seniors and smaller families. Where the development of smaller forms of housing occurs adjacent to older housing on larger lots, the new development should be designed and landscaped to be compatible with the character of the surrounding neighbourhoods.

The proposal conforms with 4.1.3.c given that it provides a wide array of housing options for seniors directly and indirectly, as well as affordable housing units. The new development and

landscaping can be reviewed for surrounding streetscape compatibility through a site plan control agreement.

4.1.3.e Prior to approving new residential uses, Council shall be satisfied that the development can be adequately serviced with sanitary sewers, municipal water, fire protection and utilities. Provisions for storm water management shall be provided on-site to ensure that the predevelopment run-off rates are maintained or improved. Council shall also be satisfied that there is safe access to the development for existing and future traffic.

The proposal subject land is located in an area that is serviced by Town of Fort Frances water, sanitary sewer and storm sewer. A site servicing plan including a stormwater management plan can be part of a site plan control agreement, as well as through the building permit application process.

The applicant has stated that there is intention for the playground equipment to be relocated on site and remain open to the public after hours. It should be noted that this is not a Public Town-owned park. However, there are two parks in the nearby area being at the north end of Phair Avenue and the Lion's Park on Second Street East. These parks generally conform with section 4.1.6 of the Official Plan related to travel distance, though fail to meet the general size recommendations. Other considerations are Robert Moore School, Park at Butler and Nelson, East End Hall Greenspace, Greenspace at Nelson and Williams and the Point Park.

4.1.6 Neighbouring Parks

a) Within Living Areas, neighbourhood parks should be provided within 1000 meters of all residential uses. Pedestrian and bicycle access to and between these parks should be developed wherever possible.

b) Neighbourhood parks should be between 1.5 and 2.0 ha in size and should have suitable dimensions to provide for junior soccer pitches and junior baseball diamonds.

Additional Official Plan statements for consideration within section 4.1.8 are as follows,

4.1.8.f Affordable Housing: The Town will work with the appropriate housing agencies to ensure that a sufficient supply of housing is provided which is affordable to low and moderate income households. The Town will also consider alternative requirements for residential lot standards and required floor space in the Zoning By-law which would support the provision of affordable housing.

4.1.8.g Accessible Housing: The Town will work with the Province and the private sector to ensure that an adequate supply of accessible housing is provided to meet long term demand for persons with physical disabilities.

Generally, the proposed application is consistent with the Town of Fort Frances Official Plan.

Zoning By-Law

The property is currently zoned **Institutional (I)** which does not support the proposed use for the facility and property as a multi residential complex. The property is requested to be rezoned to **Residential Type Two (R2)** where the following uses are permitted:

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

In addition to the rezoning, a site-specific permitted accessory use as a day nursery is requested to permit an early on centre within the senior's apartment building. The zoning by-law offers to following definition for this use:

DAY NURSERY: *A day nursery as defined by the Day Nurseries Act, R.S.O., 1980, c.111 as amended or a building where temporary care and/or guidance is provided for five or more individuals, for a continuous period not to exceed 24 hours.*

The zoning provisions for the Residential Type Two (R2) zone have been attached with this report. The applicant will be required to comply with the zoning provisions, and where not feasible, apply for a minor variance to the Committee of Adjustment. Final zoning review can be conducted through the Site Plan Control Agreement and building permit application process.

Provincial Policy Statements

The Planning Act requires that official plan amendments and zoning by-law amendments be consistent with provincial policy statements as identified in the 2020 Provincial Policy Statements (PPS). The proposed re-development appears to be consistent with the 2020 PPS as follows:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area

by:

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

4.4 This Provincial Policy Statement shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

Divisional Comments

Fort Frances Power Corporation

- No comments received

Fort Frances Fire Rescue

- Looking at the fire hydrant location in proximity to the proposed 2-storey apartment units, it appears that a second hydrant may need to be installed to meet the requirements of the OBC – judging by the conceptual site plan, the distance from hydrant to building face may be exceeded. I also have some concerns regarding fire department access/access lane. It appears as though the access for fire apparatus is either the parking lot or the road. There is a significant distance from the road to the north units and the parking lot has restrictions for responding apparatus. I feel this warrants further discussion.

Fort Frances Public Works

- water/sewer connect to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing

and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.

- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.
- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

Fort Frances Planning & Development

- On street parking to be converted back to calendar parking
- Site plan control will be required for the development including thorough site servicing plan and stormwater management plan.

Committee of Adjustment

The Committee of Adjustment considered this matter at their March 17, 2021 session and subsequently recommended that Mayor and Council approve this application.

Planning and Development Executive Committee

The Planning and Development Executive Committee considered this matter at their April 5, 2021 session and subsequently recommended that Mayor and Council approve this application.

