

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

### AGENDA - April 5, 2021 at 8:30 AM

#### MEETING - Civic Centre

Session no: 6

#### Microsoft Teams meeting

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Page

1. **Call to Order**
2. **Disclosure of pecuniary interest and the general nature thereof**
3. **Approval of Previous Committee Minutes**
  - 3.1 Session no 5 - 15 March 2021 2 - 3
4. **Items Referred from Council**
  - 4.1 Flint House Food Truck Patio Request 4 - 9
5. **New Business**
  - 5.1 Tourism Development and Marketing Plan - Beautification of Scott Street/Town Entrances/Trans Canada 10 - 12
  - 5.2 Zoning By-law Amendment - 820 Fifth Street East 13 - 31
6. **Outstanding Items - None**
7. **Information**
  - 7.1 By-law report 32 - 34
8. **In-Camera - None**
9. **Adjourn / Next Meeting Date**

## TOWN OF FORT FRANCES

### MINUTES

SESSION NO. #5

March 15, 2021

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre on March 15, 2021 from 8:30 p.m. to 8:50 p.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, By-law Enforcement Officer, K. Haney, Deputy Clerk, Lisa Slomke, Municipal Clerk

**1. Call to Order @ 0830 hrs/ Roll Call**

**2. Disclosure of pecuniary interest and the general nature thereof**  
None

**3. Approval of Previous Committee Minutes**

3.1 Session no 4 - 01 March 2021 - Approved as presented

**4. Items Referred from Council**

4.1 Request for approval re food truck at 1011 Front Street - Discussion held. Committee in support of request for Food Truck. Cody will work with AGCO with respect to any issues going forward. Item to go back to Council meeting scheduled for Monday, March 22, 2021.

**5. New Business**

5.1 Erin Crescent report - Lisa Slomke - Report accepted as presented. Committee supportive of option #1. Recommendation to be brought forward to Council.

5.2 Rainier Bridge - CN Rail - C Vangel - C. Vangel presented as information to Committee and will continue to monitor the situation. Item to sit on Economic Development Executive Committee for monitoring.

**6. Outstanding Items**

6.1 Colonization Road - Report accepted as presented. Significant support noted with public correspondence received. Recommendation to be forwarded to Council in favor of renaming Colonization Road East and Colonization Road West.

**7. Information**

7.1 By law monthly report - accepted as presented

**8. In-Camera - None**

**9. Adjourn @ 0937 hours. Next Meeting Date - 05 April 2021**

Executive Committee Chair

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Secretary, Planning & Development Executive  
Committee

Date: April 5, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Flint House Food Truck Patio Request

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The Planning and Development Executive Committee will recall considering the request submitted by Stacey and Christine Cridland on behalf of Flint House to locate a food truck with a licensed patio on Town property near the marina as shown in the attached site plan location. Administration felt it was necessary to bring forward more information to the Committee to ensure all aspects of the request can be considered in full.

Previously, some of the following considerations were brought forward but not all information was available at that time:

- Insurance coverages and liabilities
- Building Code Considerations: accessibility, restroom facility, A-2 occupancy
- Zoning
- Ensuring space for one, ensuring space for all
- AGCO temporary patio extensions
- Marina RFP

Further information on the above items is detailed below.

#### **Insurance Coverages & Liabilities**

Administration has requested input and verbiage to include in the lease/land-use agreement from our insurance company.

#### **Building Code Considerations**

Provided that no construction activities take place, the Ontario Building Code will not have any authority. It will be recommended that clauses be included into the agreement regarding compliance with the Alcohol and Gaming Commission and Northwestern Health Unit requirements, as well as any other applicable regulations that may apply.

#### **Zoning**

Provided the area of proposal is located on Town property it can be considered as a Town of Fort Frances (municipal) use. Essentially, on Town owned property the Town has authority to use land as they wish.

#### **Ensuring space for one, ensuring space for all**

When considering the request, it should be taken into account that additional similar requests may come forward.

#### **AGCO temporary patio extensions**

The AGCO is once again authorizing temporary patio extensions until January 1, 2022 subject to the following:

*To be eligible for a temporary patio extension under the AGCO's 2021 patio policy you must have a valid "By the Glass" licence, be permitted to open for on-site consumption and must meet the criteria as set out below:*

1. *The physical extension of the premises is adjacent to:*



- a. *the premises to which the licence to sell liquor applies; or*
  - b. *a dock to which the boat is attached and may include land adjacent to the dock; or*
  - c. *the licensed premises under the “By the Glass” licence;*
2. *The municipality in which the premises is situated has indicated it does not object to an extension;*
3. *The licensee is able to demonstrate sufficient control over the physical extension of the premises;*
4. *There is no condition on the licence prohibiting a patio;*
5. *The capacity of any temporary extension, allows for at least 1.11 square metres per person; and*
6. *In the case of “By the Glass” licensees, the sale and service of the wine, beer and/or spirits manufactured by the manufacturer within the physical extension of the premises is primarily aimed at promoting the manufacturer’s product and either providing an enhanced tourist experience or fulfilling an educational purpose.*

Further information can be found at the following link: <https://www.agco.ca/alcohol/changes-or-additions-existing-licensed-areas>

#### **Marina RFP**

It has been made aware that an RFP has been issued for a private operator of the Sorting Gap Marina. This RFP is anticipated to close on Tuesday April 13, 2021.

