

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

### AGENDA - September 21, 2015

#### MEETING - Committee Room - Civic Centre - 8:00am

	Page
1. <b><u>Call to Order</u></b> Session #13	
2. <b><u>Disclosure of pecuniary interest and the general nature thereof</u></b>	
3. <b><u>Approval of Previous Committee Minutes</u></b>	
3.1 Approval of the Minutes of the September 8, 2015 Meeting	2 - 3
4. <b><u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u></b>	
5. <b><u>In-Camera</u></b>	
6. <b><u>Items Referred from Council</u></b>	
6.1 Letter from Ms. Joy Lockman dated August 18, 2015 re. Request for Removal of no Parking Signs - ByLaw Enforcement to provide verbal update	4
6.2 Application to Amend Site Plan Control Agreement for Wahaihgannun Futures Corporation re. 237 Eighth Street West	5 - 7
7. <b><u>New Business</u></b>	
7.1 P. Briere - Traffic Control By-Law Amendments	8 - 9
7.2 P. Briere - Designate a Loading Zone in front of 221 Scott Street Lidkea Optometry	10 - 12
8. <b><u>Outstanding Items</u></b>	
9. <b><u>Information</u></b>	
9.1 OPP Renewal Lease Agreement - CAO to provide verbal report	
10. <b><u>Non-agenda Items</u></b>	
11. <b><u>Adjourn / Next Meeting Date</u></b>	

## TOWN OF FORT FRANCES

### MINUTES

SESSION NO. # 12

September 8, 2015

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Committee Room - Civic Centre on September 8, 2015 from 8:00 a.m. to 10:20 a.m.

PRESENT: Doug Kitowski, Chair, Councillors W. Brunetta (8:00am - 9:02am) , J. Albanese, Mayor, R. Avis

ALSO PRESENT: M. McCaig, CAO (8:00 - 10:05am), F. Flatt, Municipal Planner, A. Byrnes, P. Briere, By-Law Enforcement, T. Rob, Secretary (8:00 - 10:05am), Mr. & Mrs. Bliss, Guests (8:35 - 9:16am), D. Brown, Guest (8:00 - 9:16am), Neil Kabel, Guest(8:15 - 9:16am),

**1. Call to Order - 8:02 am**  
Session #12

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

**3. Approval of Previous Committee Minutes**

3.1 Approval of the Minutes of the August 5, 2015 Meeting  
- Approved as amended

**4. Non-agenda Items**  
- F. Flatt - Community Garden - Item 9.1

**5. In-Camera**

5.1 F. Flatt - 446 Third Street East - Property Disposition  
- The recommendation of the Planning and Development Executive Committee is to deny the offer to purchase and counter offer at the current asking price with the Town taking responsibility for any overages in costs and the property purchaser will see any benefits in cost reductions.

5.2 F. Flatt - 200 McIrvine Road - Property Disposition Verbal Update  
- The Recommendation of the Planning and Development Executive Committee is that the property development be under Site Plan Control.

2015-08 Brunetta-Albanese: THAT the Planning and Development Executive Committee meet to address a matter pertaining to a proposed or pending acquisition of land for municipal or local board purposes or disposal of land no longer needed for municipal purposes, more specifically item 5.1 - 446 Third Street East pending disposition of Municipal land AND item 5.2 - 200 McIrvine Road verbal update on the potential disposition of Municipal Land

CARRIED

**6. Items Referred from Council**

**7. New Business**

7.1 T. Rob- Chief Building Official Code of Conduct as required under the Building Code Act  
- The Planning and Development Executive Committee recommends that the Chief Building Official Code of Conduct be forwarded to Council and approved.