Public Meeting

A public meeting was held regarding this application on April 12, 2021.

During the public meeting three members of the public spoke in opposition the application

Application Objection

Approximately 80 letters of objection to the application have been submitted by members of the public, some submitting multiples. In these letters of objection there are various concerns noted. Some of these concerns have been listed below with information in response to:

- Delay in circulation of proposed plans
 - o Notice of public meeting was provided in accordance with the Planning Act on March 4, 2021 by way of newspaper and TOFF website. This method of providing notice is specified in O. Reg 545/06.
- Public meeting not effective
 - o Three members of the public spoke in opposition of the application at the public meeting.

- Loss of privacy
 - o The proposed 8-plexes are two storey units. There are multiple two storey homes in the general area. There are also two two-storey multi residential buildings within 200m northeast of the subject property. The zoning by-law would allow a maximum of 15m building height in the Residential Type Two zone.
- Streetscape Concerns
 - o Streetscape concerns can be addressed and approved by Council through a Site Plan Control Agreement.
- Loss of green space
 - o The greenspace and play structures are not Town owned, additionally the property is private. The Town does not have the authority to require this greenspace and playground to remain open to the public regardless of the zoning or ownership as it is private. The current or future owner could remove the play structures and fence the property restricting access if they wish.
- Land swap
 - o It is not within the Town's authority to negotiate land swaps as part of a zoning by-law amendment application process.
- Request for additional public meeting
 - o One open Public Meeting was held as per Planning Act requirements. There is no statutory requirement to hold further meetings. The applicant can do so if they wish outside of the zoning amendment process.
- Parking/Traffic Impacts
 - o To the Town's understanding a Traffic Impact study has not been completed. This may be a consideration as part of a Site Plan Control agreement.
- Site servicing
 - o A site servicing report including stormwater management will be required as part of a Site Plan Control agreement and building permit application process.
- Crime & Violence
 - o The Town cannot speculate on crime and violence.

Ontario Human Rights Commission

The proposed application is to be considered for rezoning based on applicable land-use and not that of who will occupy said units. Attached with this report is supplemental information from the Ontario Human Rights Commission for consideration. Additionally, section 35(2) of the *Planning Act* states the following regarding zoning land use versus tenancy:

No distinction on the basis of relationship

(2) The authority to pass a by-law under section 34, subsection 38 (1) or section 41 does not include the authority to pass a by-law that has the effect of distinguishing between persons who are related and persons who are unrelated in respect of the occupancy or use of a building or structure or a part of a building or structure, including the occupancy or use as a single housekeeping unit.

Summary

The information provided above acts as supporting information for Mayor and Council on the application.

The proposal appears consistent with the Official Plan and Provincial Policy Statement 2020 as it provides multiple options for housing opportunities. Compliance with the zoning by-law general provisions will be managed through plans reviews, further discussion with the applicant prior to construction and through a site plan control agreement.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized flourish at the end.

Cody Vangel
Chief Building Official & Municipal Planner

Approval of this report will agree with the recommendations of the Planning and Development Executive Committee and the Committee of Adjustment to rezone 820 Fifth Street East to Residential Type Two (R2) with a site-specific permitted accessory use as a day nursery (Early ON Center) within the seniors' apartment building.

Notice of Public Record:

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

Complete Application:

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at cvangel@fortfrances.ca.

APPLICATION TYPE (check one)

- ☒ Zoning By-Law Amendment (section 34) ☐ Removal of Holding Provision (section 36)
☐ Removal of Interim Control By-Law (section 38) ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:	
Northwest Catholic District School Board on behalf of the Rainy River District Social Services Administration Board, Dan McCormick, CAO, 450 Scott Street, Fort Frances, ON P9A 1H2, 807-274-5349 ext. 238 or dan.mccormick@rrdssab.on.ca	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Northwest Catholic District School Board 555 Flinders Avenue, Fort Frances ON P9A 3L2 Brendan Hyatt - Director of Education bhyatt@tncdsb.on.ca 807-274-2931 ext 1222 No charges or encumbrances	
3. The current Official Plan designation of subject land:	Living area
4. Describe how the application conforms to the official plan of the municipality?	
Supports Residential Development with a multi-residential Seniors with support services & potentially five - eight unit multi-resident buildings. Each eight-plex consists of two bachelor apartments, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, remainder would be market rent. School retrofit will also include Early ON Family Center.	
5. The current zoning of the subject land:	I - Institutional
6. The nature and extent of the rezoning requested:	
Rezone from Institutional (I) to Residential Type Two (R2) with a site specific accessory use as a day nursery - Institutional (I)	

