

Date: March 5, 2019

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Re-Zoning application for 737 Scott Street**

An application was received by the Planning and Development Division for an application of rezoning at 737 Scott Street. The current zoning designation is R2 Residential. The application requests to change the zoning to C2 Commercial.

The application was on the Committee of Adjustments agenda at the January 31, 2019 meeting. The Committee of Adjustment had the opportunity to hear the Rainy River District Social Services Administrative Board, being represented by Dan McCormick, explaining reasons for changing the zoning from Residential to Commercial. Dan explained 737 Scott Street was recently purchased. RRDSSAB needs additional parking and storage for the corporation as well as the adjacent ambulance building located at 450 Scott Street. Preliminary drawings and site plans are attached to this report. The other Town divisions were consulted, and no issues were brought forward for the zoning changes.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Residential to Commercial. 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 4, 2019, meeting. The intent to change the zoning to commercial will allow for better parking and storage for the RRDSSAB and increases development in the Town of Fort Frances. The empty lot at 737 Scott Street will be developed into a usable storage building and parking area. Site Plan Control will be applied for by the developer to ensure all development is completed properly to the Official Plan and Local Zoning By-Law prior to any building permits be issued.

<p>Council approval of this report will: agree to the rezoning of 737 Scott Street from R2 residential to C2 commercial. The application has had no appeals and the appeal process is closed. Administration will prepare a by-law for final approval of the rezoning at the March 25, 2019 Council meeting.</p>

Originally Signed By,

Tyson Dennis
Chief Building Official / Municipal