#### **Land-use/Lease Agreement**

The Committee will need to consider who will front the cost of the preparation of the land-use/lease agreement whether it be the Town or the Applicant.

The Committee will also need to consider if a fee will be assigned for use of the land. Though we do not have any direct comparisons to utilize, the following may be considered if the wish to assign a fee:

- Airport Man Camp - \$15,064.40 including HST - annual
- Auditorium (Social/Wedding) – \$455.13 plus HST – per event
- East End Hall (Social/Wedding)- \$214.16 plus HST – per event
- Arena Floor With Liquor License (IFK) - \$855.79-\$1,012.83 plus HST – per event
- Floor With Liquor License (52 Canadians) - \$765.49-\$905.40 plus HST – per event
- Rainy Lake Square - \$455.13 plus HST – per event

#### **Summary**

If the Committee wishes to proceed with the proposal, the following would be recommended:

- That a letter of support from the municipality be provided to the applicant to submit to the AGCO
- That a land-use/lease agreement be prepared for the temporary use proposal detailing liability mitigations, operation parameters, regulation compliance, etc. Input would be sought from internal divisions on the agreement prepared by the Town’s solicitor.

Respectfully submitted.



Cody Vangel  
Chief Building Official & Municipal Planner

# FLINT HOUSE

To Mayor and Council,

We are writing this letter asking for approval to place a food truck and an enclosed fenced patio area on the grass to the west of the boat trailer parking lot at 1011 Front Street. (Appendix 1). The fenced patio is a requirement of AGCO to permit the sale of alcoholic beverages.

We would need to put four picnic tables and three small high tables within the patio area to make the project viable. We would provide temporary fencing that can be set up and taken down daily. We require access to the public washrooms at the marina, but if they are unavailable for public use, we would set up portable toilets and sinks. The food trucks main source of power would be coming from Hydro, while the appliances on the truck are powered by propane.

We know and understand that there are processes, bylaws, and shared services required to make this happen, which is why we are approaching council now, with the hopes of having this operational with the warmer weather approaching.

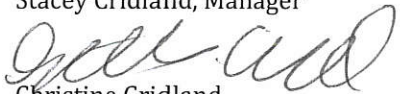
Our reasons for this application are two-fold. One, with the Covid-19 restrictions in place, and these likely carrying into the summer of 2021, Flint House, along with many other local businesses, are struggling to make ends meet and we are hoping to expand our business generate additional income and exposure by being on the waterfront. We also believe that the Front Street location could be a good test for waterfront business with the proposed new Shevlin Woodyard project, hopefully enticing other businesses to do the same.

In early conversations with Cody Vangel and Patrick Briere, we talked of other town properties, such as the Point Park, baseball fields, or the market square as possible "truck stops". We could potentially set up patios at these sites, by applying for Special Occasion Permits through AGCO.

We look forward to working through the details of this application that enables "Flint Mobile" to be available for the upcoming spring-summer season.

