

Date: March 21, 2019

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Re-Zoning application for 316 Victoria Avenue**

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An application was received by the Planning and Development Division for an application of rezoning at 316 Victoria Avenue. The current zoning designation is (I) institutional which has an existing residential unit within. The application requests to change the zoning to R2 Residential.

The application was on the Committee of Adjustments agenda at the February 28, 2019 meeting. The Committee of Adjustment had the opportunity to review the application as well as listen to Merv Aherns representing Sean Ahrens on behalf of SALVATION ARMY OF CANADA's application. As 316 Victoria Avenue is presently owned by Salvation Army of Canada, the Ahren's are applying for the zoning designation change to be residential as part of the purchase agreement. The other Town divisions were consulted with the application, and no significant issues were listed about the zoning application. Proper Ontario Building Code regulations as well as sewer and water regulations will be implemented prior to, and during renovations to the property.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Institutional to Residential at 316 Victoria Avenue. 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 Executive Committee discussed the application at its March 14, 2019, meeting. The changes to 316 Victoria Avenue would be site specific to the Zoning By-Law designation. The site-specific designation change was supported by the members present at the meeting. Fort Frances needs more housing options which are close to amenities of the down town core.

<p><b>Council approval of this report will:</b> agree to the site-specific Zoning By-Law designation changes. The application has had no appeals and the appeal process is closed. Administration will prepare a by-law to change the zoning designation from Institutional to R2 Residential and it will be brought forward to the April 8, 2019 Council meeting.</p>
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Originally Signed By,

Tyson Dennis  
Chief Building Official / Municipal