

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - March 4, 2019 at 8:00 AM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u> Session #5	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of Previous Committee 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>	
6.1 Letter from R. Van Drunen re: Noise By-Law. - Still awaiting comment from OPP.	
6.2 Gillons Letter.	4 - 7
7. <u>New Business</u>	
7.1 Re-Zoning Application for 737 Scott Street.	8 - 23
7.2 Site Specific Official Plan Amendment and Zoning application for 520 Scott Street.	24 - 41
8. <u>Outstanding Items</u>	
8.1 Proposed Draft Smoking By-Law. - Still awaiting comment from OPP.	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Monday March 18th, 2019.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #4

February 19, 2019

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on February 19, 2019 from 8:00 a.m. to 8:44 a.m.

PRESENT: J. McTaggart - Chairperson, W. Brunetta - Councillor, D. Judson - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, P. Briere, Committee Secretary, I. Laing, Guest

1. Call to Order - 0800am
Session #4

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

3. Approval of Previous Committee Minutes

- 3.1 Approval of Previous Committee Minutes.
- Approved as Presented.

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 Letter from R. Van Drunen re: Noise By-Law.
- No update at this time. Still awaiting comment from the OPP.

7. New Business
None.

8. Outstanding Items

- 8.1 Request from Age Friendly Committee - Safe Drop Off/Pick-Up Locations for Adults.
- Received an overview of the request from Age Friendly Committee Representative. A discussion on the item took place and it is being recommended that Administration continue to work with the Age Friendly Committee on the feasibility of the request and promote the Accessible Parking Permit Program through the Age Friendly Committee.
- 8.2 Proposed Draft Smoking By-Law.
- Still awaiting comment from the OPP. Discussed questions brought up by the Committee at the last meeting. Further research will be done and included in the report.

9. Information
None.

10. Non-agenda Items
None.

11. Adjourn / Next Meeting Date - 0844am

Monday March 4th, 2019.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee

Report To: Planning & Development Executive Committee

From: Patrick Briere, By-Law Enforcement Officer

Re: Request Letter from Gillons Insurance – 2019 Parking Passes.

As you may recall, Mayor & Council at its last meeting referred a request letter from Gillons Insurance regarding their 2019 Parking Passes to the Planning & Development Executive Committee.

The request letter is asking for a reduced invoice for the parking rates. The rates currently in the 2019 User Fee Schedule were set by the previous Mayor & Council on February 12th, 2018. The rates are below for your reference.

2017 Rates

Annual Fee \$376.25

Portage Avenue Lot Annual \$376.25

Monthly \$37.45

Each additional space per month \$18.75

Daily Rate \$2.00 (First 2 hours free, evenings, weekends & holidays free)

Parking Meter Rate \$1.00/hour

Loading Zone Annual \$376.25

Church Loading Zones \$70.75

2018 Rates – Approved by February 12th report

Rates as of July 1, 2018

Loading Zone Annual Fee - \$540.00

Private Parking Stall Annual Fee - \$540.00

Portage Avenue Parking Lot Annual Fee - \$540.00

Church Loading Zone Annual Fee - \$70.75

Portage Avenue Parking Lot Daily - \$4.00/day

Rates as of January 1, 2019

Loading Zone Annual Fee - \$600.00

Private Parking Stall Annual Fee - \$600.00

Portage Avenue Parking Lot Annual Fee - \$600.00

Church Loading Zone Annual Fee - \$70.75

Portage Avenue Parking Lot Daily - \$4.00/day

Note that the rates for 2019 will not have inflation increase(s) added to them.

Therefore, with this stated our office is looking for further direction from the Planning & Development Executive as to how we are going to proceed with the request letter received from Gillons Insurance.

Respectfully submitted

Original Signed By

Patrick Briere

By-Law Enforcement Officer

February 14, 2019

Lisa Slomke
Clerk
Corporation of the Town of Fort Frances
320 Portage Ave
Fort Frances, ON P9A 3P9

RE: Parking Passes 2019

Dear Ms. Slomke,

We have received the Town's invoice (attached) for Gillons Insurance in the amount of \$8,814 for 13 parking spots. We would like to negotiate this price.

