

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - February 3, 2020 at 8:30 AM

MEETING - Civic Centre - Committee Room

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1. <u>Call to Order</u> Session #20	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of Previous Meeting Minutes.	2 - 3
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
6. <u>Items Referred from Council</u>	
7. <u>New Business</u>	
7.1 Deeming Application - 814 & 820 Scott Street.	4 - 6
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Tuesday February 18th, 2020.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #19

January 6, 2020

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on January 6, 2020 from 8:30 a.m. to 8:50 a.m.

PRESENT: J. McTaggart - Chairperson, W. Brunetta - Councillor, D. Judson - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, C. Vangel, CBO/Planner, P. Briere, Committee Secretary, T. Rob, Manager O&F, L. Slomke, Clerk.

1. **Call to Order - 0830am**
Session #19
2. **Disclosure of pecuniary interest and the general nature thereof**
None.
3. **Approval of Previous Committee Minutes**
 - 3.1 Approval of Previous Meeting Minutes.
- Approved as presented.
4. **Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.**
Site Plan Control Agreements Questions.
5. **In-Camera**
None.
6. **Items Referred from Council**
None.
7. **New Business**
 - 7.1 Deeming By-Law Application - 604 Church Street & 406 Crowe Avenue.
- An overview of the report was provided by Administration and a discussion was had on the item. The Planning & Development Executive Committee is recommending to approve the report as presented.
 - 7.2 Establish Lot Prices for Erin Crescent.
- An overview of the report was provided by Administration and a discussion on the item was had. The Committee reviewed the breakdown of the costs and a copy of the site plan drawing. The Planning & Development Executive Committee is recommending that Council not provide a contribution at this time and sell the lots for full cost recovery. A map and cost breakdown will be provided to Council for information.
 - 7.3 First Draft 2020 Operating Budget - Planning & Development Division.
- An overview of the budget document was provided by Administration. A final copy was distributed to all members. A discussion was had on the line items that were directly affected this year. A request to look into one line items was brought forward and Administration will provide this info.
8. **Outstanding Items**
 - 8.1 Plastic Bag Ban By-Law.
- An overview of the report was provided by Administration. A discussion was had on

the item. The Planning & Development Executive Committee is recommending that Operations & Facilities Executive Committee to support the resolution that was provided from the City of Woodstock and that the proposed by-law be implemented and a timeline for implementation be considered. Recommendations for a timeline would be 1 year by-law implementation and 2 year penalty implementation.

9. Information

None.

10. Non-agenda Items

10.1 Site Plan Control Agreement Questions.

- Clarification on site plan control timeline and costs were brought forward by the Committee. A discussion was had on the item and Administration provided answers to the process and how site plan control legislation works. The Committee asked if a report/presentation could be brought forward to Council to provide more clarity on the process and tutorial.

11. Adjourn / Next Meeting Date - 1002am

Monday February 3rd, 2020.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee

Date: January 30, 2020

Report To: Planning & Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: **Deeming By-Law Application – 814 & 820 Scott Street**

The property owner of 814 & 820 Scott Street (abutting lots) has applied to deem the two separate lots as one, through an **APPLICATION TO DEEM LOTS NOT TO BE ON A REGISTERED PLAN OF SUBDIVISION**.

The two lots stated in the application are:

- **814 Scott Street: PCL 411-1 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679 EXCEPT SLT19234 & SLT30028; FORT FRANCES**
 - Contains existing structure
- **820 Scott Street: PCL 411-2 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SLT19234, SLT52154, SLT99405; FORT FRANCES**
 - Vacant lot

Once a by-law to deem the lots not to be on a registered plan of subdivision has been passed, it will then be registered on title as one lot of record known as 820 Scott Street.

It is the recommendation of administration to pass a by-law to deem **PCL 411-1 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679 EXCEPT SLT19234 & SLT30028; FORT FRANCES** and **PCL 411-2 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SLT19234, SLT52154, SLT99405; FORT FRANCES** as one lot of record known as 820 Scott Street.

Respectfully submitted,



Cody Vangel, EIT
Chief Building Official & Municipal Planner

**APPLICATION TO DEEM LOTS NOT TO BE
ON A REGISTERED PLAN OF SUBDIVISION**
SECTION 50(4), ONTARIO PLANNING ACT, R.S.O. 1990, C.P. 13

Subject Property: Municipal Address(es):

Lots: 814 Scott St
820 Scott St

Registered Plan:

R D 3885 #3
R D 3885 #3

814: PCL 411-1 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679 EXCEPT
SLT 19234 & SLT 30028; FORT FRANCES

820: PCL 411-2 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SLT 19234,
SLT 52154, SLT 99405; FORT FRANCES

I, the undersigned Owner(s) of the above-noted property, hereby apply to the Corporation of the Town of Fort Frances for the enactment of a By-Law to deem the above-noted lots deemed not to be on a registered plan of subdivision for the purposes of Section 50 (3) of the Planning Act.

I acknowledge that full lots on a registered plan of subdivision are separately conveyable from one another; that the enactment and registration of the deeming by-law will merge them to be one lot of record; that conveyance of part of the lot of record will require approval of the Town of Fort Frances through the Consent process; and that this process does not consolidate the properties under the Land Titles Act.

