

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

### AGENDA - March 7, 2016 at 8:00 AM

#### MEETING - Civic Centre - Committee Room

	Page
1. <b><u>Call to Order</u></b> Session #5	
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 February 29, 2016 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> 5.1 Potential Property Disposition - Potential Industrial Lot Sale	
6. <b><u>Items Referred from Council</u></b> 6.1 Letter Dated February 10, 2016 from Jordan Byzewski - RE Septic System for property at 8th Street.	4 - 7
7. <b><u>New Business</u></b>	
8. <b><u>Outstanding Items</u></b> 8.1 L. Slomke - Deeming of lots 59, 60 and 61 plan SM119 not to be lots on a plan of subdivision	8 - 9
9. <b><u>Information</u></b>	
10. <b><u>Non-agenda Items</u></b>	
11. <b><u>Adjourn / Next Meeting Date</u></b>	

## TOWN OF FORT FRANCES

### MINUTES

SESSION NO. #4

February 29, 2016

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre on February 29, 2016 from 8:00 p.m. to 8:09 p.m.

PRESENT: W. Brunetta, J. Albanese, Councillors, R. Avis, Mayor, M.McCaig, CAO

ALSO PRESENT: P. Briere, By-Law Enforcement, T. Rob, Secretary

1. **Call to Order** - 8:02am  
Session #4
2. **Disclosure of pecuniary interest and the general nature thereof**  
-None
3. **Approval of Previous Committee Minutes**
  - 3.1 Approval of the February 1, 2016 meeting minutes  
- Approved as circulated
4. **Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.**  
- None
5. **In-Camera**  
- None
6. **Items Referred from Council**
  - 6.1 P. Briere - Designate a Loading Zone in front of 515 Portage Avenue - Suds and Tubs  
- The Planning and Development Executive Committee agrees with the recommendation to allow a loading zone in front of 515 Portage Avenue.
  - 6.2 Boundary Waters Dragon Boat Festival Support Request  
- None of the items requested were from the areas under the Planning and Development Executive Committee or Planning and Development Division
7. **New Business**  
- None
8. **Outstanding Items**  
-None
9. **Information**  
- None
10. **Non-agenda Items**  
- None
11. **Adjourn / Next Meeting Date** - 8:09am

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Executive Committee Chair

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T. Rob, Chief Building Official

February 10, 2016

Jordan Byzewski  
331 3<sup>rd</sup> St.  
Fort Frances, ON  
P9A 1R1

Town of Fort Frances

**RE: SEPTIC SYSTEM FOR PROPERTY AT ----- 8<sup>TH</sup> ST.**

Dear Sir(s);


This letter is being presented to the Fort Frances Town council on the advice of Travis Robb with regards to our request for an onsite septic solution with a preference to "go green". The property in question is PCL12532, located on 8<sup>th</sup> street. I purchased this property in September of 2015 with the intent to build a 1600 sq. ft. single family dwelling. After contacting the former Town of Fort Frances City Planner, Faye Flatt, we discovered that the significant cost of connecting to the town sewer line might make the project unattainable. This is due to the following two reasons:

- The distance between the existing sewer line and the property in question is 150 m.
- The distance from the curb to the proposed building site is 400 ft. (see attached property layout and blueprints).