- 7.2 P. Briere - Parking during the Rainy Lake Demolition
  - The recommendation from the Planning and Development Executive committee is to contact Resolute Forest Products to access their lots for overflow parking if it determined necessary during the demolition
  
- 7.3 T. Rob - Award of Tender 15-PD-16 - Demolition of the Rainy Lake Hotel - 235 Scott Street
  - The Planning and Development Executive Committee recommends that Council approve the bid and execute the contract for the demolition of the Rainy Lake Hotel be awarded to JMX Contracting of Gormley Ontario for the total contract price of \$597,432.96
  
- 7.4 T. Rob - Quality Assurance and Quality Control Air Quality Monitoring During the Demolition of the Rainy Lake Hotel (235 Scott St.)
  - The Planning and Development Executive Committee recommends that Pinchin Environmental be retained to complete air quality testing during the demolition of the Rainy Lake Hotel.
  
- 7.5 F. Flatt - 237 8th Street West - Amendment to the Site Plan Control Agreement with Wahkaihanun Futures Corporation
  - The Planning and Development Executive Committee heard concerns from neighboring property owner, Mr. Bliss, on the proposed storm water management plan.
  - Wahkaihanun is to go back tot he engineer with the concerns of Operations and Facilities and the neighboring property owners and submit a revised storm water management plan as well as complete as built drawings for submission.

**8. Outstanding Items**

- 8.1 Huffman Court Lot Sales
  - The recommendation of the Planning and Development Executive Committee is to take a report to the September 28, Council meeting with recommendation to market the lots with New Gold, RRFDC, Contractors, put together an RFP for a realestate agent, and enhance marketing on website.
  
- 8.2 Dog Park Development
  - Arlene provided an update on the committee and lack of response from Mr. C. Basaraba. The recommendation from the Committee is to leave the matter with the local group and consider this matter as closed until such time as Mr. Basaraba again comes forward to setup a meeting.

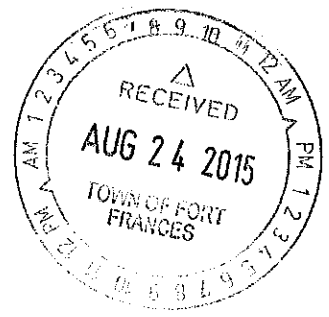
**9. Information**

- 9.1 F. Flatt - Community Garden Request to Expand
  - The Planning and Development Executive Committee recommends that the request be taken to the next Council meeting for approval.

**10. Adjourn / Next Meeting Date**

\_\_\_\_\_  
D. Kitowski, Chair

\_\_\_\_\_  
T. Rob, Secretary



August 18, 2015

To whom it may concern:

I live on the corner of Armit Avenue and Fourth Street and I have no parking on the street for two hours on even numbered days during the school year. There are no parking signs on Fourth for two hours of every day on Fourth and Armit is filled with moving cars in the Kiss-n-Ride program. My mother has got some pretty angry looks for parking there and really it is not safe for cars

to be going around parked car or cars. One of the signs is on my lawn because of vandalism. The program is not using Fourth so could the signs be taken down please. I have had one friend get a ticket and it just doesn't seem fair that I have no safe place for my guests to park near my home.

Thank you for reading my request.

Joy Lockman

276-6746

*Joy Lockman*

**APPLICATION FOR SITE PLAN CONTROL APPROVAL**

Section 41 of the Planning Act, R.S.O., 1990 (as amended)

**Notice of Public Record:** All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

**Municipal Freedom of Information and Protection of Personal Privacy:** Personal information on this form is collected under the Authority of The Planning Act and will be used to process this application.

**1. APPLICATION TYPE**

a) New Site Plan Control Agreement: ☐

b) Amendment to existing Agreement: ☒ Authorizing By-Law Number 59/11

**2. PROPERTY INFORMATION**

a) Address

237 EIGHTH STREET WEST

b) Tax Roll No.

