

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - May 16, 2016 at 8:00 AM

MEETING - Civic Centre - Committee Room

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1. <u>Call to Order</u> Session #10	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u> 3.1 Approval of the May 2, 2016 committee 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 T.Rob - Installation of services for 625 Nelson Street - SynCOR Development 7.2 P. Briere - Temporary Traffic Control By-Law for Colonization Road East Road Reconstruction	4 - 5 6 - 9
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u>	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #9

May 2, 2016

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on May 2, 2016 from 8:00 p.m. to 8:50 a.m.

PRESENT: D. Kitowski, Chair, W. Brunetta, J Albanese, Councillors, R. Avis, Mayor

ALSO PRESENT: L. Slomke, Clerk, T. Rob Secretary, P. Briere, By-Law Enforcement, Mr. & Mrs. Ruppenstein (8:00 - 8:15am)

1. Call to Order - 8:00am
Session #9

2. Disclosure of pecuniary interest and the general nature thereof
- Councillor Brunetta disclosed an interest in Item 7.4 as one of the bidders was a member of her family.

3. Approval of Previous Committee Minutes

3.1 Approval of the April 18, 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

6. Items Referred from Council

6.1 Letter Dated April 21, 2016 from Thor and Lisa Ruppenstein RE: construction of a garden suite 1411 Colonization Road West
- Mr. & Mrs. Ruppenstein were in attendance to discuss their proposed construction. A discussion was held regarding the regulations surrounding this type of construction. It was the recommendation of the Planning and Development Executive Committee to allow the construction of a garden suite at this location.

7. New Business

7.1 T. Rob - Site Plan Control Agreement - Development at 625 Nelson Street
- It is the recommendation of the Planning and Development Executive Committee to approve the recommendation of administration that this property be subject to Site Plan Control.

7.2 T. Rob - Proposed amendment to the Town of Fort Frances Zoning By-Law #03/14 regarding accessory residential dwelling units in General Commercial Zone (C2)
- It is the recommendation of the Planning and Development Executive Committee that the by-law be amended as proposed to allow accessory residential dwelling units on the main and/or additional floors and that the commercial use has to occupy at least 50% of the main floor area to keep with the intent of the By-Law.

7.3 T. Rob - Amendment to the Town of Fort Frances Zoning By-Law #3/14 RE: Accessory Use Buildings
- It is the recommendation of the Planning and Development Executive Committee that the by-law be amended as proposed to prohibit the construction of accessory buildings

before the completion of the principle as has been the requirement in Fort Frances for many years, but was missed when the by-law was re-written.

- 7.4 T. Rob - Award of Tender 16-PD-08 - Cladding Replacement, Insulation and Painting at the Town of Fort Frances Civic Centre
 - It was the recommendation of the Planning and Development Executive Committee that the contract be awarded to Ryan Mason Contracting and further that the painting not be split between 2016 and 2017 resulting in a budget shortfall. The recommendation of PDEC is to be taken to the meeting of the Administration and Finance Executive Committee on May 3, 2016 for consideration of an amendment to the Capital Budget to cover the shortfall.

8. Outstanding Items

- 8.1 P. Briere - Business License By-Law Rewrite Update
 - The Planning and Development Executive Committee accepted the presentation as information

9. Information

10. Non-agenda Items

- 11. **Adjourn / Next Meeting Date** - 8:50am
May 16, 2016

Executive Committee Chair

T. Rob, Chief Building Official

May 12, 2016

Report To: Planning and Development Executive Committee

From: Travis Rob, CBO

RE: Installation of services for 625 Nelson Street – SynCOR Development

When SynCOR approached the Town looking to complete a development at 625 Nelson Street the initial proposal was for an apartment, or group of apartment buildings or condo's which would have required one sewer service, one water service and potentially one storm sewer connection. Since that time, through SynCOR's evaluation of the needs of the community it has been decided that the development will be in the form of town houses. This type of development will see the one large property severed into a lot for each townhouse unit and the unit and associated lot sold to a private individual. This means that every dwelling in the development will require a separate sewer and water service. SynCOR is proposing that the development be completed in 2 phases, phase 1 would be 5 townhouses and phase 2 may be the same or some other type of high density residential development. This could mean the installation of 10 individual services along this 90m section of street.