7. The reason why the rezoning is requested.					
To allow re-purposing of existing school into Senior apartments and day nursery, and to allow construction of new apartments for singles housing					
8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide information relative to these requirements.					
9. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number:					
PIN 56017-0034 Parcel 18499 Sec Rainy River; PT LT 23 River Range McIrvine; PT LT 24 River Range McIrvine, PT 2 RR164 except PT 1, 48R1193, Fort Frances approximately 4.16 acres. Municipal address of the school is 820 5th street East, Fort Frances, ON P9A 1V4					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	202.726	Depth:	83.116	Area:	16,849.774
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?					
Yes					

15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
N/A	
16. Existing uses of the subject land:	
Former Public School with Playground	
17. Are there any buildings or structures on the subject land: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
See attached plan	
19. The proposed uses of the subject land:	
Multi-residential with parking for each facility Early ON Family Center	
20. Are any buildings or structures proposed for the subject land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
See attached concept drawings noting required setbacks	
22. If known,	
a. the date the subject land was acquired by the current owner:	April 1, 2021
b. the date existing buildings or structures on the subject land were constructed:	
Building was constructed in 1962 with additions in 1989 and 2011	
c. the length of time that the existing uses of the subject land have continued:	
~ 58 years operations ceased in 2020	
23. Water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or by other means:	
Public	

24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:	
Public	
25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?	
a. a servicing options report,	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
Sewers Swales	
27. If known,	
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide Ontario Regulation number of the Order:	

28. A sketch showing, in metric units, the following:
- a. the boundaries and dimensions of the subject land.
 - b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
 - c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
 - d. The current uses on land that is adjacent to the subject land.
 - e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
 - f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
 - g. The location and nature of any easement affecting the subject land.
-
29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐
-
30. Is the subject land within an area of land designated under any provincial plan or plans?
Yes ☐ No ☒
-
31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans?
Yes ☐ No ☐
-
32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

DECLARATION
Of Applicant or Authorized Agent

I, Dan McCormick of the Town of Fort Frances, in the District of Rainy River solemnly declare that:

All the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

Town of Fort Frances, in the

District of Rainy River, this 26th

day of February 2021

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Signature of Applicant or
Authorized Agent

Slazmke

Signature of Commissioner etc.

Elizabeth Slomke, a Commissioner, etc.,
District of Rainy River, for the Corporation
of the Town of Fort Frances.

PLEASE NOTE:

1. The Owner must complete the Owner's Consent.
2. If the applicant is not the Owner, the application must be accompanied by an Authorization of Owner.
3. 12 copies of this application are required for processing accompanied by the required fee as outlined in current user fee by-law.
4. Application and fee to be filed with the Municipal Planner
5. It takes approximately 3 months to complete the process for a Zoning Amendment Application.
6. It is strongly recommended that you consult with the Municipal Planner to ensure the timelines of your application coincide with your development proposal.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Brendan Hyatt (NCDSB), am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Feb 24, 2021
Date