59-12-010-007-27915

c) Legal Description

PLAN SM138 PART LOT 1, 2, 3

d) Dimensions

Frontage

70.804

Depth

161.739

Area

11,451.768

**3. APPLICANT INFORMATION**

a) Applicant

WAKKAIHLANUN FUTURES CORP Phone 807-274-8530

b) Mailing Address

PO BOX 393, FORT FRANCES

Postal Code P9A 3M7

c) Email

Kabelda@shaw.ca

**4. AGENT INFORMATION (if applicable)**

a) Agent Name

Phone

b) Mailing Address

Postal Code

c) Email

**5. OWNER (If different from 3 above)**

a) Owner

Phone

b) Mailing Address

Postal Code

c) Email

Note - All communication will be sent to Application Contact unless otherwise requested

# 6. MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

a) Institution	ONTARIO ABORIGINAL HOUSING SUPPORT SERVICES CORP
b) Contact/Reference	CATHY CONNOR Phone 705-256-1876
c) Mailing Address	500 BAY ST., SAULT STE. MARIE, ON Postal Code P6A 1X5
d) Email	CCONNOR@OAHSSC.CA

# 7. OTHER APPLICATIONS (Complete if applicable)

a) File Type & No.	SEVERANCE APPLICATION B3/2015
Details	CONSENT TO SEVER+CONVEY EASTERLY TO M + ADD TO 2378 K. ST. W.
b) File Type & No.	SEVERANCE APPLICATION B5/2015
Details	CONSENT TO SEVER+CONVEY EASTERLY TO M. + LOT ADDITION TO 2378 K. ST. W.

# 8. LAND USE

a) Official Plan	LIVING AREA - RESIDENTIAL DEVELOPMENT
b) Current Zoning	R-2
c) Current Land Use	APARTMENT DWELLINGS

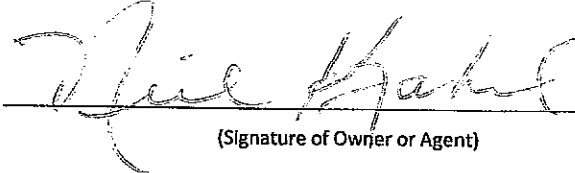
# 9. BUILDINGS & STRUCTURES

	Existing		Proposed	Required
	A	B	C	
a) Width	19.65	11.12	11.12	
b) Length	19.65	53.64	53.64	
c) Ground Floor Area	386.12	596.47	596.47	
d) Gross Floor Area	772.24	596.17	596.47	
e) Storeys (#)	2	1	1	
f) Dwelling Units(#)	10	6	6	
g) Building Height	8	5	5	
h) Lot Coverage (%)	3.4%	5.2%	5.2%	
i) Landscaped Area (%)	20%	30%	30%	
j) Parking Spaces(#)	13	8	8	

#### 10. APPLICANT DECLARATION

The undersigned hereby applies for Site Plan Control Approval pursuant to section 41 of the Planning Act, and hereby certifies that the information provided, together with any attachments, are true to the best of my/our knowledge, and acknowledge that all information contained herein is collected for the purpose of creating a record that is available to the general public.

Dated at Fort Frances this 27 day of August 2015.



(Signature of Owner or Agent)

(Signature of Owner or Agent)

#### 11. APPLICANT'S AUTHORIZATION IF AGENT SUBMITTING THIS APPLICATION

I/We authorize \_\_\_\_\_ (name of agent)  
to act on m/our behalf in submitting this application. This application has been submitted with my/our full  
knowledge and endorsement

(Signature of Owner or Applicant)

#### NOTE

**APPROVAL OF A SITE PLAN DOES NOT RELIEVE THE  
OWNER TO SATISFY REQUIREMENTS OF THE ZONING BY-LAW OR  
BUILDING CODE. THE OWNER MUST APPLY FOR ALL OTHER APPLICABLE  
PERMITS.**

Date: September 10, 2015

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer

Re: Traffic Control By-Law Amendments.

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The By-Law Enforcement Department while working on parking requests has found that 2 locations that were previously approved by Council had not been added into the Traffic Control By-Law #21/14. To ensure that these locations are fully enforceable by our department we are requesting to have the following loading zones added into the Traffic Control By-Law #21/14:

**TOWN OF FORT FRANCES**

**BY-LAW NO. 21/14**

**LOADING ZONES**

**SCHEDULE "AA"**

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>LOCATION</u>
3.	Scott Street	North	North Side of the 300 BLK Scott Street adjacent to 310 Scott Street.
4.	Victoria Avenue	West	Commencing from a point 35m North of Scott Street and continuing Northerly for 6.7m.
5.	Scott Street	South	Commencing from a point 41m East of Mowat Avenue and continuing Easterly for 6.75m.