Sincerely,  
Flint House

Stacey Cridland, Manager

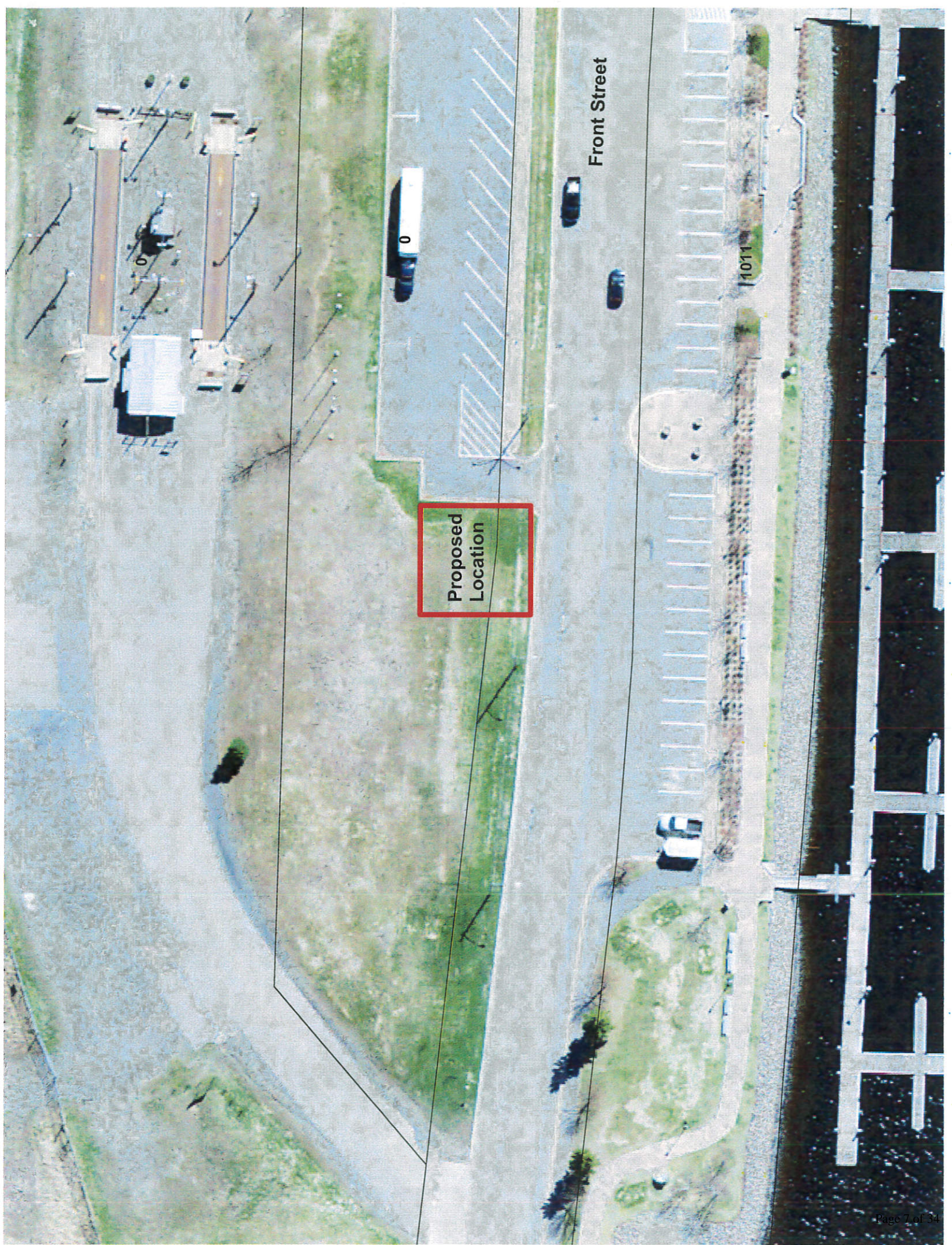


Christine Cridland,  
Catering and Special Events Coordinator



P.S. We have been in touch with AGCO, and they are supportive of our plan but need the Towns approval to move forward with that section of the application.





Proposed  
Location

Front Street

11011









Proposed  
Location

Front Street

1011



Date: March 15, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Tourism Development and Marketing Plan – Beautification of Scott Street/Town Entrances/Trans Canada

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Rainy River Future Developments Corporation (RRFDC) working as the Municipal Accommodation Tax (MAT) Agency has developed a Tourism Development and Marketing Plan to set out a vision for Fort Frances to be achieved through objectives and actions.

One of the many actions and goals that fall within the realm of Planning and Development is with regards to the Beautification of Scott Street, Town entrances and the Trans-Canada highway. The plan outlines several actions that can take place in order to beautify the above-mentioned locations being the following:

- Graffiti clean-up
- Community clean-up and priority ongoing pick-up along length of Trans Canada in Fort Frances
- Advocacy for fewer billboards/removal of derelict billboards just outside west entrance to Fort Frances
- Screening of storage businesses at west entrance with planted material if right of way permits

**1. Graffiti Clean-up**

It was not made clear to Town administration where exactly this graffiti was located. It was found that the Mowat Nursing Station does appear to have some graffiti on the building. The Mowat Nursing Station is anticipated for demolition this summer which will take care of the graffiti display.

**2. Community clean-up and priority ongoing pick-up along length of Trans Canada in Fort Frances**

To ensure a welcoming entrance and experience within the community the report details a recommendation for an ongoing community clean up along the Trans Canada Highway. This may be achieved through a volunteer program or even utilizing student labourers.

**3. Advocacy for fewer billboards/removal of derelict billboards just outside west entrance to Fort Frances**

The report details advocacy for fewer billboards at the west entrance of Town to increase the welcoming experience. Since the report was generated, Town administration members have worked with sign/billboard owners at the west end of Town to remove/repair/replace derelict billboards, therefore considered complete unless further action is determined.

