

TOWN OF FORT FRANCES
Committee of Adjustment

AGENDA - January 31st, 2019

MEETING - Committee Room Civic Center

	Page
1. <u>Call to Order</u>	
2. <u>Non-agenda items</u>	
3. <u>Declarations, Municipal Conflict of Interest Act</u>	
4. <u>Minutes of Previous Meetings</u>	
4.1 July 31st, 2018 Meeting Minutes	2 - 3
5. <u>Committee Applications</u>	
5.1 Zoning By-Law Amendment Application 737 Scott Street Zoning Designation from R2 Residential to C2 Commercial.	4 - 19
5.2 Official Plan Designation Change at 520 Scott Street Zoning By-Law Amendment Application 520 Scott Street Zoning Designation from C2 Commercial to R2 Residential.	20 - 35
6. <u>Other Business</u>	
7. <u>Outstanding Items</u>	
8. <u>Meeting Close</u>	

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

July 31, 2018

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre Committee Room on July 31st 2018 from 5:30 p.m. to 6:40 p.m.

PRESENT: Gary Rogozinski, Barry Jackson, Don Taylor, Cindy Mason, Charleen Mallory, Tyson Dennis

ALSO PRESENT: Ryan Calder, Dave Petsnick, Dr. Bob Lidkea

1. Call to Order

1.1 5:30 PM meeting called to order by chairman Gary Rogozinski

2. Non-agenda items

None

3. Declarations, Municipal Conflict of Interest Act

4. Minutes of Previous Meetings

4.1 Previous Meeting Minutes February 21, 2018

Previous meeting minutes approved.
Charleen Mallory Moved
Barry Jackson Second

5. Committee Applications

5.1 File A3-2018 1003 First Street Accessory Building Variance

Ryan Calder was present as the home owner at 1003 First Street. Mr Calder applied for a minor variance to demolish the existing garage and construct a new garage with a minor variance of 12" closer to the Shevlin Avenue side yard set back for an accessory building. The Committee discussed the variance and found there was no issues present within the Committee of Adjustment. All Town division had no issue with the variance. The variance was approved. Variance to be 48" instead of 60" West side yard set-back.

Barry Jackson Moved
Don Taylor Second

5.2 File C2-2018 350 Pit Road Consent and Deem to existing lot.

Dave Petsnick was present as a home owner to discuss the request for consent and property deeming eventually. The property would subdivide the existing 350 Pitt Road to a 26.6 m frontage lot and make a 26.1 m frontage lot to the South which would include an existing Lot 16. (refer to map in applications). Conditions were discussed and approved by the Committee. Each property to have its own sewer service installed, water connection, new private crossing and a new survey and registration presented to the Town of Fort Frances. The owner has one year to complete conditions and have consent finalized. Committee of Adjustment approved consent.

Charleen Mallory Moved
Cindy Mason Second

5.3 File C3-2018 1525 Colonization Road Consent for Lot Creation

Dave Petsnick was present as a home owner to discuss the request for consent and proposal of new lot creation. Dave explained the severance of a lot with a 15.24 m frontage as an irregular lot, and creating a 12.20 m irregular lot. (Please refer to application map) Dr. Bob Lidkea was present as a neighboring property owner. He was present to hear the application and make sure proper driveways were installed if consent was approved by the Committee. Dr. Bob also gave some historic information about the property and area of Town. Conditions of consent on this property would include having individual sewer and water connections, driveway/entrances, application for public works to complete the work at both properties. The owner will be responsible to pay a 5% parkland fee to the Town of Fort Frances to complete the conditions. This fee is based on the value of the new created lot. Committee of Adjustment approved consent.

Cindy Mason Moved
Barry Jackson Second

6. Other Business

Discussion of Parkland Fees with the Committee. The agreement of keeping fees as per previous creation of new lots in the past. Planning and Development to research and continue the same process for collecting those fees/charges.

7. Outstanding Items

None

8. Meeting Close

6:40 PM Meeting Closed.

Chair, Committee of Adjustment

T. Dennis, Chief Building Official



Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

RECEIPT OF PAYMENT

Page 1

RAINY RIVER DISTRICT SOCIAL
SERVICES ADMIN BOARD

Receipt Number: 29908

Tax Number: HST #106984586 RT0001

Date: November 6, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$1,800.00	
Taxes:					\$0.00	
Total Receipt:					\$1,800.00	
Cheque:					\$1,800.00	
Total Amount Received:					\$1,800.00	
Rounding:					\$0.00	
Amount Returned:					\$0.00	

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. 252 or by email at trob@fort-frances.com.

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:

Dan McCormick, Chief Administrative Officer
Rainy River District Social Services Administration Board
450 Scott Street
Fort Frances, Ontario P9A 1H2
807-274-5349, ext. 238
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:

None.

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 Paramedic Services, located across the street.
Provincial Policy Statement allows for mixed zoning.