Item No. 5 on the above list has already been discussed by the report submitted for Lidkea Optometry. It has been added to this report to make creation of the by-law amendment easier for administration.

The next items to be addressed are in regards to Kiss N Ride around the Robert Moore School Area. The original plan was to have traffic directed around 3<sup>rd</sup> St. E. to Christie Ave to Fourth St. E. This has not been used at all. A request from a resident living in the area has prompted our office to look at this location. Upon our review we are supporting the removal of the Kiss N Ride traffic signage from 3<sup>rd</sup> St. E and Christie Ave. and reverting all parking back into Calendar Parking full time. While making amendments to Fourth St. E. These changes will have no effects on how Kiss N Ride is done at Robert Moore School. We have provided below the necessary by-law amendment changes.



**TOWN OF FORT FRANCES****BY-LAW NO. 21/14****RESTRICTED PARKING AREAS****SCHEDULE "D"**

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PERIOD</u>
13.	Third St. E. (DELETE)	Both	Armit Ave	Christie Ave	8 am to 9 am & 3 pm to 4 pm School Year
14.	Christie Ave (DELETE)	Both	Third St. E.	Fourth St. E.	8 am to 9 am & 3 pm to 4 pm School Year
15.	Fourth St. E. (AMEND)	Both	Armit Ave.	Crowe Ave.	8 am to 9 am & 3 pm to 4 pm School Year

By-Law Enforcement is asking the Planning & Development Executive Committee to recommend that Council approve the amendments to the Traffic Control by-Law 21/14 and authorize an amendment by-law for signing by Mayor and Clerk.

Respectfully submitted,

Original Signed By

Patrick Briere  
By-Law Enforcement Officer

Date: September 10, 2015

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer

Re: Designate a Loading Zone in front of 221 Scott Street – Lidkea Optometry.

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The By-Law Enforcement Department received a letter requesting a loading zone in front of 221 Scott Street – Lidkea Optometry Clinic for use by their clients.

This office fully supports this type of request, as similar requests have been approved in past years at other locations on Scott Street and side streets within the downtown core. There is a parking stall currently located directly in front of Lidkea Optometry that can easily be designated and not interfere with any other business. I have attached a map to show location of the stall.

We are asking that The Planning & Development Executive Committee recommend that Council approve a Loading Zone for 221 Scott Street – Lidkea Optometry commencing from a point 41m East of Mowat Avenue, continuing Easterly for a distance of 6.75m (Parking Stall in Front of 221 Scott Street), with the appropriate fee being paid in accordance with the Fee Schedule By-Law #48/14 as amended and that the Traffic Control By-Law be amended to as well. The prorated fee for 2015 will be \$92.67 and then the full fee will be applied in 2016 when regular billing is mailed.

Respectfully submitted,



Patrick Briere  
By-Law Enforcement Officer



# Lidkea Optometry Services

P.O. Box 356, 221 Scott Street  
Fort Frances, Ontario, P9A 3M7  
807.274.6655 ph 807.274.4287 fax  
[www.lidkea.com](http://www.lidkea.com)

*Dr. Robert E Lidkea O.D., F.A.A.O*  
*Dr. Bruce A. Lidkea B. Sc. (Hons), O.D.*

September 11, 2015

ATTN: Patrick Briere – By Law

RE: Lidkea Optometry Parking Stall

This is a confirmation letter, stating that Lidkea Optometry Services, of 221 Scott Street, Fort Frances, ON would like to purchase a parking stall directly behind the handicapped space currently in front of the building. If this could commence immediately, it would be greatly appreciated. If you have any further questions, please feel free to contact us at 274-6655.

Yours truly,

A handwritten signature in blue ink, appearing to be 'B. Lidkea', written over a horizontal line.

Dr. Bruce Lidkea