Brendan Hyatt
Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

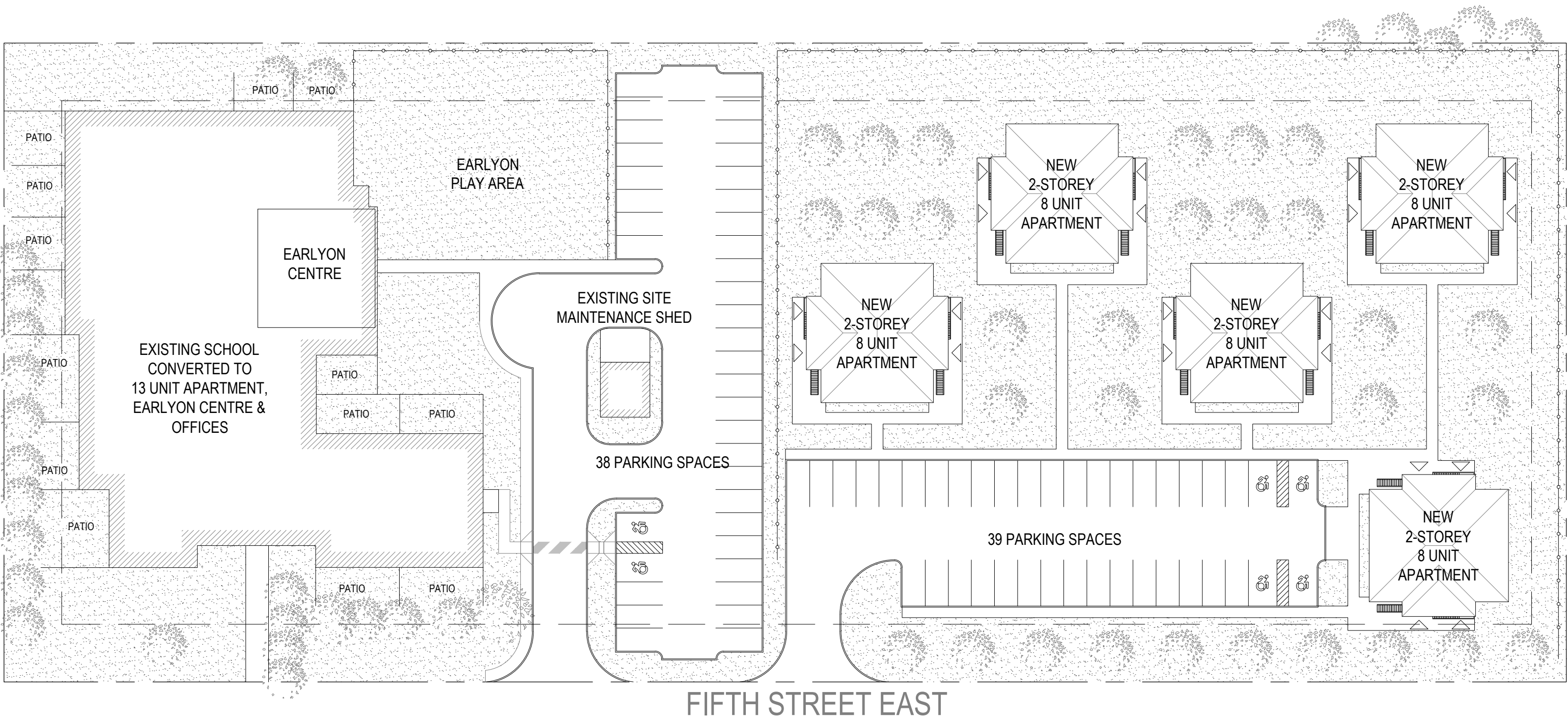
AUTHORIZATION OF OWNER

I, Brendan Hyatt, am the owner of the land that is the subject of this application for zoning amendment and, for the purpose of processing and the Freedom of Information and Protection of Privacy Act, I authorize Dan McCormick to act as my agent for this application and provide any of my personal information that will be included in this application or collected during the processing of the application and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application

Feb 24, 2020
Date

Brendan Hyatt
Signature of Owner

FRENETTE AVENUE

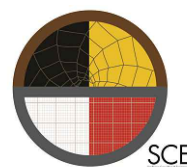


OPTION 'F'