**4. Screening of storage businesses at west entrance with planted material if right of way permits**

It is understood that many of the businesses at the west limits of Town are a mixed-use of enterprise and light to heavy commercial. The report indicates these businesses as they may be unsightly to visitors entering/exiting Fort Frances. The report recommends screening these businesses with planted material if the right of way permits. For discussion amongst the Committee, a consideration for this matter may be some sort of grant funding in order to influence the planting of greenery to better screen the

“unsightly” businesses.

Administration is seeking input from the Committee on items above to discuss the matters and determine an ideal path forward, if any is recommended.

Respectfully submitted.

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized, flowing script.

Cody Vangel  
Chief Building Official & Municipal Planner

### 3C. Beautification of Scott Street/Town Entrances/Trans Canada

Beautification should focus on the most visible/traveled elements of community given budget restriction and need to focus on priority. Community entrances are important given neuroscience research shows that first impressions leave a lasting impression.

A focus on Scott Street/Town Entrances/Trans Canada – in that order – is recommended.

Actions should focus on:

- Graffiti clean-up asap (cleanliness is a top ranked visitor observation).
- Community clean-up and priority ongoing pick-up along length of Trans Canada in Fort Frances.
- Advocacy for fewer billboards/removal of derelict billboards just outside west entrance to Fort Frances.
- Screening of storage businesses at west entrance with planted material if right of way permits.



Date: April 5, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

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

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### **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 building were formerly used as 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: 136m<sup>2</sup> 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 property is currently designated as a Living Area. Living areas typically promote residential developments including institutional uses which directly serve the surrounding residential uses everyday activities.

The existing Living Area designation suits the proposal being considered such that an Official Plan amendment is not deemed to be necessary.

## **Zoning**

The property is currently zoned **Institutional (I)** which does not support the proposed use for the facility and property. 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 the 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.

## **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.

### **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.

#### **Public Meeting**

Scheduled for April 12, 2021

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### **Summary**

The information provided above acts as supporting information for the Planning and Development Executive Committee to make recommendation to Mayor and Council on the application.

The proposal appears consistent with the Official Plan and Provincial Policy Statements as it provides multiple options for housing opportunities. Compliance with the zoning by-law will be managed through plans reviews and further discussion with the applicant prior to construction.

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

**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:	

- 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 26<sup>th</sup>  
day of February 2021
- )  
)  
)  
)  
)  
)  
)
-   
Signature of Applicant or  
Authorized Agent
-   
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