5. The current zoning of the subject land:

R2

6. The nature and extent of the rezoning requested:

Rezone to Commercial (C2).

7. The reason why the rezoning is requested.					
Additional parking for Ambulance Station and garage for equipment/supplies storage.					
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:					
Parcel 403-3 Sec ALBTP; E 80 FT Lot 403 Townplot of Alberton, McIlrvine; E 80 FT Lot 404 Townplot of Alberton, McIlrvine except SLT46367, Fort Frances and Parcel 403-4 Sec ALBTP; PT Lot 403 Townplot of Alberton; PT Lot 404 Townplot of Alberton as in SLT46367, Fort Frances, Rainy River.					
The municipal address of the Property is 737 Scott Street, Fort Frances, Ontario					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	25.3 meters	Depth:	40.2 meters	Area:	1017.06 sq meters
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:	
Vacant.	
17. Are there any buildings or structures on the subject land: Yes <input type="checkbox"/> No <input checked="" 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:	
19. The proposed uses of the subject land:	
Garage (Storage) with parking area.	
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:	
Garage (Storage Building) with parking lot Minimum Yard Requirements Front Yard: Nil Interior Side Yard: Nil Exterior Side Yard: Nil Rear Yard: 4.5 m Building Height: Maximum Height of 15 meters Dimensions or floor area of the building: 1344 sq. feet. Per C2 Zoning	
22. If known,	
a. the date the subject land was acquired by the current owner:	August 3, 2018

b. the date existing buildings or structures on the subject land were constructed:	
N/A	
c. the length of time that the existing uses of the subject land have continued:	
Since 2011	
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:	
Ground – Sewer and 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:	

28. A sketch showing, in metric units, the following:

- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

30. Is the subject land within an area of land designated under any provincial plan or plans?
Yes ☐ No ☒

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans?
Yes ☐ No ☐

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.


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 6th
day of November 2018

)
)
)
)
)
)
Signature of Applicant or
Authorized Agent



Signature of Commissioner etc.

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.*

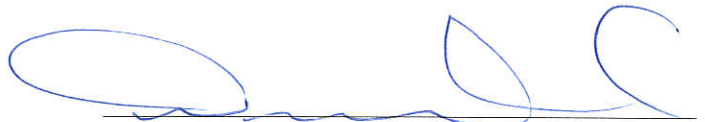
COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Dan McCormick, 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.

November 6, 2018

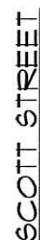
Date



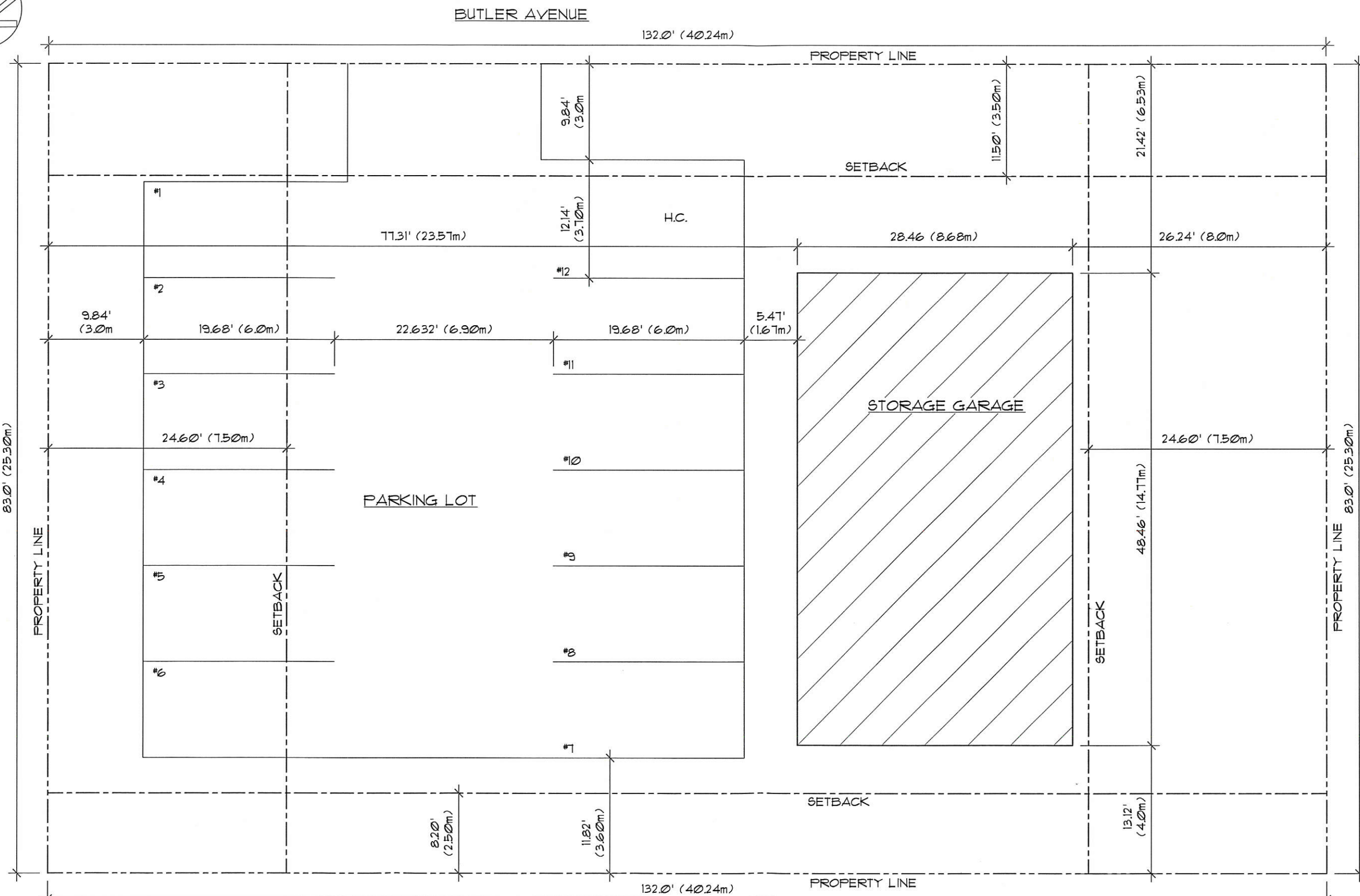
Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER



83.0' (25.30m)



SITE PLAN
SCALE: 1" = 10'-0"

SHEET TITLE: SITE PLAN		PROJECT TITLE: STORAGE GARAGE FOR BRDSSAB, FORT FRANCES, ON	
DRAWN BY: M.S.	DATE: 18/03/17		
CHECKED BY: T.K.B. D.Z.	PROJECT NO: 18-050		
SHEET NO.	REV. NO.		
SP1 =			

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

OUTLINE OF 2" THICK
RIGID INSULATION (TYP.
ALL AROUND)


OVERLAP INSULATION
@ CORNERS (TYP.)

FOUNDATION NOTES:

SF1:
1'-0"x1'-6"D CONC. CLUB
FOOTING R/W 2 ROWS 15M
BARS T4B C/W 10M
STIRRUPS @ 24" O/C

SF2:
1'-6"x1'-6"D CONC. CLUB
FOOTING R/W 3 ROWS 15M
BARS T4B C/W 10M
STIRRUPS @ 24" O/C

SLAB CONSTRUCTION
4" CONC. SLAB (32 MPa) R/W
10M BARS @ 24" O/C E/W
6 MIL CGSB VAPOUR BARRIER
2" RIGID INSULATION
MIN. 10" COMPACT GRANULAR
"B" MATERIAL
UNDISTURBED SOIL

SHEET TITLE: FOUNDATION PLAN		PROJECT TITLE: STORAGE GARAGE FOR RRDSSAB, FORT FRANCES, ON	
DRAWN BY: M.S.	DATE: 18/09/17	CHECKED BY: T.K.B. D.Z.	PROJECT NO. 18-050
SHEET NO. 1		REV. NO. =	
SAULTEAUX CONSULTING & ENGINEERING			
SITE 206-207 RR#2 FORT FRANCES, ONTARIO P9A 3M3 1-807-274-1114			
 SCE			
DRAFT			
BCIN: 43291			
MARK		DESCRIPTION	
		</	

28'-0" O/O CONC.

48'-0" O/O CONC.