Currently the sewer main on this block of Nelson Street was installed in 1913 and is clay tile pipe, the water main was installed in 1916 and is cast iron. After consultation with Doug Brown, Manager of Operations and Facilities, we are of the same opinion, the reconstruction of this section of roadway is preferred over trying to install this number of services in this age of infrastructure in this short of a distance. This would be similar to what was done to service the lots along Williams Avenue during the Huffman Court Development.

Based on 2015 tender prices for the reconstruction of Phair avenue, a similar roadway, the per meter cost of reconstruction of this roadway would be \$4388.00 which would mean, for the reconstruction of this 90m section, a total cost of \$394,920.00. In addition to this there would be a 10% fee for engineering and a potential cost premium due to the fact that this work would be outside the 2016 road works tender should we proceed this year.

Given the original proposal and the agreement of the Town to install services to the property the condition of the roadway, it is the recommendation of administration that the road be totally reconstructed from Mosher avenue west to the midblock manhole, approximately 90m, and further that a cost sharing agreement be struck with SynCOR Contracting to reflect Council's original intention of the provision of services.

Respectfully Submitted

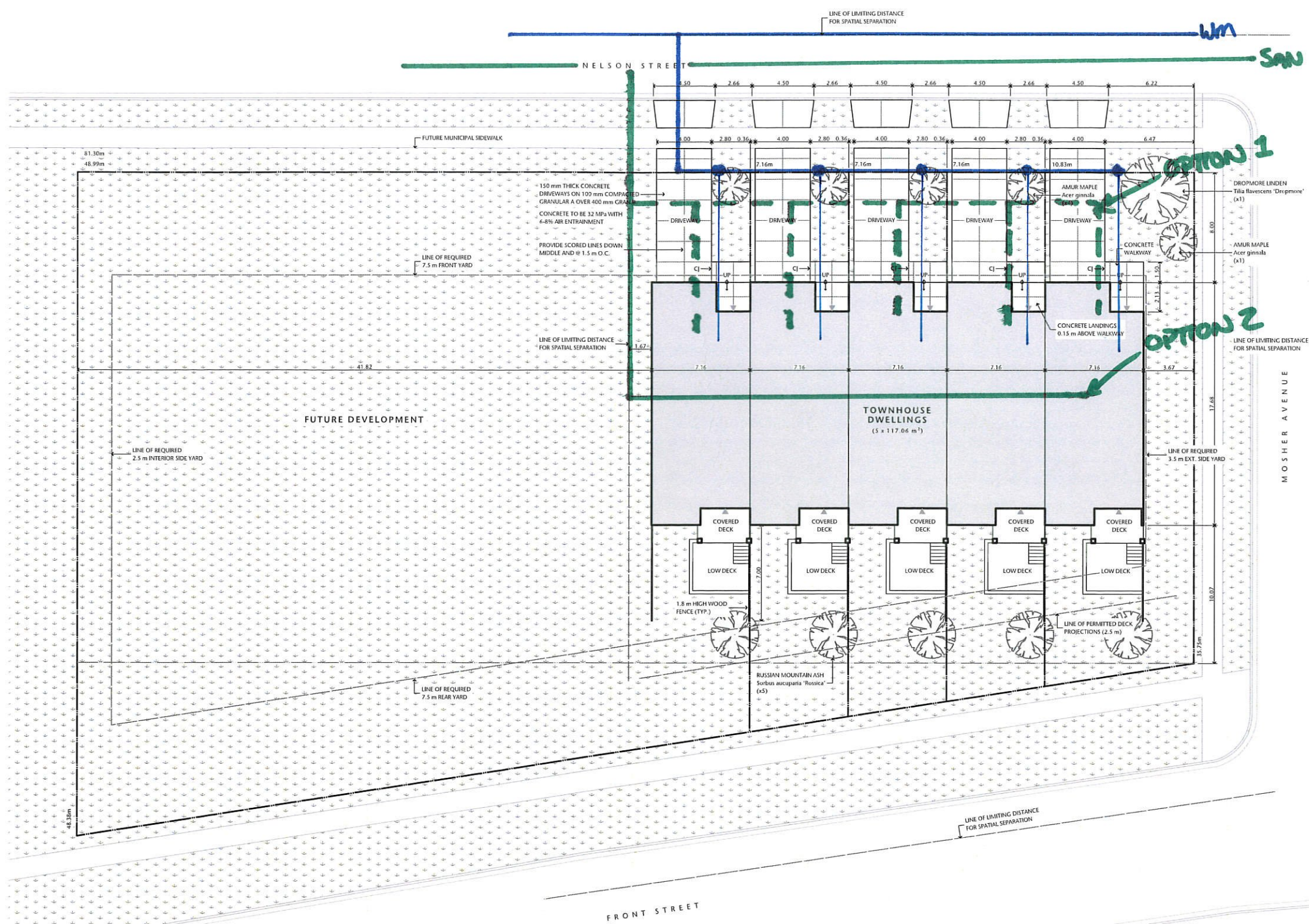


Travis Rob, EIT
Chief Building Official
Interim Municipal Planner.