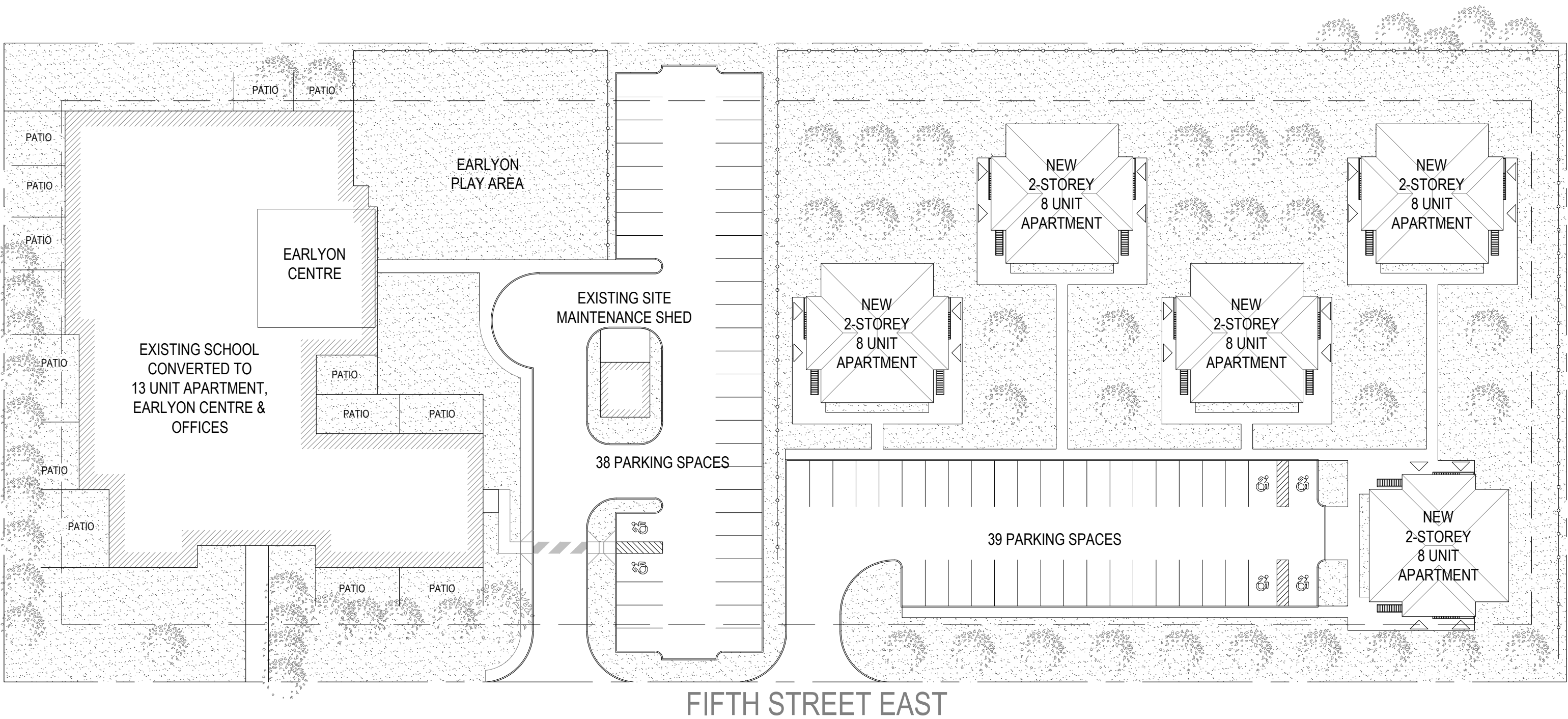
COMPLETE IF APPLICANT IS NOT THE OWNER

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

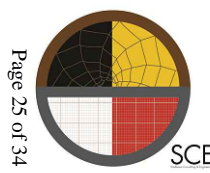


OPTION 'F'