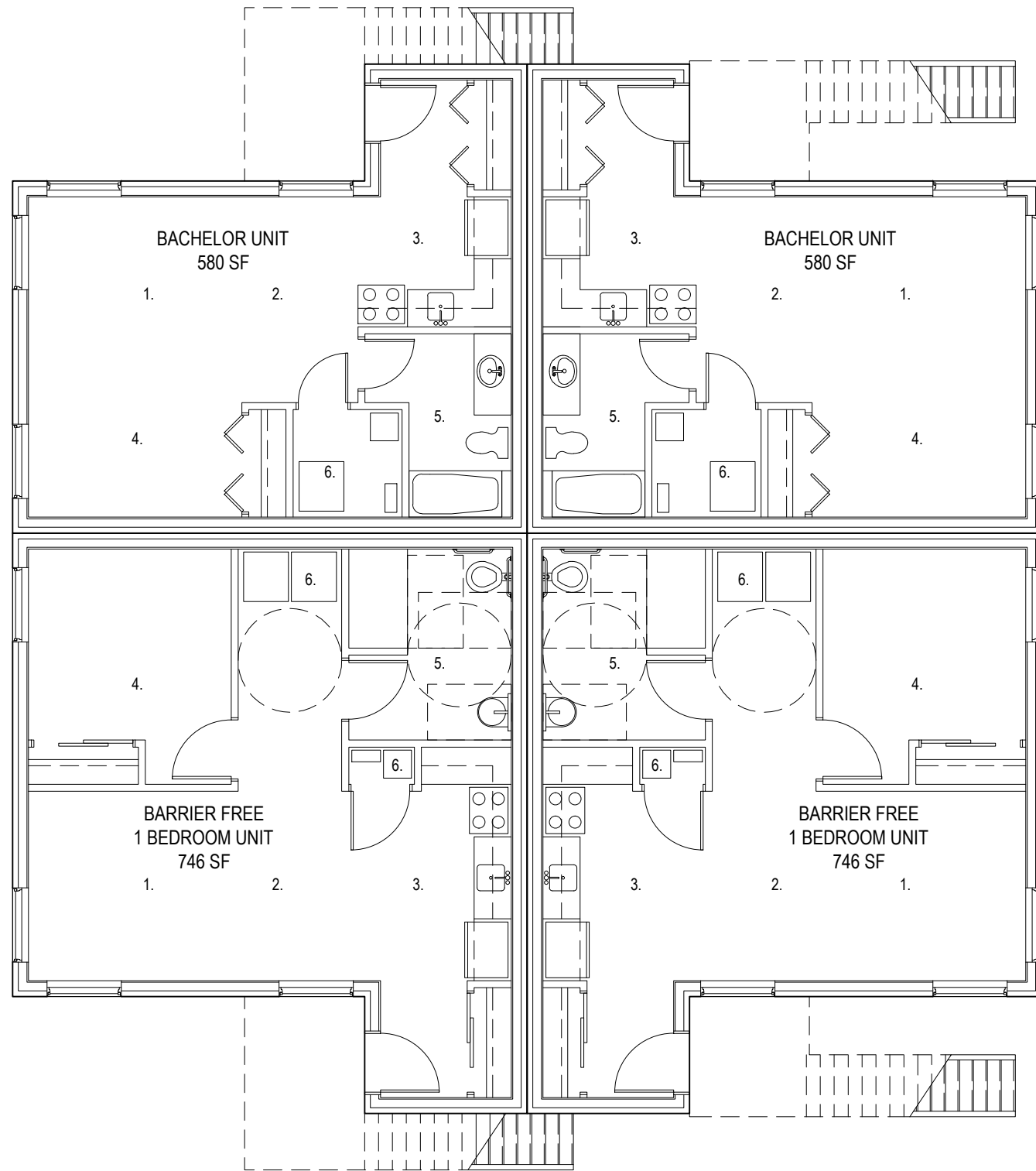
CONCEPTUAL SITE PLAN

5TH STREET SCHOOL CONVERSION & 40 UNIT APARTMENTS
820 FIFTH STREET EAST, FORT FRANCES

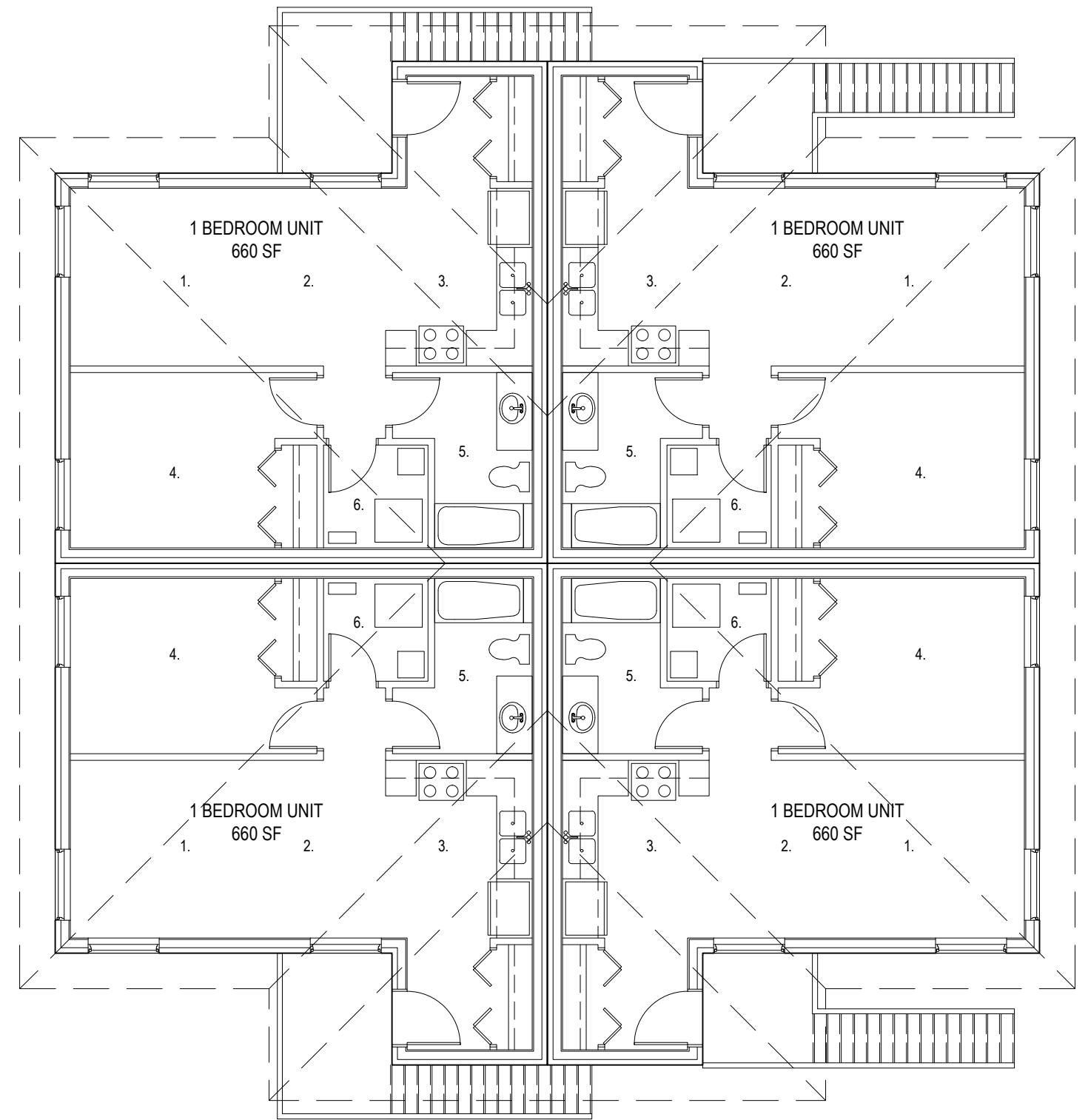
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AUGUST 12, 2020