The average Gillons employee will only use a parking spot for 200 days a year. The amount charged per day from the meter is \$2.00 and includes tax. If we simply paid at the meter every day, the total cost would be \$5,200 per year (13 spots X \$2/spot/day x 200 days). Gillons could provide \$400 to each of the 13 employees for the year and then it would be their responsibility to pay at the meter. This would save Gillons \$3,614 and would be a better alternative than paying this invoice.

However, we think it would be mutually beneficial for Gillons to keep the Town parking spots, but pay less than \$5,200. The Town would receive its money upfront and in full at the beginning of each year. You would not have to spend time and resources "policing" the parking spots. From our point of view, Gillons employees would not have the inconvenience of carrying around change to pay at the meter.

I am proposing that Gillons pays \$4,000 per year plus tax, for a total of \$4,520.

Please consider this request. We thank you for your time and for the parking spots provided by the Town to Gillons for the past few years. We hope we can continue to use them!

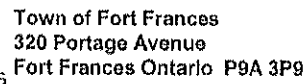
Sincerely,



Trevor Fitzgerald, CAIB, BBA
Chief Financial Officer

Gillons Insurance Brokers Ltd
326 Church Street, Fort Frances, ON





Customer ID	GILLO0001
INVOICE	IVC0000005071
Type	
Date	2019-01-29
Page	1

Bill to:

GILLONS INSURANCE BROKERS LTD
326 CHURCH STREET
FORT FRANCES ON P9A 1E1

Purchase Order ID		Payment Terms ID			
BYL		Net 30			
Item Number	Description	Quantity	U Of M	Unit Price	Ext. Price
PARKING	13 STALLS FOR 2019	13	Each	\$600.00	\$7,800.00
				Subtotal	\$7,800.00
				Misc	\$0.00
				Tax	\$1,014.00
				Freight	\$0.00
				Trade Discount	\$0.00
				Total	\$8,814.00

Date: February 27, 2019

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Re-Zoning application for 737 Scott Street**

An application was received by the Planning and Development Division for an application of rezoning at 737 Scott Street. The current zoning designation is R2 Residential. The application requests to change the zoning to C2 Commercial.

The application was on the Committee of Adjustments agenda at the January 31, 2019 meeting. The Committee of Adjustment had the opportunity to hear the Rainy River District Social Services Administrative Board, being represented by Dan McCormick, explaining reasons for changing the zoning from Residential to Commercial. Dan explained 737 Scott Street was recently purchased. RRDSSAB needs additional parking and storage for the corporation as well as the adjacent ambulance building located at 450 Scott Street. Preliminary drawings and site plans are attached to this report. The other Town divisions were consulted, and no issues were brought forward for the zoning changes.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Residential to Commercial. There were no public objections at the meeting, nor written objections submitted to the Planning and Development Department for the public meeting.

Attached to the report is the application for Zoning Amendment for 737 Scott Street. Please review the application. The Planning and Development Department supports the zoning change as being a positive planning change and recommends moving forward the zoning changes. Respectfully submitted,

Originally Signed By,

Tyson Dennis
Chief Building Official / Municipal



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



Scott Street

Butler Avenue

729

731

737

801

727

411

0

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 CG&B 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: 18/09/11	CHECKED BY: T.K.B. D.Z.	PROJECT NO. 18-050
SHEET NO. 1		REV. NO. -	

SAULTEAUX CONSULTING & ENGINEERING

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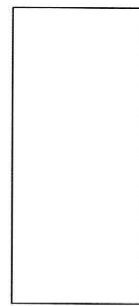
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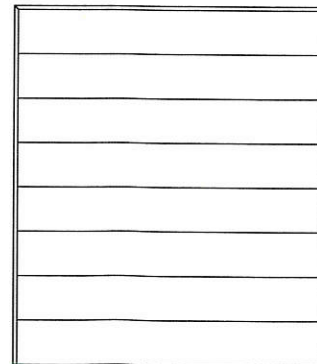
SAULTEAUX CONSULTING & ENGINEERING
SITE 206-207 RR#2
FORT FRANCES, ONTARIO
P9A 3M3
1-807-274-1114