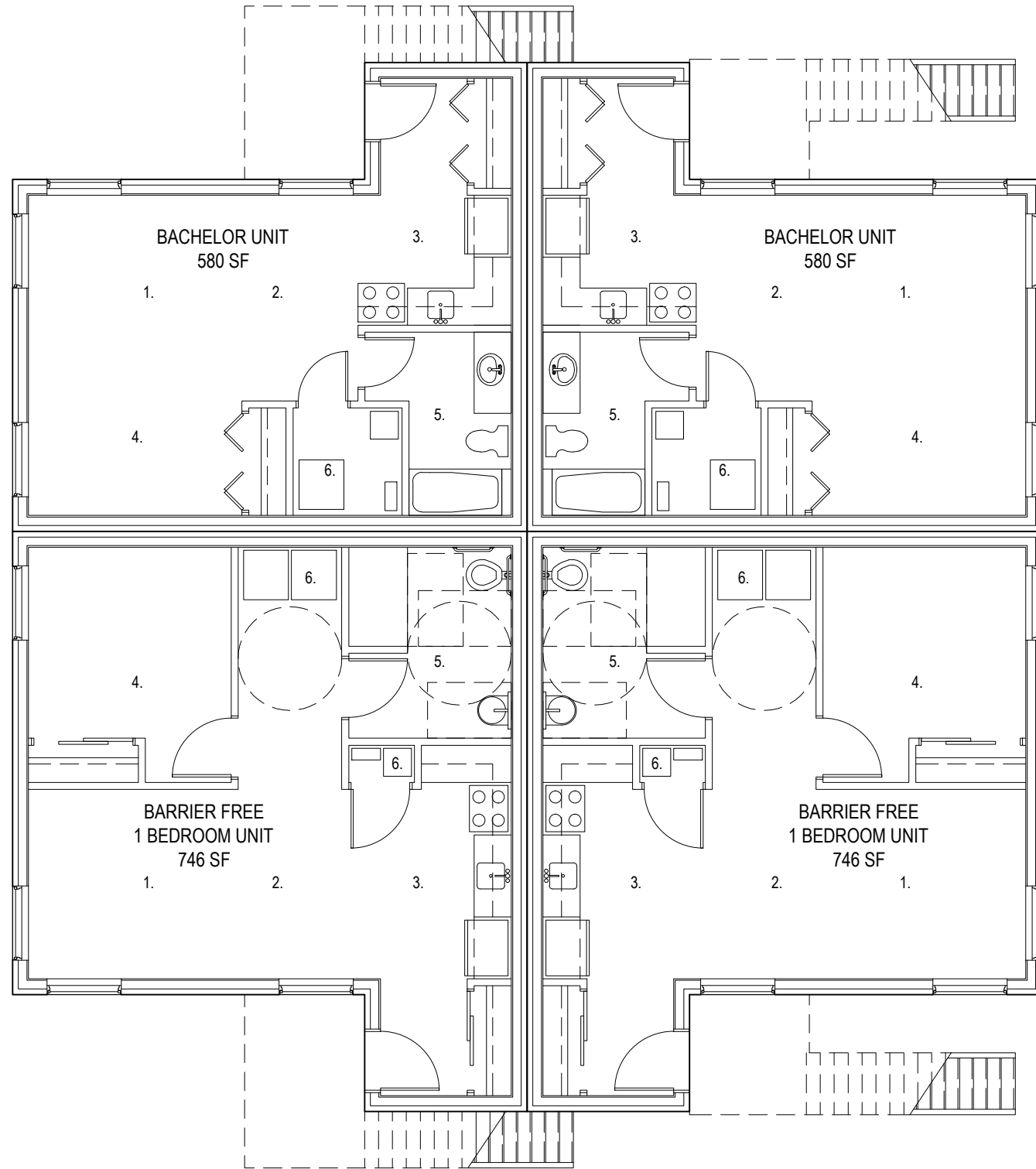
CONCEPTUAL SITE PLAN

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

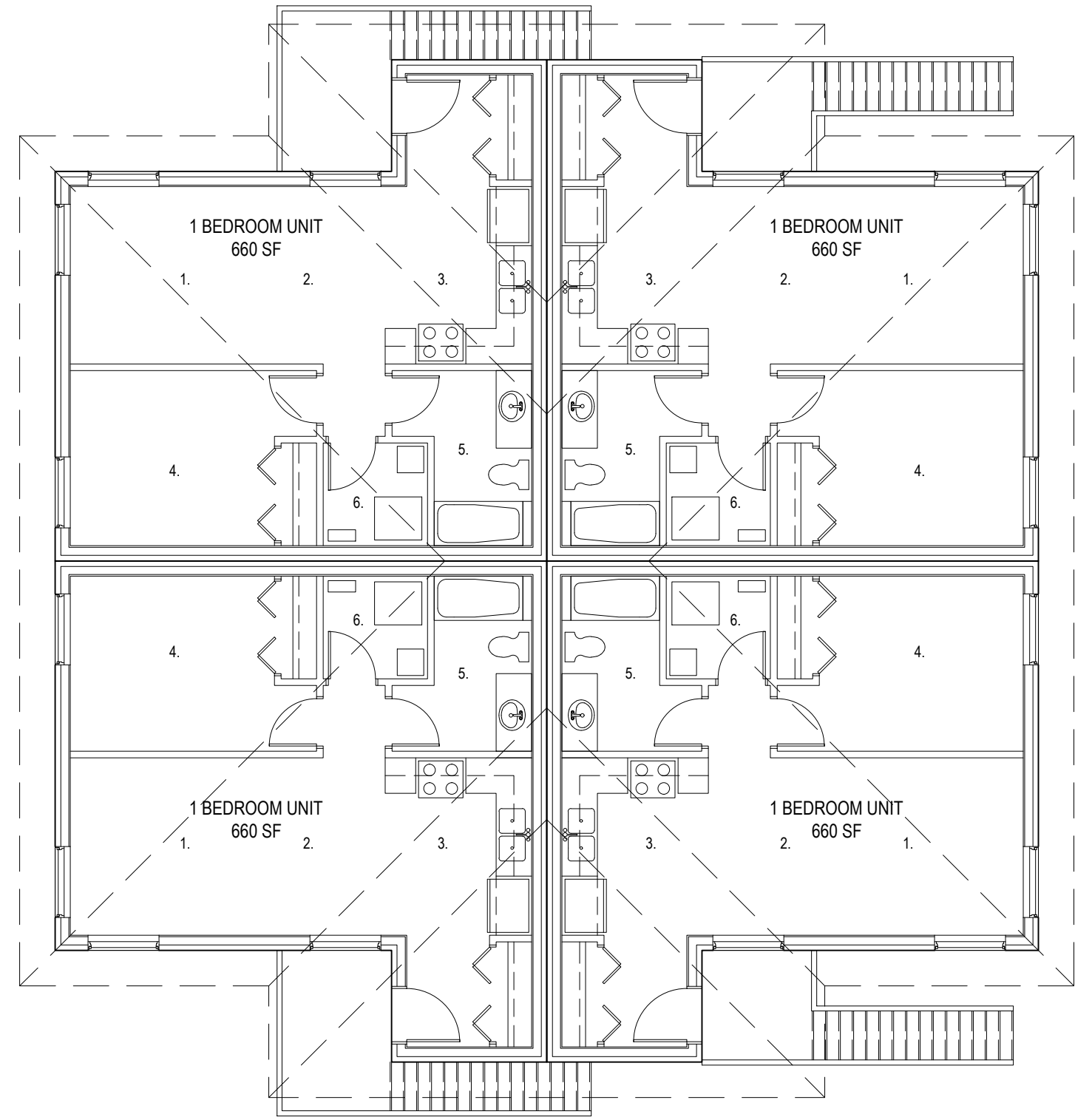
SCALE 1:500







GROUND FLOOR PLAN

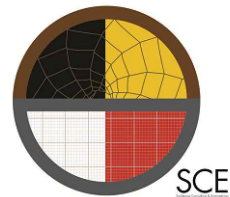


SECOND FLOOR PLAN

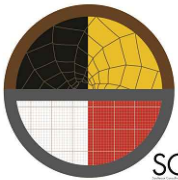
1. LIVING ROOM
2. DINING ROOM
3. KITCHEN
4. BEDROOM
5. BATHROOM
6. LAUNDRY/UTILITY

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"