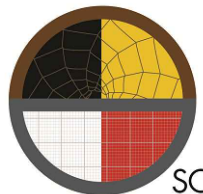


GROUND FLOOR PLAN



SECOND FLOOR PLAN

1. LIVING ROOM
2. DINING ROOM
3. KITCHEN
4. BEDROOM
5. BATHROOM
6. LAUNDRY/UTILITY

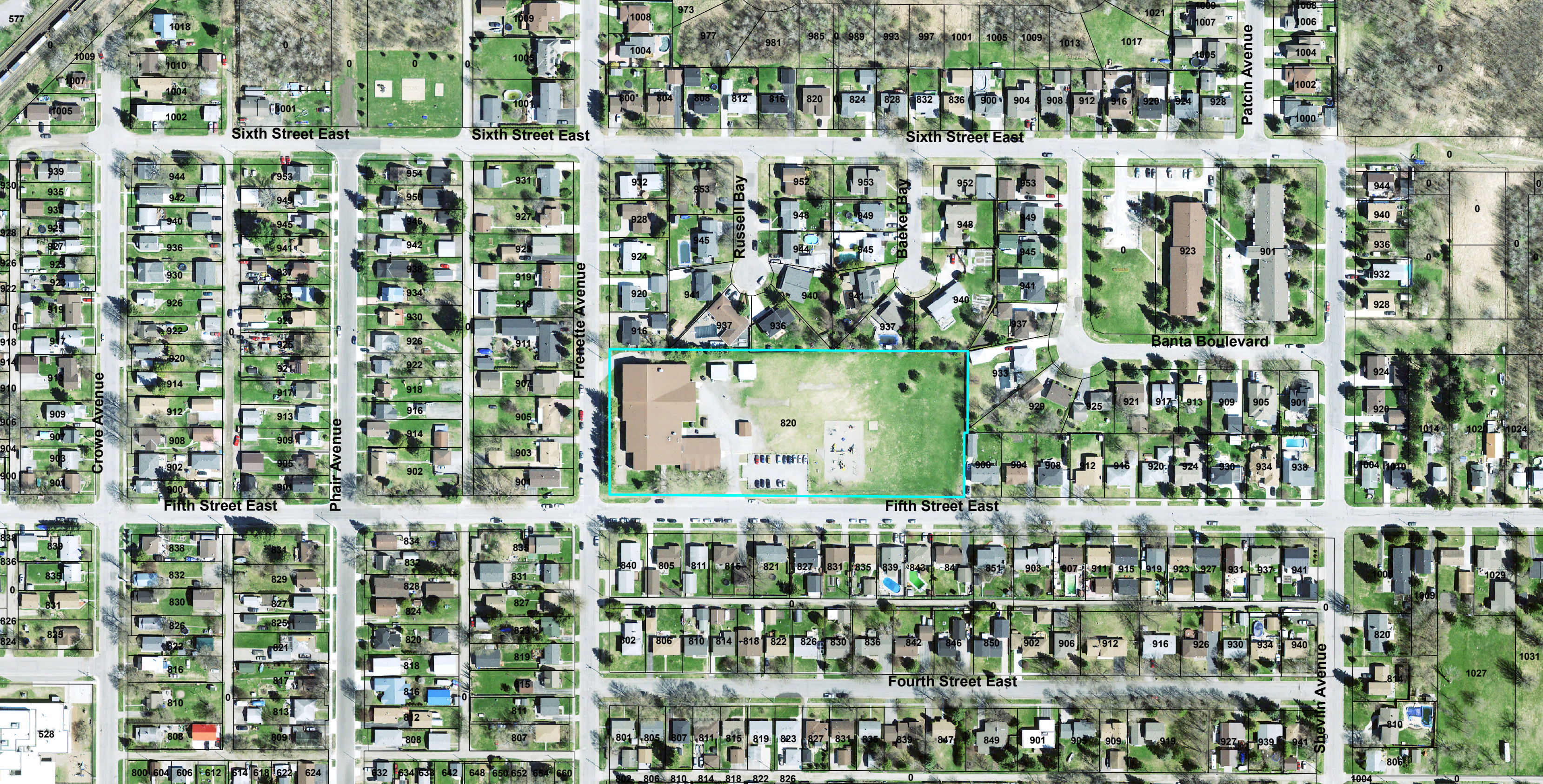


5TH STREET 8 UNIT APARTMENTS W/ 2 BARRIER FREE UNITS ON THE GROUND FLOOR
820 FIFTH STREET EAST, FORT FRANCES

SCALE 1/8"=1'-0"



AUGUST 14, 2020





4.5 RESIDENTIAL TYPE TWO (R2) ZONE

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.5.1 Permitted Uses

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

4.5.2 Regulations for Single Detached Dwellings

- a) Single detached dwellings shall meet the Regulations for Permitted Uses for the R1 **Zone**.

4.5.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse, Dwellings

- a) Minimum **Lot Area** 240 m² per unit
- b) Minimum **Lot Frontage** 8.0 m per unit
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard
 - with attached wall nil
 - without attached wall 2.5 m
 - Exterior Side Yard 3.5 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 70 m²

4.5.4 Regulations for an Apartment Dwelling

- a) Minimum **Lot Area** 240 m² per unit for first 4 units plus 93 m² for every unit thereafter
- b) Minimum **Lot Frontage** 30 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the **building** height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%

- e) Minimum **Landscaped Open Space** 30%
- f) Maximum **Height of Building** 15 m
- g) The minimum floor area of **apartment dwelling** units, shall be as follows:
 - Bachelor 28 m²
 - 1 bedroom 37 m²
 - 2 bedroom 55 m²
 - 3 or more bedrooms 65 m²

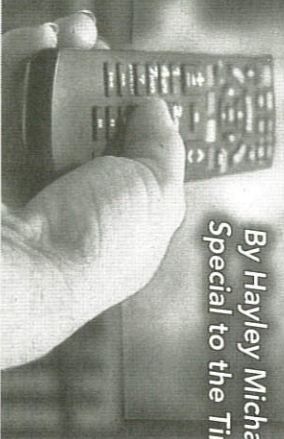
4.5.5 Regulations for a Boarding House

- a) Minimum **Lot Area** 650 m²
- b) Minimum **Lot Frontage** 21 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the building height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m

What's *HOT* to watch

By Hayley Michaud
Special to the Times

A weekly look at the best of TV



Amazon Prime Video

The Sunlit Night – Drama, Romance – March 4