SITE INFORMATION + ZONING

1	LOT DESCRIPTION	625 NELSON ST - PIN56018-0199 - PARCEL 151-1 ALBT BEING THAT PART OF 151 TOWNPLOT OF ALBERTON DESIGNATED AS PART 1 ON PLAN 468-3781 AND LOT 152 TOWNPLOT OF ALBERTON DESIGNATED AS PART 2 ON PLAN 468-3781 AND 0 FRONT ST - PIN56018-0201 - PARCEL 153 - ALBT, BEING LOTS 152 & 154 TOWNPLOT OF ALBERTON				
2	ZONE	R2 - RESIDENTIAL TYPE TWO ZONE				
3	USE	TOWNHOUSE				
4	BUILDING INFORMATION	REQUIRED	PROVIDED			
4A	BUILDING HEIGHT		TWO STOREYS			
4B	BUILDING HEIGHT	max. 20.0 m	12 m			
4C	BUILDING AREA		117.06m ²			
5	LOT INFORMATION	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
5A	LOT AREA	240.00 m ²	2,183.49 m ²	288.06 m ²	280.10 m ²	272.13 m ²
5C	LOT FRONTAGE	8.00 m	48.99 m	7.16 m	7.16 m	10.83 m
5E	YARDS	FRONT (EAST)	7.50 m	8.00 m	8.00 m	8.00 m
		INT. SIDE (NORTH)	2.50 m	41.82 m	NIL	NIL
		EX. SIDE (SOUTH)	3.50 m	—	—	3.67 m
		REAR (WEST)	7.50 m	15.10 m	13.95 m	11.76 m
5F	LOT COVERAGE	50 %	5.4 %	40.6 %	41.8 %	29.5 %
5G	LANDSCAPED OPEN SPACE	20 %	90.0 %	37.0 %	35.2 %	54.3 %

- SANITARY Option 1
 - EASEMENT FOR MAINTENANCE
 - AGREEMENT ON TITLE ALLOWING THE INTERCONNECTION BTWN LOTS.
- SANITARY Option 2
 - EASEMENT FOR MAINTENANCE
 - AGREEMENT ON TITLE ALLOWING THE INTERCONNECTION BTWN LOTS
 - PIPE TO BE IN TUNNEL, PIPE CHASE, ETC TO ALLOW REPAIR W/O ENCROACHMENT.



Date: May 12th, 2016

Report To: Planning & Development Executive Committee

From: Patrick Briere, By-Law Enforcement Officer

Re: Temporary Traffic Control By-Law for Colonization Road East Road
Reconstruction, Watermain & Sewer Replacement Project.

As you are aware Council has approved the Colonization Road East Road Reconstruction, Watermain & Sewer Replacement Project. This project will be beginning on May 30th, 2016 by Makkinga Contracting.

This report has been written as this department along with the Clerk's Office is responsible for ensuring that a temporary traffic control by-law is implemented for this construction project. This temporary by-law allows enforcement staff to be able to ensure the adequate flow of traffic through the detour and construction areas, throughout the project.

Attached to this report for your reference are a copy of the draft temporary traffic control by-law and map outlining the project and detour areas.

This office is asking the Planning & Development Executive Committee to recommend that Council approve the proposed temporary traffic controls and parking restrictions and direct the that a by-law be drafted for signing by Mayor and Clerk.

Respectfully submitted,

Original Signed By

Patrick Briere
By-Law Enforcement Officer

TOWN OF FORT FRANCES

BY-LAW NO. XX/XX

(Being a by-law to provide for traffic controls and parking restrictions along a temporary detour route during reconstruction of Colonization Road East, between just South of Scott Street and just East of Fifth Street East, the Municipal Act, R.S.O. 2001, the Highway Traffic Act, R.S.O. 1990).