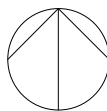
AUGUST 14, 2020



CONCEPTUAL FLOOR PLAN

RRDSSAB - ST. MICHAELS SCHOOL CONVERSION  
820 5TH STREET EAST, FORT FRANCES

SCALE NTS



AUGUST 12, 2020



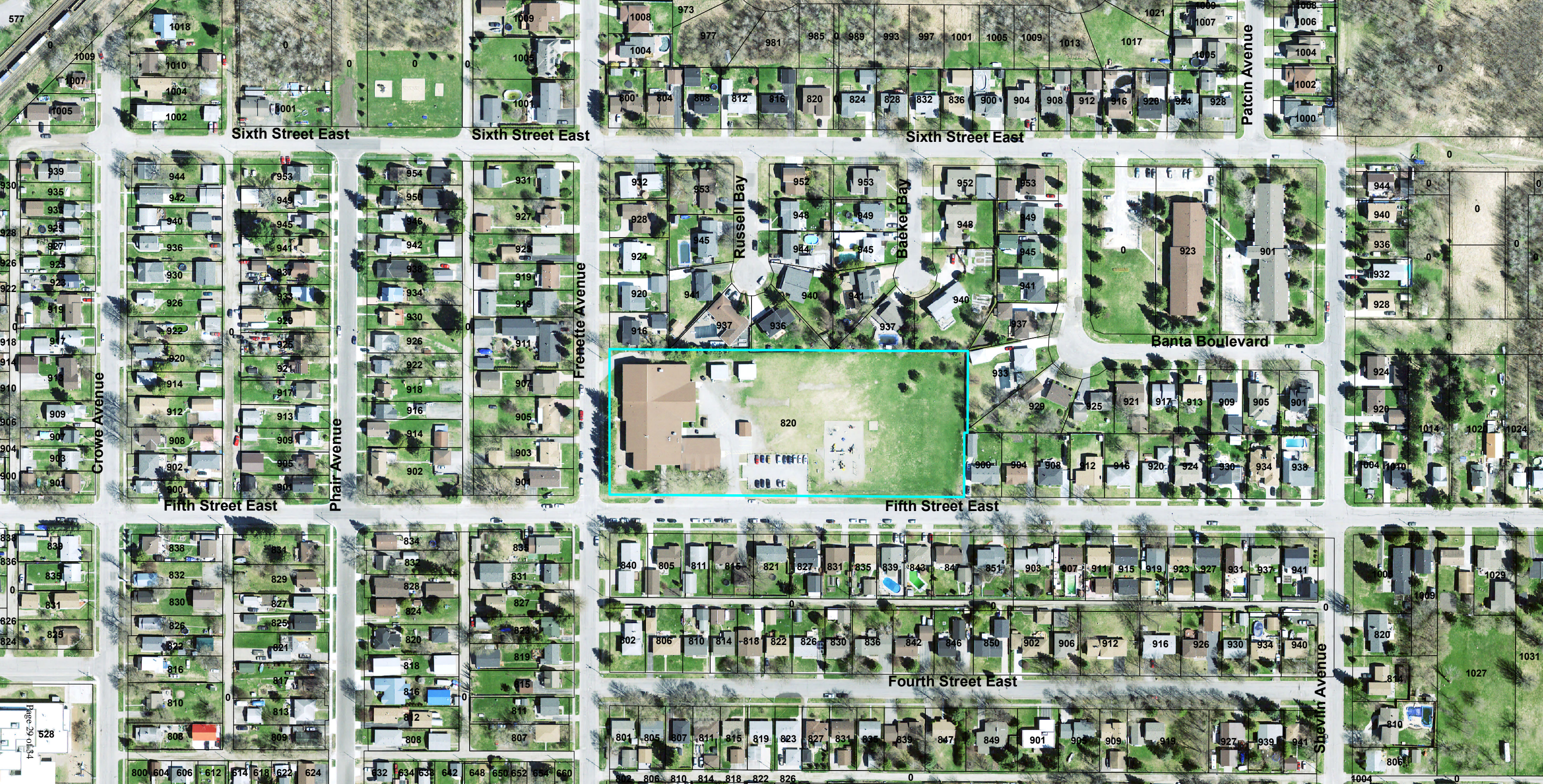


Frenette Avenue

Fifth Street East

Fifth Street East





Sixth Street East

Sixth Street East

Sixth Street East

Patcin Avenue

Crowe Avenue

Phair Avenue

Frenette Avenue

Russell Bay

Baker Bay

Banta Boulevard

Shevlin Avenue

Fifth Street East

Fifth Street East

Fourth Street East



## 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 m<sup>2</sup> 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 m<sup>2</sup>

### 4.5.4 Regulations for an Apartment Dwelling

- a) Minimum **Lot Area** 240 m<sup>2</sup> per unit for first 4 units plus 93 m<sup>2</sup> 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 m<sup>2</sup>
  - 1 bedroom 37 m<sup>2</sup>
  - 2 bedroom 55 m<sup>2</sup>
  - 3 or more bedrooms 65 m<sup>2</sup>

#### 4.5.5 Regulations for a Boarding House

- a) Minimum **Lot Area** 650 m<sup>2</sup>
- 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

Date: April 1<sup>st</sup>, 2021

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer

RE: March Activities for By-Law Enforcement Department.

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Please see the below information for the month of March activities for this department.

### **Operational Constraints**

#### **March 2021**

##### Animal Pound Statistics

Impounded Dogs	1
Impounded Cats	0
After Hours Visits	1
Total Shelter Visits for Month	8

##### Monthly Parking Statistics

Tickets for Month	8
Ticket by OPP	0
Monthly Total	8
Yearly Total Issued	109

##### Daily Activities completed by By-Law Officers.

- Animal Pound Activities.
- Pawn Shop Visits.
- Checking Parking Equipment (Repairs/Maintenance to Meter Equipment).
- Garbage Collection Issues.
- Parking Enforcement (Fire Lanes, Handicap Zones, Calendar Parking, Parking Lots, Downtown Core).
- Fine Box Collections & Ticket Processing.