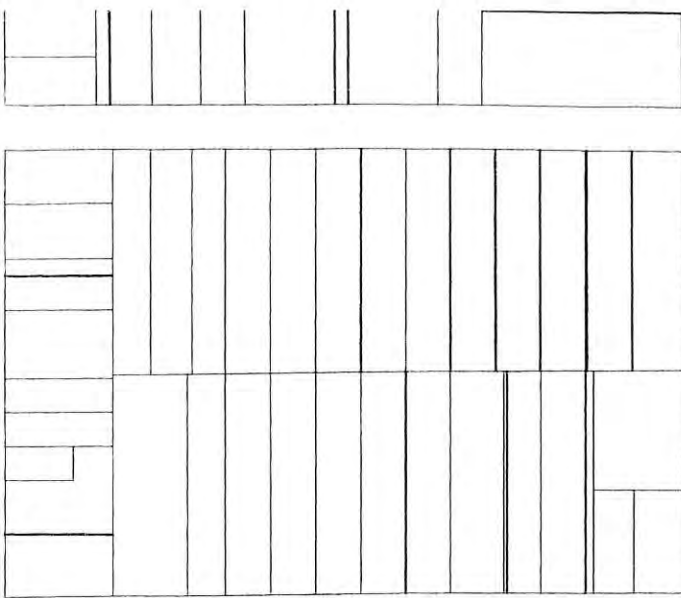
The last time I spoke with Ms. Flatt she had promised to contact me to further discuss the environmental and geological aspects of the onsite septic solution. I still have not received a response and understand that she is no longer in this position.

As such I am requesting assistance from the Town of Fort Frances with respects to what solution we might obtain to allow us to build on the property. I am very excited about the opportunity to build a home for my family, and am looking forward to becoming a contributing member of the community and the development of the North end.

Thanks for your consideration.