WHEREAS on May 24th, 2016 By-Law XX/XX was enacted by Council to approve the reconstruction, watermain and sewer replacement of Colonization Road East from just South of Scott Street to just East of Fifth Street East;

AND WHEREAS on May 24th, 2016, Council approved temporary traffic and parking control measures along detour routes while the Colonization Road East reconstruction, watermain and sewer replacement occurs between just South of Scott Street and just East of Fifth Street East;

NOW THEREFORE Council for the Corporation of the Town of Fort Frances HEREBY ENACTS as follows:

1. That, in addition to the provisions of Town of Fort Frances By-Law No. 21/14, the Traffic Control By-Law, the interim traffic controls and parking restrictions be in effect as follows:

TRAFFIC CONTROLS & PARKING RESTRICTIONS ALL STAGES OF PROJECT

1) STOPPING RESTRICTION ON SPECIFIED STREETS:

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PERIOD</u>
1.	Williams Ave	Both	Front St.	Fifth St.	Duration of Construction Project
2.	Second St. E.	Both	Williams Ave	Col. Rd. E.	Duration of Construction Project
3.	Fifth St. E.	Both	Williams Ave	Col. Rd. E.	Duration of Construction Project
4.	Col. Rd. E.	Both	Scott St.	Fifth St.	Duration of Construction Period

The restrictions imposed by the stopping restriction on specified streets in this section are the same as imposed in Section 4.6.1 of Town of Fort Frances By-Law No. 21/14 and as if included in Schedule “H” (Stopping Restrictions on Specified Streets) under said By-Law No. 21/14.

2) RESTRICTED PARKING AREAS:

<u>NO.</u>	<u>STREET</u>	<u>SIDE</u>	<u>FROM</u>	<u>TO</u>	<u>PERIOD</u>
1.	Williams Ave	Both	Front St.	Fifth St.	Duration of Construction

					Project
2.	Second St. E.	Both	Williams Ave	Col. Rd. E.	Duration of Construction Project
3.	Fifth St. E.	Both	Williams Ave	Col. Rd. E.	Duration of Construction Project
4.	Col. Rd. E.	Both	Scott St.	Fifth St.	Duration of Construction Period

The restrictions imposed in this section are the same as imposed in Section 4.4.1 of Town of Fort Frances By-Law No. 21/14 and as if included in Schedule “D” (Restricted Parking Areas) under said By-Law No. 21/14.

3) PARKING WITHIN INTERSECTIONS

The restrictions currently imposed by section 4.2.1.6 in regards to parking prohibited within 8m of an intersection of the street lines of the streets thereto; shall be extended to parking prohibited within 15m (50ft) of an intersection of the street lines of the streets thereto, within the detour routes and construction area.

2. If it is determined to be in the public interest to impose, in addition to the specific controls and restrictions included in Section 1. above, certain additional restrictions in the form of traffic controls and/or parking restrictions on a temporary basis along said alternative traffic routes, then the installation of all such signs or traffic control devices is hereby authorized and said signs or traffic control devices so installed under authority of this section shall be enforceable in similar manner as though they were installed under authority of Town of Fort Frances By-Law No. 21/14, the Traffic Control By-Law.
3. The provisions of this by-law shall be in force and effect only during the reconstruction, watermain and sewer replacement of Colonization Road East between just South of Scott Street and just East of Fifth Street East (Contract 16-OF-07).

This by-law shall come into force and take effect on the final passing thereof.

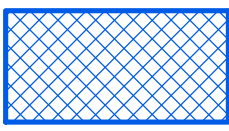


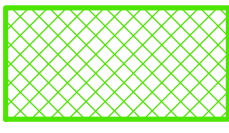
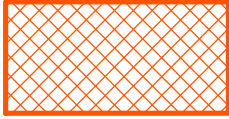
READ THREE TIMES and finally passed in open Council this 24th day of May 2016.

R. Avis, MAYOR

E. Slomke, CLERK



Legend

-  STAGE ONE
-  STAGE ONE DETOUR ROUTE
-  TYPICAL BARRICADE/SIGNAGE (A)
-  STAGE TWO
-  STAGE THREE

Maintain Northbound traffic through Stage 3.

Southbound traffic diverted at 5th St intersection onto 5th St, turning left on Williams proceeding to Scott St. Transport trucks to Front St.

Temporary Driveway for Bayview.

-  STAGE FOUR
-  STAGE THREE/FOUR DETOUR ROUTE

Maintain Northbound traffic through Stage 4.

Southbound traffic divered at 5th St intersection.

Maintain one driveway to Harbourage & Rainy Lake Sports.