REVISION RECORD	MARK	DESCRIPTION	DATE	BY
1				
1				
1				
1				
1				


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	



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SHEET TITLE: DOOR SCHEDULE		PROJECT TITLE: STORAGE GARAGE FOR RRD55AB, FORT FRANCES, ON		 SCE	SAULTEAUX CONSULTING & ENGINEERING SITE 206-207 RR#2 FORT FRANCES, ONTARIO P9A 3M3 1-800-274-1114																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Date: February 27, 2019

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Site Specific Official Plan Amendment and Zoning application for 520 Scott Street**

An application was received by the Planning and Development Division for a site-specific Official Plan designation change and an application of rezoning at 520 Scott Street. The current OP designation is Employment and zoning designation is Commercial. The applications request to change the Official Plan designation to Living and zoning to R2 Residential.

The application was on the Committee of Adjustments agenda at the January 31, 2019 meeting. The Committee of Adjustment had the opportunity to have Rosengarten Holdings INC present at the meeting, being represented by Kim Metke, explaining reasons for changing the OP and zoning designations.

The application for a site-specific OP designation at 520 Scott Street to become "Living" would allow for the application for zoning designation to be changed from C2 commercial to R2 residential. Kim explained the existing building has had multiple tenants over the years. Without consistent tenants, profits have been low as the building has sat empty most of the last five years. He explained as the residences of Fort Frances become older, he has had inquiries for residential rental units. Kim's plan is to renovate this building into residential units which will allow for accessible units near downtown amenities.

The topic of parking area was discussed and agreed the parking must stay consistent with zoning by-law regulations. The Ontario Building Code would be enforced for all fire rating and code compliance. As well, water a sewer testing of the system would have to be completed prior to building permits being issued.

Preliminary drawings and site plans are attached to this report.

The Committee of Adjustment has made the recommendation of allowing the OP and zoning amendments. The 500 block of Scott Street has mixed uses existing and these changes are beneficial to the Town in a planning aspect and is consistent with the Provincial Policy Statement of allowing mixed use areas.

Attached to the report is the application for Zoning Amendment for 520 Scott Street. Please review the application. The Planning and Development Department supports the zoning change as being a positive planning change and recommends moving forward the amendments.

Respectfully submitted,

Originally Signed By,

Tyson Dennis
Chief Building Official / Municipal



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		

1.2	Applicant/Agent Name (if not Owner) Kim Metke	Telephone No. 807-274-6888	Fax No. NIL
	Mailing Address Site 204-8 Fort Frances ON		Postal Code P9A 3M3
	Email metkekim@gmail.com		
	<i>Note – If this application is submitted by an agent on behalf of the property owner, written authorization must accompany application. If the applicant is a corporation acting without an agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.</i>		

PART II: PROPERTY INFORMATION

2.1	Municipal Address 520 Scott Street, Legal Description - PLAN SM 105 PT LOTS 3,4,& 5;PCL 3-2 & 3-3		
	Frontage 60 feet	Depth 103 feet	Area (sq. ft) 6180 (574 sq. m)

PART III: PROPOSED AMENDMENT

3.1	Name of Official Plan to be amended TOWN OF FORT FRANCES OFFICIAL PLAN
3.2	Current Official Plan Designation Living Area <input type="checkbox"/> Working Area / Commercial Area <input checked="" type="checkbox"/> Recreation Area <input type="checkbox"/> Resource Development Area <input type="checkbox"/>
3.3	Land uses authorized under current designation Please refer to the Zoning By-Law 03/14 for all permitted uses. Residential is not permitted which is the designation which will be requested by a Zoning By-Law Amendment if the Official Plan Designation is changed from Down Town Businesses/Working to Living.
3.4	Does the amendment change, replace or delete an existing Official Plan policy? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
3.5	Does the proposed amendment add a policy to the Official Plan? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, what is the purpose of the proposed amendment? It would allow for a site-specific policy at 520 Scott Street allowing the Official Plan Designation to be "Living". By making this properties Official Plan designation Living, would allow for the Zoning Designation to be R2 Residential for a change of use to existing building. Accessible living apartments would be the end goal of the proposed development.