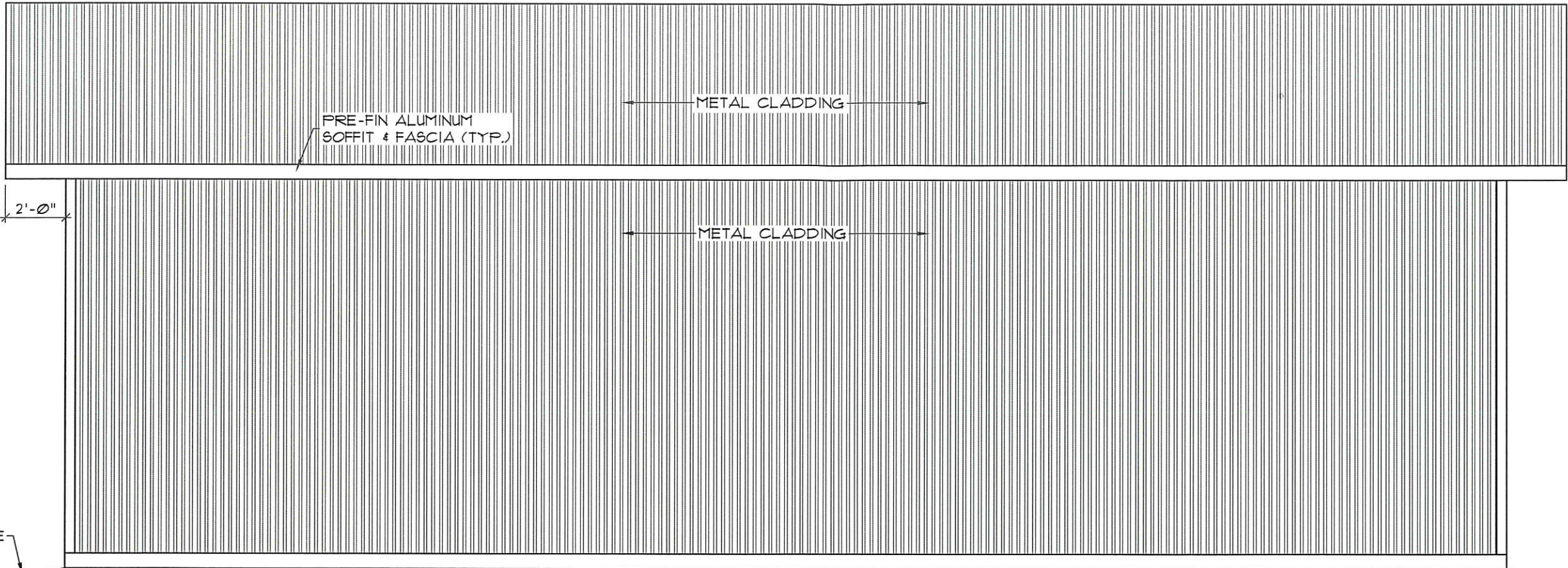
4'-0"