Purpose of Application:

To Create One Lot from the two lots
to construct a 18 Plex apartment building

I/We submit with this application the following:

- ☒ Evidence of ownership (original deed/s or copy of parcel register/s)
☒ Site Plan of property
☒ Required Fees as per User Fee By-Law

Owner's Name(s):

Wade Friesen
Kyle Firth

George Friesen

Julia Korunnaya

Mailing Address:

PO Box 15, Fort Frances

ON P9A 3N15

Owner's Signature:

[Signature]

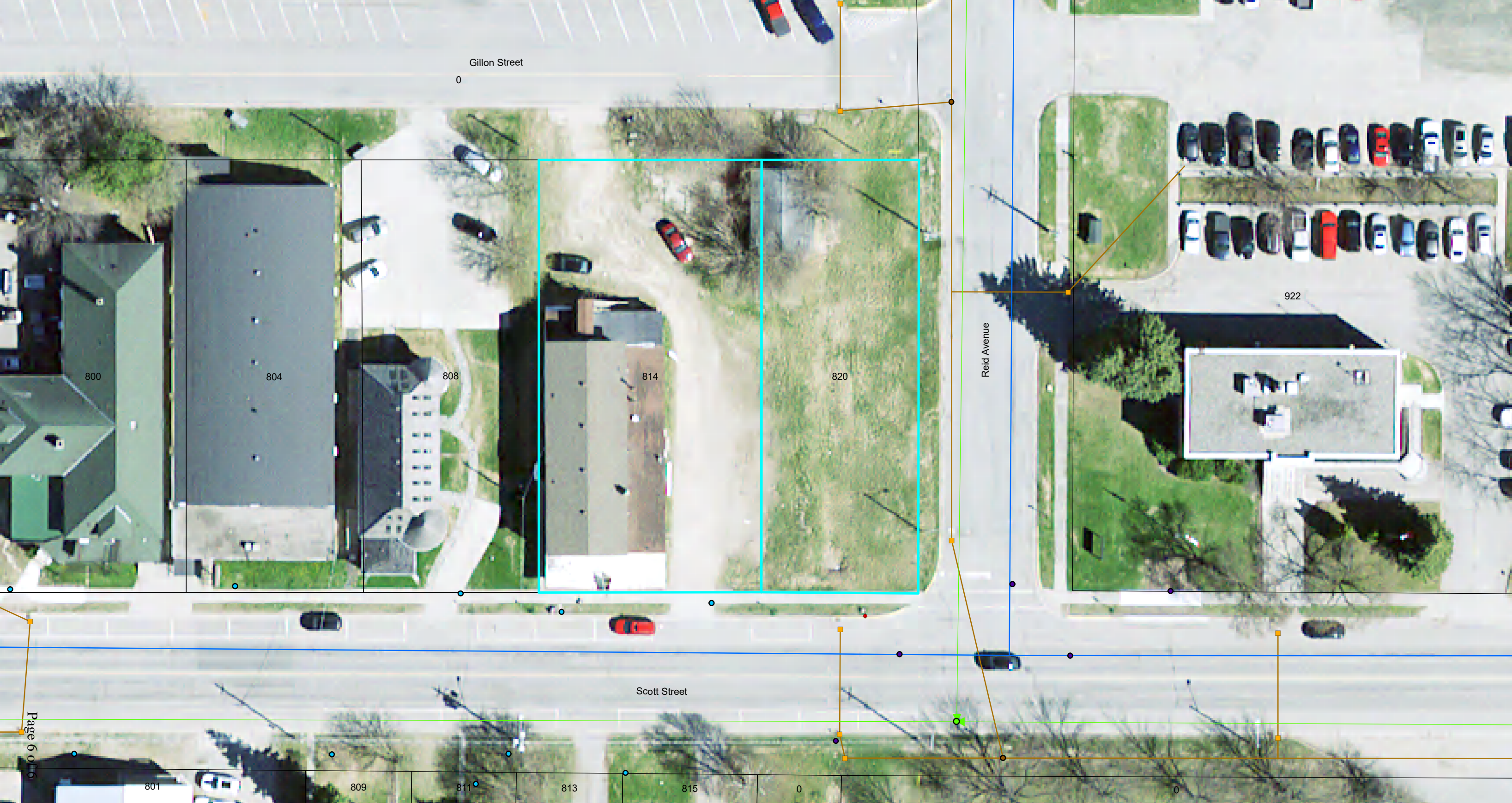
[Signature]

Phone: (807) 861-1994

Dated: Jan 30/2020

FOR OFFICE USE ONLY

Application Received: <u>JAN 30, 2020</u>	Receipt No.: <u>44045</u>	RECOMMENDED BY PLANNER <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - reasons below
Registration Date of Plan No: <u>Greater than 8 yrs</u>	Ownership Confirmed: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
By-Law No.	Enacted:	
Date Registered:	Document No.	



Gillon Street
0

800

804

808

814

820

922

Reid Avenue

Scott Street

801

809

811

813

815

0

0