An aspiring painter (Jenny Slate) meets eccentric locals and a fellow New Yorker while working on a barn in Norway.

Dispatches from Elsewhere – TV-14 – Drama, Mystery – Available now

Created by, and starring, Jason Segel, this series follows four people who feel like there's something missing in their lives when they stumble upon a puzzle hiding just past the veil of everyday life. Their eyes are soon opened by a world of magic and possibility.

Crave

First Cow – PG-13 – Drama, Western – March 5
A skilled cook travels west and joins a group of fur trappers in Oregon, he finds a connection with a Chinese immigrant also seeking his fortune. Soon the two start a successful business.

Disney+

Raya and the Last Dragon – PG – Animation, Action Adventure – March 5

The latest from Disney animators, this new release does cost \$34.99 to watch for now. In a realm known as Kumandra, a re-imagined Earth inhabited by an ancient civilization, a warrior named Raya (Kelly Marie Tran) is determined to find the last dragon.

Netflix

Moxie – PG-13 – Comedy, Drama, Music – Available Now

Directed by Amy Poehler, Moxie follows Vivian, a shy 16 year-old, who is fed-up with the sexist and toxic status quo at her high school. Taking inspiration from her mother's rebellious past she anonymously publishes a Zine that sparks a school-wide revolution.

Canadian Libraries reassess Dr. Seuss books pulled from publication for racist images

Several school boards have already pulled the books from shelves

THE CANADIAN PRESS

Canadian librarians and educators are reassessing several Dr. Seuss titles that are being pulled from publication because of racist and insensitive imagery.

The business that preserves the legacy of Dr. Seuss says it's ceasing sales of six titles -

including "And to Think That I Saw It on Mulberry Street" - that portray people in ways that are hurtful.

In response to the decision, the Hamilton-Wentworth District School Board in southern Ontario says it's removing these "harmful" books from its libraries.