1'-6"
SF2

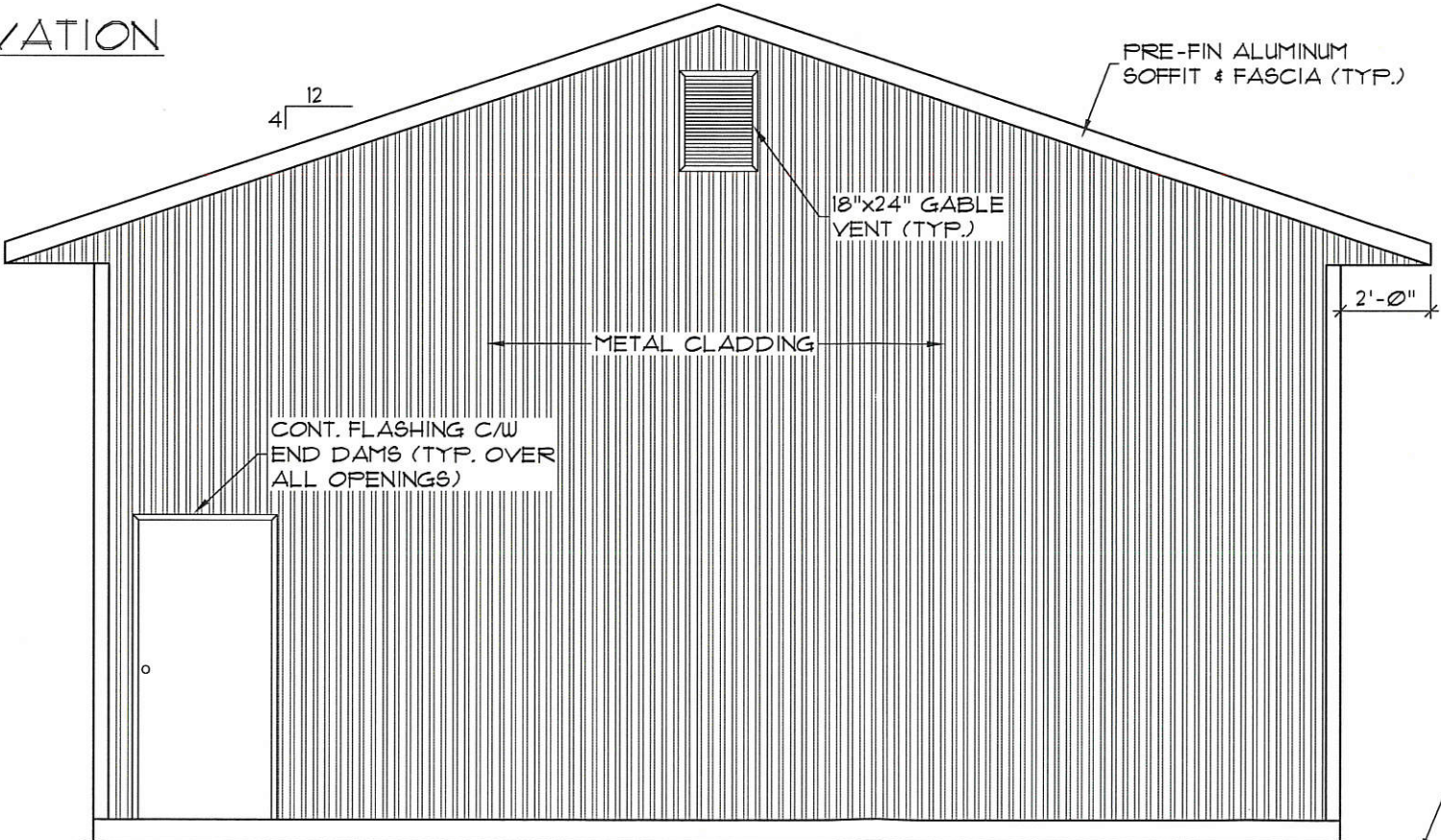
1'-0"
SF1

1'-0"
SF1

1'-6"
SF2




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

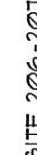
SHEET TITLE: SOUTH AND WEST ELEVATIONS		PROJECT TITLE: STORAGE GARAGE FOR RRDSSAB, FORT FRANCES, ON	
DRAWN BY: M.S.	DATE: 18/09/17		
CHECKED BY: T.K.B. D.Z.	PROJECT NO. 18-050		
SHEET NO. 4	REV. NO. -		

DRAFT		BCIN: 43291	
		SCE	
SAULTEAUX CONSULTING & ENGINEERING			
SITE 206-201 RR#2 FORT FRANCES, ONTARIO P9A 3M3 1-801-274-1114			

MARK		DESCRIPTION		REVISION RECORD	

DOOR SCHEDULE										
DOOR								FRAME		
DOOR #	SIZE	THICKNESS	TYPE	MATERIAL	FINISH	GLAZING	DOOR HARDWARE	MATERIAL	FINISH	REMARKS
D1	10'-0"x11'-0" OVERHEAD	2"	B	THERMALLY BROKEN PANELS INSULATED	PAINT		3" HARDWARE, HEAVY DUTY CLIP ANGLE MOUNT TRACKS, STANDARD LIFT, 11 GAUGE HINGES, WEATHER-STRIP AND TOP SEAL PACKAGE. C/W PUSHERSPRINGS	PRESSED STEEL FRAME	PAINT	INSTALL LIFTMASTER MODEL RBH1511 3/4 HP. HEAVY DUTY JACKSHAFT OPERATOR C/W PHOTO EYES, SOLENOID BRAKE, CHAIN HOIST BACKUP AND TWO (2) REMOTES
D2	10'-0"x11'-0" OVERHEAD	2"	B	THERMALLY BROKEN PANELS INSULATED	PAINT		3" HARDWARE, HEAVY DUTY CLIP ANGLE MOUNT TRACKS, STANDARD LIFT, 11 GAUGE HINGES, WEATHER-STRIP AND TOP SEAL PACKAGE. C/W PUSHERSPRINGS	PRESSED STEEL FRAME	PAINT	INSTALL LIFTMASTER MODEL RBH1511 3/4 HP. HEAVY DUTY JACKSHAFT OPERATOR C/W PHOTO EYES, SOLENOID BRAKE, CHAIN HOIST BACKUP AND TWO (2) REMOTES
D3	3'-0"x7'-0"	1 3/4"	A	HOLLOW METAL INSULATED	PAINT		LOCKSET, 1 1/2 PR. NRP HINGES, DOOR CLOSER, WEATHERSTRIPPING, DOOR SWEEP, THRESHOLD	PRESSED STEEL FRAME	PAINT	
D4	3'-0"x7'-0"	1 3/4"	A	HOLLOW METAL INSULATED	PAINT		LOCKSET, 1 1/2 PR. NRP HINGES, DOOR CLOSER, WEATHERSTRIPPING, DOOR SWEEP, THRESHOLD	PRESSED STEEL FRAME	PAINT	
D5	9'-0"x7'-0" OVERHEAD	2"	B	THERMALLY BROKEN PANELS INSULATED	PAINT		3" HARDWARE, HEAVY DUTY CLIP ANGLE MOUNT TRACKS, STANDARD LIFT, 11 GAUGE HINGES, WEATHER-STRIP AND TOP SEAL PACKAGE. C/W PUSHERSPRINGS	PRESSED STEEL FRAME	PAINT	INSTALL RESIDENTIAL OVERHEAD DOOR OPERATOR
D6	3'-0"x6'-8"	1 3/4"	A	HOLLOW METAL	PAINT		PASSAGE SET, 1 1/2 PR. HINGES	PRESSED STEEL FRAME	PAINT	



SHEET TITLE: DOOR SCHEDULE		PROJECT TITLE: STORAGE GARAGE FOR RRDSSAB, FORT FRANCES, ON	
DRAWN BY: M.S.	DATE: 18/03/17		
CHECKED BY: T.K.B. D.Z.	PROJECT NO. 18-050		
SHEET NO.	REV. NO.		
BCIN: 43291		DRAFT	
 SCE		SAULTEAUX CONSULTING & ENGINEERING SITE 206-207 RR#2 FORT FRANCES, ONTARIO P9A 3M3 1-800-274-1114	
		MARK	
		DESCRIPTION	
		Y# M D BY	
		REVISION RECORD	



Scott Street

Butler Avenue

729

731

737

801

727

411

0

Divisional Comments on Application for Zoning By-Law Amendments at 737 Scott Street

Operations and Facilities

Water and sewer services are located on Scott Street. Water terminated at the main, sanitary terminated at the CO at property line

Stormwater will have to be addressed through SPCA and subsurface system to Butler storm sewer.