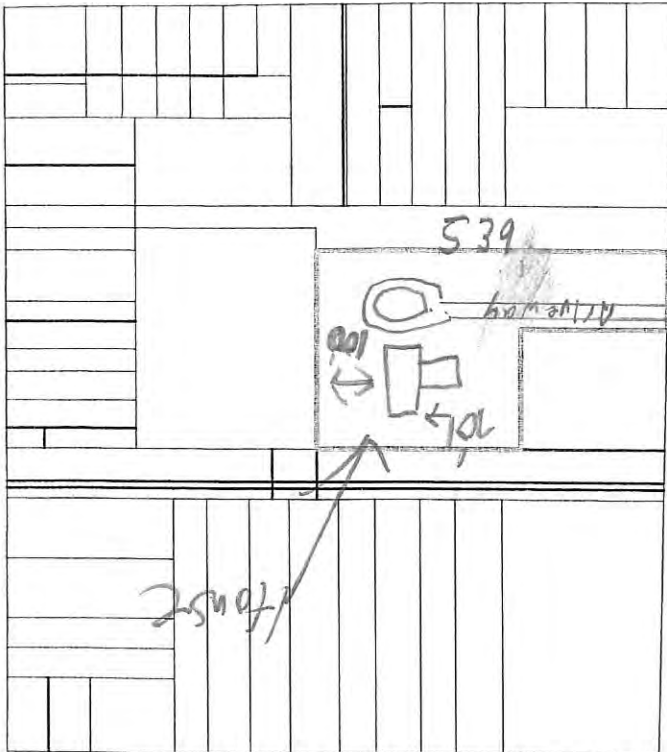


Jordan Byzewski



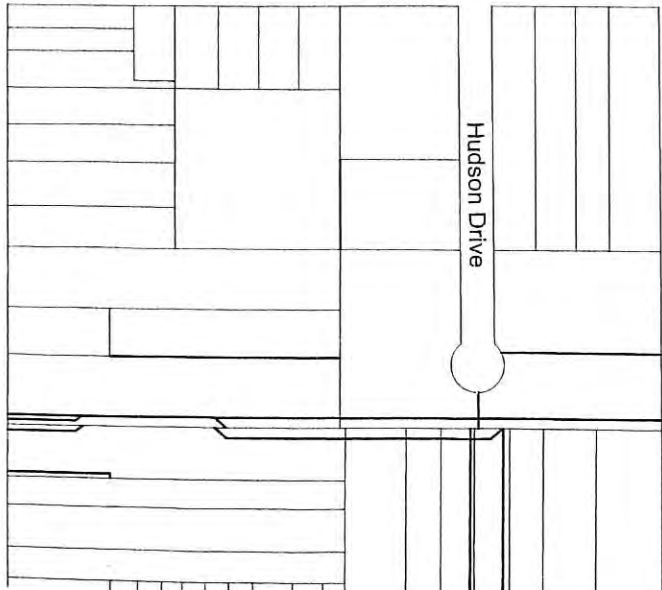
Eighth Street West

Cornwall Avenue



Eighth Street East

Walker Avenue



Hudson Drive

March 4, 2016

Report To: Planning and Development Executive Committee

From: Travis Rob, Interim Municipal Planner

**RE: Letter dated February 10, 2016 from Jordan Byzewski – RE Septic system for property at 8<sup>th</sup> Street.**

Mr. Byzewski purchased a piece of property on the south side of 8<sup>th</sup> Street between Walker Avenue and Cornwall Avenue North with the intention of constructing a new single detached dwelling upon said property. This block of 8<sup>th</sup> Street has a water main installed on the south side of the street including fire hydrants, the closest sanitary sewer main is on Walker Avenue, approximately 217m from the lot, Cornwall Avenue North, approximately 130m from the lot, or 5<sup>th</sup> Street West approximately 230m south down a municipally owned road right of way. Because of these servicing constraints, Mr. Byzewski is looking to install a septic system on this property as an alternative. This property is zoned R1 and has an Official Plan designation of Living.

Section 3.4.1 of the Town of Fort Frances Official Plan reads as follows:

- The Town is responsible for providing a supply of municipal sanitary sewer and water services within the Town. The Town will work closely with the Province to ensure there is sufficient supply of sanitary and water services to meet long term growth projections outlined in this Plan.
- The Town will ensure all new development within the Townsite occurs on lands with access to full municipal services and necessary utilities. For lands outside of the Townsite, the Town will ensure that development, where necessary, complies with the standards of, and are subject to, the approval of all applicable authorities/agencies

Further under Section 3.4.3 sentence (d), 'All new development within the built area is required to be connected to the sanitary sewage system as a condition of development.' And (e) 'New development outside the urban service area of the Townsite shall utilize private sewage disposal and water services.' Further under section 4.1.3 sentence (e), 'prior to approving new residential uses, council shall be satisfied that the development can be adequately serviced with sanitary sewers, municipal water, fire protection and utilities.' The approved use of private sewage systems is further outlined in the Town of Fort Frances Zoning By-Law #3/14 section 3.3 which reads:

No land shall be used or the intensity of any **use** of land expanded or any **building** placed, **erected** or altered, enlarged or used within the **Town** of Fort Frances unless the land is serviced by municipal water and sewer systems that have adequate capacity, except under the following conditions:

- a) in the Resource Development (RD) **Zone**, the Seasonal Residential (SR) **Zone**, or where municipal water and/or sewage systems are not available, private services approved by the Northwestern Health Unit may be permitted; or
- b) where the lands are subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreement with the **Town** of Fort Frances, such lands are considered to be in compliance with this **By-Law**.

Attached to this report is a map of the subject property as well as locations of nearby services.