A Toronto Public Library spokeswoman says a group of librarians are reviewing the titles, and if they identify racial or cultural representation concerns may recommend to pull the books from the stacks

- *With files from The Associated Press*

NOTICE OF PUBLIC MEETING

FORT FRANCES
BOUNDLESS

**Town of Fort Frances
Zoning By-Law Amendment**

TAKE NOTICE that Council will hold a Public Meeting on Monday April 12, 2021 for the purposes of providing information to the public on proposed amendments to the Zoning By-law relative to an application received from authorized agent Rainy River District Social Services Administration Board (RRDSSAB).

An application to amend the Zoning By-law (File B1-2021) from RRDSSAB for 820 Fifth Street East proposes to amend the applicable zoning of the lands from Institutional (I) to Residential Type Two (R2) with a site-specific accessory use as a day nursery. The proposal would see the former school renovated to accompany seniors housing with the inclusion of a day nursery (Early ON center) and the remainder of the property utilized for the construction of up to five 8-plexes.

The Town of Fort Frances will hold a public meeting to provide interested parties the opportunity to make comments, identify issues, and provide additional information relative to the proposed amendments. Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposal. Individuals making an oral submission at the Public Meeting are requested to submit a written outline to the Town Clerk.

The public meeting will be held:

Meeting Date: April 12, 2021

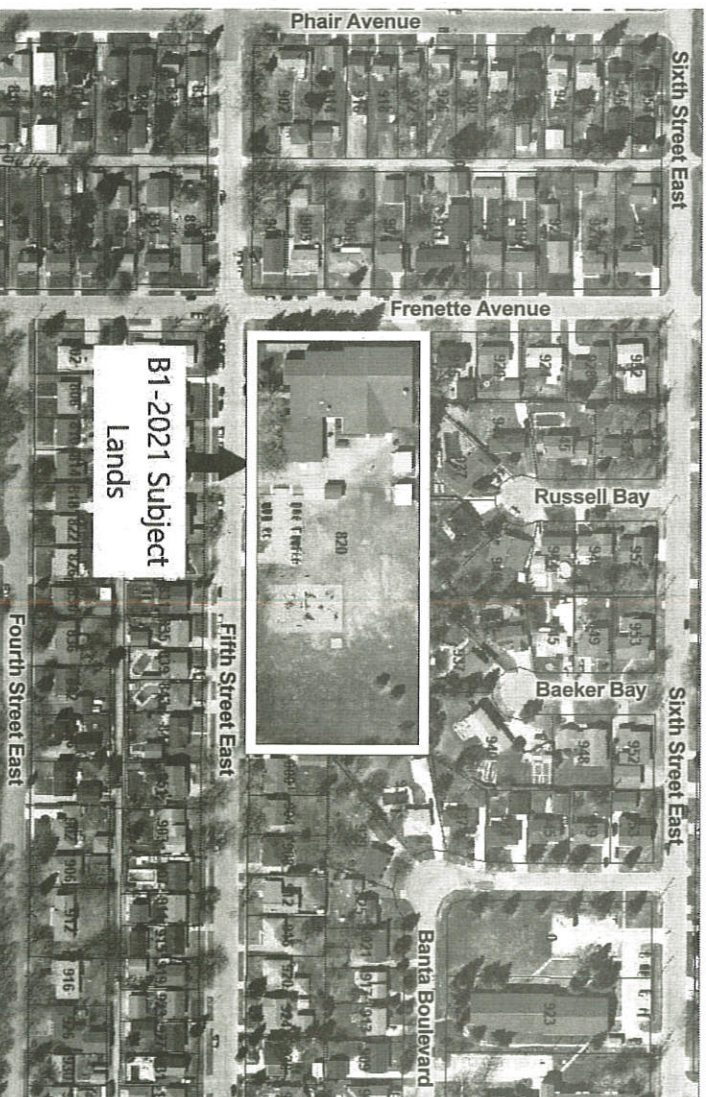
Meeting Time: 5:30 p.m. or as soon thereafter as can be accommodated

Due to gathering restrictions in place surrounding the COVID-19 pandemic this public meeting will be held virtually and via teleconference. A digital link will be available at the top of the Committee of the Whole meeting agenda for April 12, 2021. Participants wishing to join via telephone can do so by calling 1-807-701-5975 and entering Conference ID 264 526 205#.

If you wish to be notified of subsequent meetings or the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the Clerk's Office, 320 Portage Avenue, Fort Frances, ON P9A 3P9.

For more information about this matter, including information about appeal rights, contact the Municipal Planners Office between 8:30 a.m. and 4:30 p.m. on weekdays at 807-274-5323 ext. 1216 or by email at cvangeli@fortfrances.ca.

Key Map



We can help with social distancing signage.

807-274-5373

printing@fortfrances.com

Cody Vangel, CBO/Municipal Planner

Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario P9A 3P9