##### Other Duties Completed by By-Law Officers

- Month End Office Reports.
- OPP Monthly Parking Stats.
- Weekly Mileage for Civic Centre Vehicles.
- Emergency Management COVID-19 Response.
- Emergency Management Response to PCA Incident.
- OFMEM PEOC Calls Twice per Week.
- Amethyst Sector (Emergency Management) CEMC Bi-Weekly Calls.
- NWHU Vaccination Task Force Meetings Weekly.
- JHSC Activities & Monthly Inspections.
- Monthly Activities Reporting to PDEC.
- OFMEM EEPMO Project Meetings.
- Business License Renewals Ongoing.

- Taxi Licensing Completed.
- OAPSO Chapter Meeting.
- Maintain/Attend Town Vehicle's in Parking Lot (Civic Centre).
- Assist POA with Online Court Test Trial.
- Zoning By-Law Meetings with Stakeholders.
- Website Updates.

Occurrence Type (Complaints & Information)	Calls for Service/Complaints
Fireworks	2
Parking	5
Animals	14
Business Licensing	25
Property Standards (Includes Landlord/Tenant)	14
Court Hearings	1
Taxi	5
Sign Permits	5
Moving Permits	3
Snow Issues	1
Heavy Trucks	1
Waste Management	11
Snowmobiles	1
COVID Legislation/Vaccination	3
OPP Call Outs	1
Building Code/Zoning Issues (Includes Tents, Trailers, etc).	6
Cannabis	2
Water By-Law	1
Noise Issues	1
<b>TOTAL CALLS FOR SERVICE</b>	<b>102</b>

PDEC question from Committee regarding business licensing. Information regarding current stats for 2021 Licensing:

Total Licensed Businesses in Operation	462
Outstanding 2021 Licenses	104
Total Businesses Completed/Closed	358

In addition to the Outstanding 2021 Licenses – These include but not limited to those businesses which operate on a seasonal basis, fall into multiple licensing categories, may

not be open due to unforeseen circumstances (ex: COVID-19) or not operating within Fort Frances at this time. Our office is in the process of contacting each of these businesses to verify their status.

Respectfully submitted,

Original Signed By

Patrick Briere, CMM III, Property Standards Professional  
MLEO/Public Information Officer, Planning & Development Division  
PH: 1-807-274-5323 ext. 1218  
[pbriere@fortfrances.ca](mailto:pbriere@fortfrances.ca)