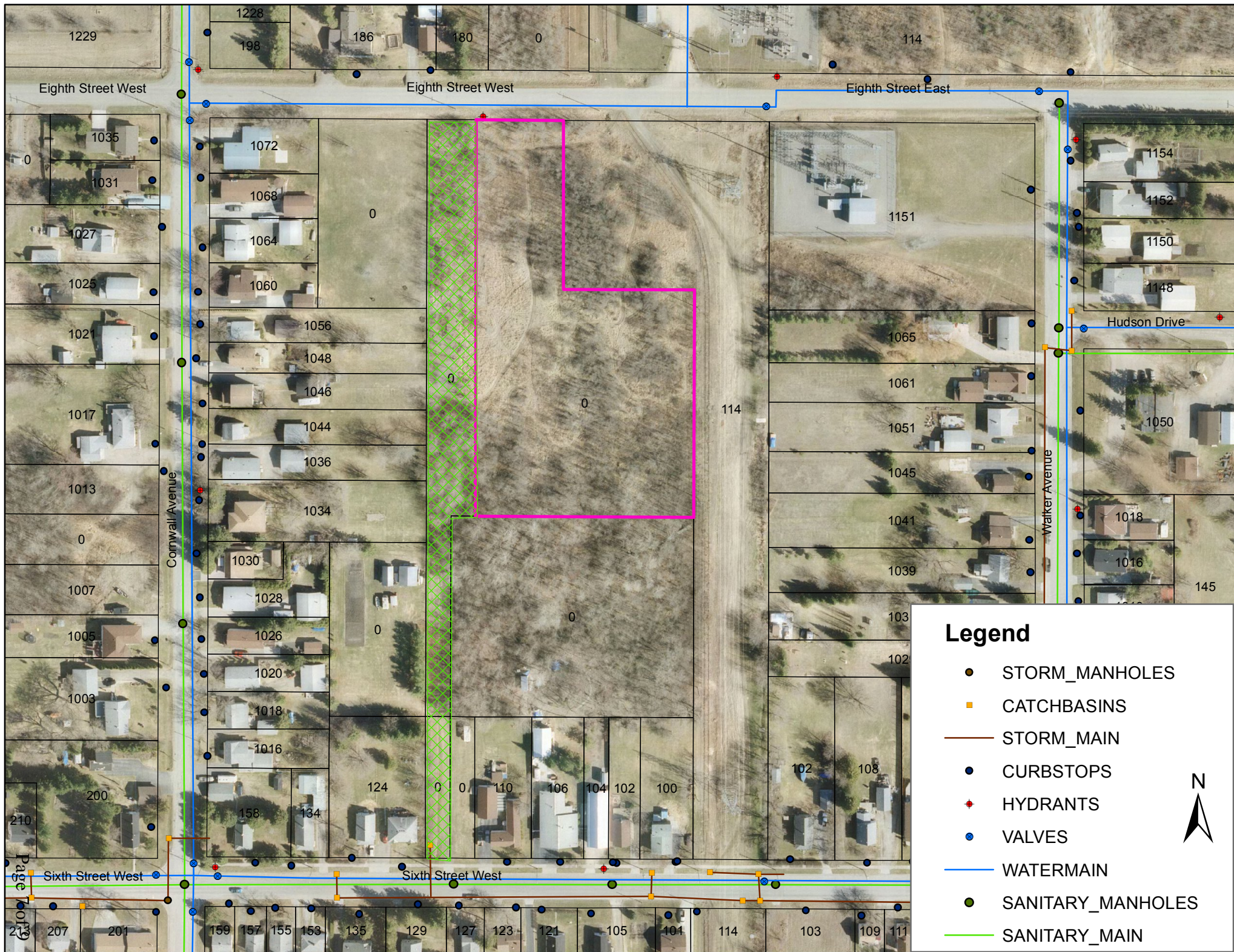
Respectfully Submitted



Travis Rob, EIT

Chief Building Official/Interim Municipal Planner







# Report

TOWN OF FORT FRANCES  
PLANNING & DEVELOPMENT DIVISION

**To:** Planning & Development Executive Committee

**From:** Elizabeth (Lisa) Slomke, Town Clerk

**Date:** February 17, 2016

**Subject:** **Lots 59, 60 and 61 – Ahrens Property**

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The property referenced above is comprised of lots 59, 60 and 61 on subdivision plan SM119 (see map attached). All adjacent holdings by same owner have already been deemed not to be a registered plan of subdivision. In 2015, the owner constructed a garage across these lots. This is a housekeeping matter and is necessary to ensure that the Town can continue to control development and disposition of property within its boundaries.

Council has the authority, by section 50(4) of the Planning Act, to enact a by-law to deem the lots not to be lots on a plan of subdivision where a plan has been registered at least 8 years. The by-law is then registered on title to the property and the lots become one lot of record for the purposes of the Planning Act. This process does not change the legal description of the property, it simply changes the legal composition so as to enable the issuance of a building permit. The property will remain as one lot of record unless or until approval through the Committee of Adjustment is granted to re-establish the lots.

Notice has been provided to the property owner's lawyer of the deeming by-law, and subsequent to passing, written notice will be provided directly to the property owner.