Private crossings may be required in conformance with our by-laws.

Will there be water and sanitary sewer services required here?

Fort Frances Fire Department

No issues.

Fort Frances Power Corporation

No issues.

Planning and Development

The property has been vacant for many years and development would aiding for parking and storage for the ambulance base will help resolve parking and storage area of the adjacent hall.

Proper certified drawings will be required showing proper fire separations, egress and storage design.

Site Plan Control will be required at this development. All divisions will have input to requirements at that time for parking, private crossings, entrances, stormwater etc.

The Planning and Development supports the change of Zoning and Use.



The Corporation of the Town of Fort Frances

OFFICIAL PLAN AMENDMENT

Information and Material to be provided under Subsection 22(4) of the Planning Act

FOR OFFICE USE ONLY

File Number: C1-2019

Application Fee: \$3000.00

Date Received: December 21, 2019

Date Accepted: January 6, 2019

Information and material to be provided under subsection 22(4) of the Planning Act

The undersigned hereby applies to the Council of the Town of Fort Frances for an amendment to the Official Plan in respect of lands herein described, as outlined in this application.

The undersigned hereby acknowledges that the filing of this application alone does not necessarily constitute fulfilling all the requirements of either the Town, The Planning Act or the Provincial Policy Statement (PPS), that may arise during the assessment of the application.

The undersigned hereby provides a cheque made payable to the Town of Fort Frances to accompany this application in the amount of \$3000.00 to cover the non-refundable the costs of processing the application and agrees to pay in full any further costs to the Town which may be incurred relating to this application within thirty (30) days of date of invoice.

The undersigned hereby will provide any additional fees, by cheque, made payable to any other review authority as the Township so directs.

The undersigned acknowledges that the date of the request will be the date the application is received/stamped in/by the Town of Fort Frances Municipal Office (Schedule 1, 3, O.Reg. 543/06)

PART I: CUSTOMER INFORMATION

1.1	Property Owner Name Rosen Garten Holdings INC	Telephone No. 807-274-6888	Fax No. NIL
	Mailing Address Site 204-8 Fort Frances ON		Postal Code P9A 3M3
	Email metkekim@gmail.com		

3.6	If the proposed amendment changes or replaces a Schedule (map land use designation) of the Official Plan, the requested (replacement) schedule (map), including the text that accompanies it <i>must be attached</i> : <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Not Applicable
3.7	If the proposed amendment changes, replaces, deletes or adds a Policy (text) of the Official Plan, the text of the requested amendment <i>must be below</i> : <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Applicable <i>The Town of Fort Frances Official Plan will include a Policy for a site-specific OP designation of Living at 520 Scott Street, Legal Description PLAN SM 105 PT LOTS 3,4,& 5;PCL 3-2 & 3-3; PCL_12738;PCL_12503.</i>
3.8	Does the requested amendment <i>alter</i> all or any part of the boundary of an area of settlement* or <i>establish a new area of settlement*</i> in the municipality? Yes <input type="checkbox"/> If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement. Attached <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>*area of settlement under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres, or future urban use areas, or as otherwise prescribed by regulation.</i>
3.9	Does the requested amendment <i>remove</i> the subject land from an area of employment** in the municipality? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>** area of employment under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses listed in subsection (5) or as otherwise prescribed by regulation. Under subsection (5), the uses within an area of employment are:</i> <i>(a) manufacturing uses;</i> <i>(b) warehousing uses;</i> <i>(c) office uses;</i> <i>(d) retail uses that are associated with uses mentioned in clauses (a) to (c); and</i> <i>(e) facilities that are ancillary to uses mentioned in clauses (a) to (d).</i>

PART IV: SERVICING

4.1	Indicate how water will be provided to the subject land: <input checked="" type="checkbox"/> publicly owned & operated piped water system <input type="checkbox"/> a privately owned & operated individual well <input type="checkbox"/> a privately owned & operated communal well <input type="checkbox"/> a lake or other water body <input type="checkbox"/> other (provide details) _____
4.2	Indicate how sewage disposal will be provided to the subject land: <input checked="" type="checkbox"/> publicly owned & operated sanitary sewage system <input type="checkbox"/> a privately owned & operated individual septic system <input type="checkbox"/> a privately owned & operated communal septic system <input type="checkbox"/> a privy <input type="checkbox"/> other (provide details) _____

-
- 4.3 If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following information/material is to be provided:
- ☐ a servicing options report, (check if attached) and;
 - ☐ a hydrogeological report (check if attached).
 - ☒ not applicable
-

PART V: OTHER APPLICATIONS

- 5.1 Is the subject land or any land within 120 metres of the subject land the subject of an application *made by the applicant* for approval of an Official Plan Amendment, a zoning by-law amendment, a ministers zoning order amendment, a minor variance, a plan of subdivision, a consent or a site plan:

Yes ☒ No ☐

Application for, "Zoning By-Law Amendment. designation change to R2 Residential." has been applied for by the Owner January of 2019.



APPLICATION FOR ZONING BY-LAW AMENDMENT

The Planning Act, RSO 1990, as amended (O'Reg. 545/06)

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 tdennis@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:

Rosengarten Holdings INC
Site 204-8 RR#2 C/O Kim Metke
Fort Frances ON P9A 3M3

2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:

None.

3. The current Official Plan designation of subject land:

Living (Application from
Employment in January 2019)

4. Describe how the application conforms to the official plan of the municipality?

The application to make this building into apartments fits with the Official Plan of providing affordable income which these units will be four units with accessible options to allow for easier access.

5. The current zoning of the subject land:

C2 Commercial

6. The nature and extent of the rezoning requested:

The nature and extent of the rezoning would accept the existing building site plan. The footprint of the building would not be enlarged and proper off-street parking to be compliant with the Zoning By-Law.

7. The reason why the rezoning is requested.					
The reason for the request is to comply with the Zoning Designation allowing Residential in the building.					
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:					
PLAN SM 105 PT LOTS 3,4,& 5;PCL 3-2 & 3-3					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	18.5 m	Depth:	31.4	Area:	580.9 Meters Square
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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
<p>There has been an application to change the Official Plan designation from Employment to Living on the property located at 520 Scott Street. The 500 block of Scott Street has a mixed use of Commercial and Residential properties already located in this area of the Town. As stated in the Provincial Policy Statement the Town should provide a mix and range of employment and living uses. This change would allow for more living area, as well as occupying a building which has not had constant employment activity in the last ten years.</p>					
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?	
The main access for the property is Scott Street with alley access off Scott and First Street. The alley provides access to parking onsite.	
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:	
16. Existing uses of the subject land:	
The existing use of the property is retail store sales which has not had constant use. Tenants have not been long term.	
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:	
Retail Store Building. Building area is 330 meter squared, front lot line setback 0.3 m, west side yard set back 2.7 m, east side yard set back 1.5 meter, rear lot line set back 11.0 meter, building height is roughly 7.0 meter, 14.3 meter x 23.08 meter is the foot print of the building.	
19. The proposed uses of the subject land:	
The proposed use of the building and land will be for an apartment building. Units will be ultimately determined by the Ontario Building Code Regulations and Zoning By-Laws. Ideally the building will have 3 to 4 rental units.	
20. Are any buildings or structures proposed for the subject land? Yes <input type="checkbox"/> No <input checked="" 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:	
22. If known,	
a. the date the subject land was acquired by the current owner:	June 2008
b. the date existing buildings or structures on the subject land were constructed:	
Original was 1970's with extensive renovations in 1989. The existing footprint has not changed since 1989.	
c. the length of time that the existing uses of the subject land have continued: Since 1989.	

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:	
The system is provided by the Municipality.	
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:	
The system is provided by the Municipality.	
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:	
Storm water management is provided through ditches and land 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:	

28. A sketch showing, in metric units, the following:

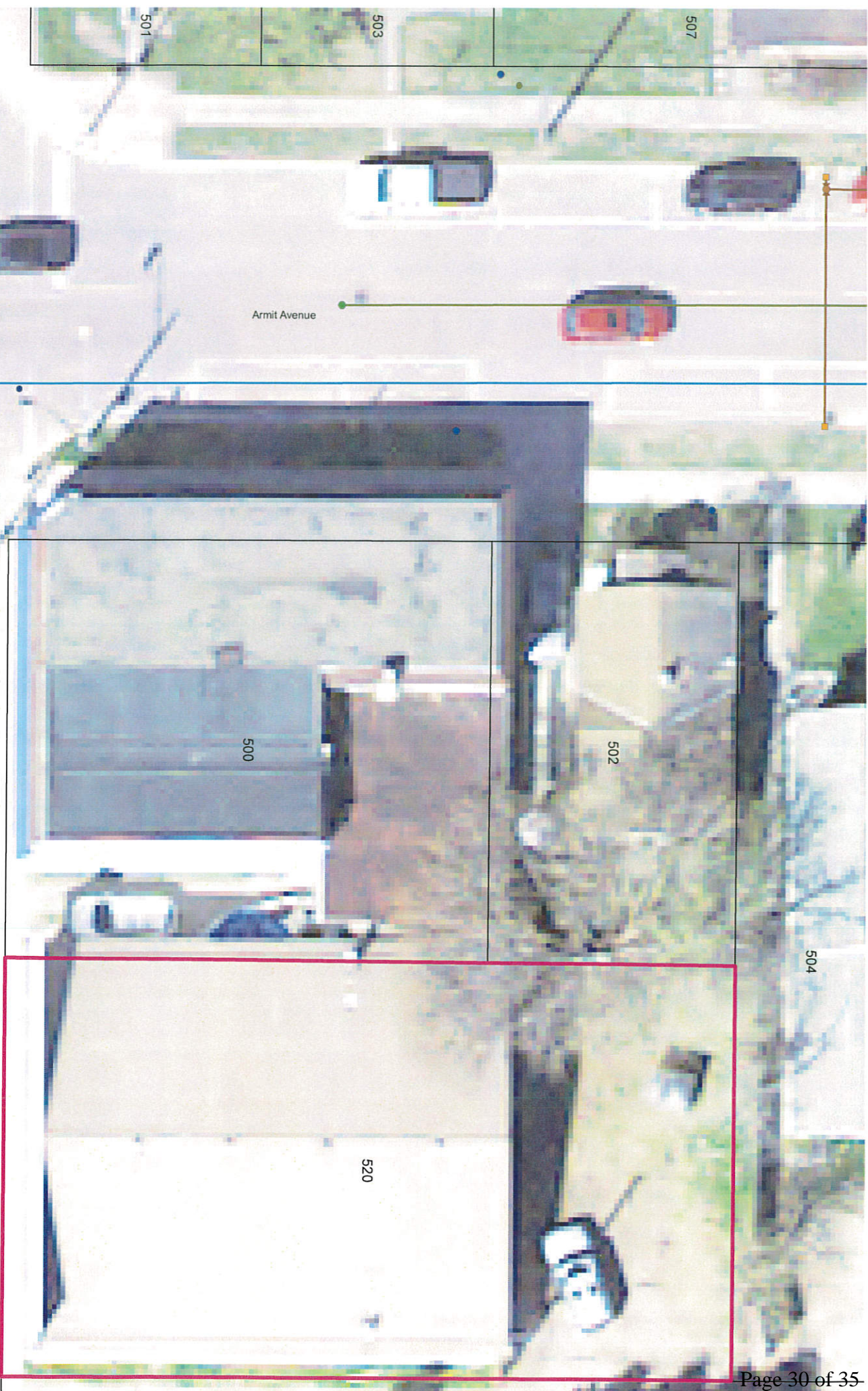
- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

30. Is the subject land within an area of land designated under any provincial plan or plans? Yes ☐ No ☒

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes ☐ No ☐

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.



1800.00

Town of Fort Frances
320 Portage Avenue

Fort Frances, On P9A 3P9
T: 807-274-5323

APPLICATION FOR ZONING BY-LAW AMENDMENT

The Planning Act, RSO 1990, as amended (O'Reg. 545/06)

www.fortfrances.ca

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 tdennis@fortfrances.ca

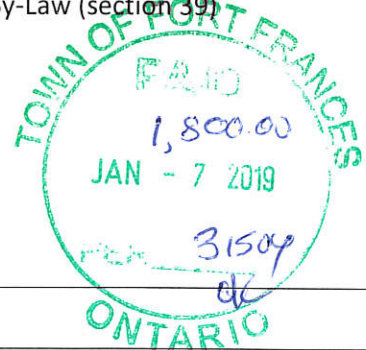
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COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Kim I. Metke, am the owner of the land that is the subject of this consent 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.

Date

Jan 7/2019

Signature of Owner

[Signature]

KIM METKE

Receipt Number: 31504

Tax Number: HST #106984586 RT0001

Date: January 7, 2019

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
General	67	ZONING BY-LAW ADMENDMENT	N/A	\$0.00	\$3,000.00	N/A

Subtotal: \$4,800.00

Taxes: \$0.00

Total Receipt: \$4,800.00

Cheque: \$4,800.00

Total Amount Received: \$4,800.00

Rounding: \$0.00

Amount Returned: \$0.00



Divisional Comments on Application for Zoning By-Law Amendments at 520 Scott Street.

Operations and Facilities

Is the water and sanitary sewer services adequate for the proposed development? And is the condition suitable?

Fort Frances Fire Department

No issues.

Fort Frances Power Corporation

No issues.

Planning and Development

The building is existing and through the adoption of becoming R2 residential the front and side yard setbacks will be less than required by the Zoning By-Law.

This will allow for more needed housing in the Town of Fort Frances.

It follows the Provincial Policy Statement of allowing some mixed uses. The 500 block of Scott Street has a mix of retail/office and residential units existing and this change of use at 520 Scott does blend into the existing area.

Proper certified drawings will be required showing proper fire separations, egress and room design.

Parking will be required and once the number of units (three or four) are determined parking will be determined as per Zoning By-Law.

The Planning and Development supports the change of Zoning and Use.