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 minister's 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:

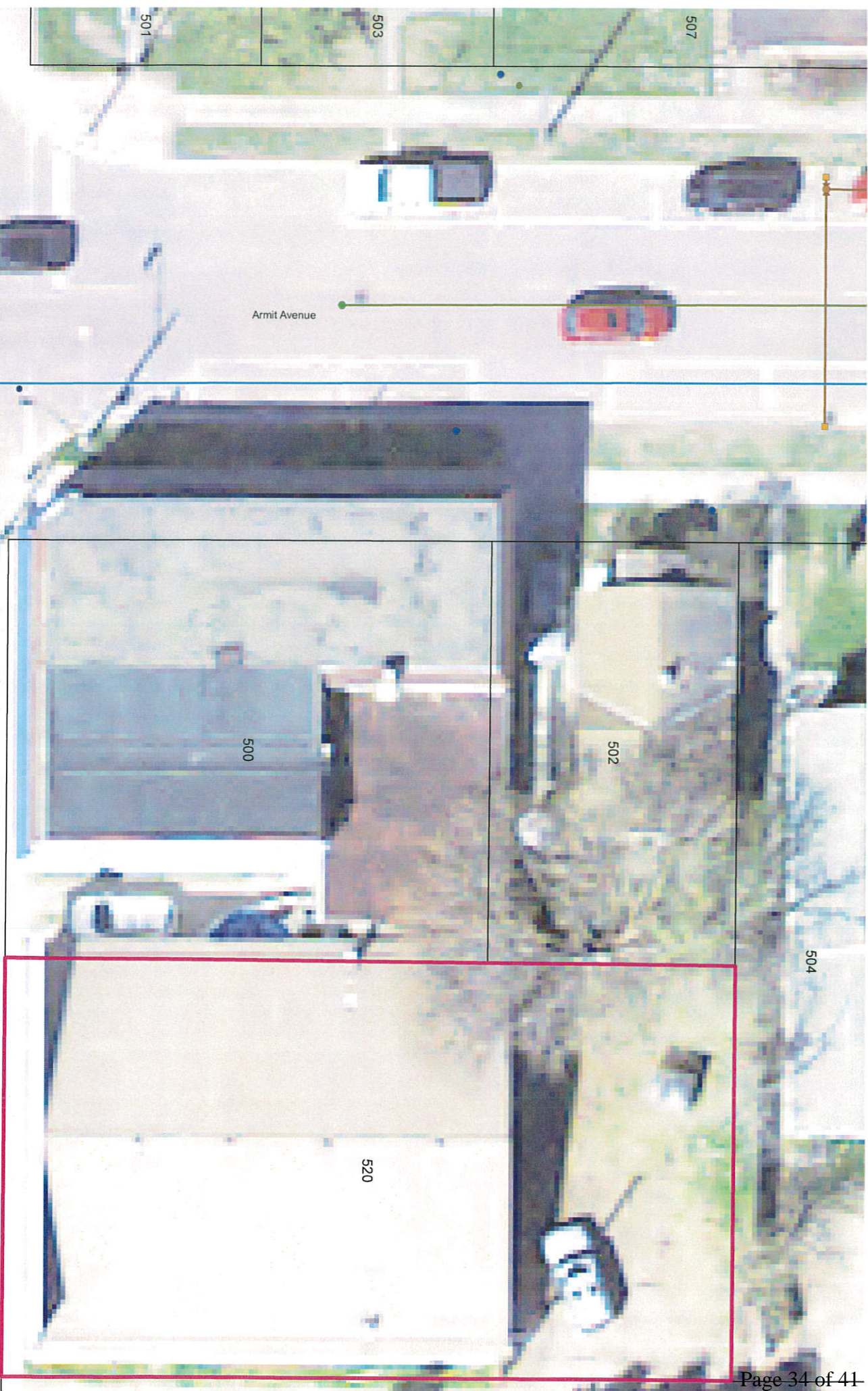
- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features 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

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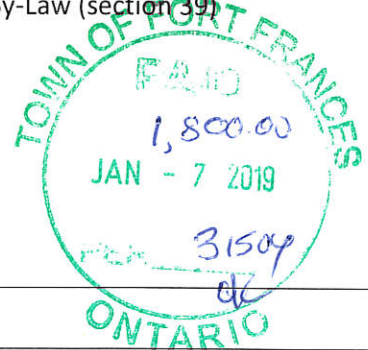
APPLICATION TYPE (check one)

☒ 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)



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

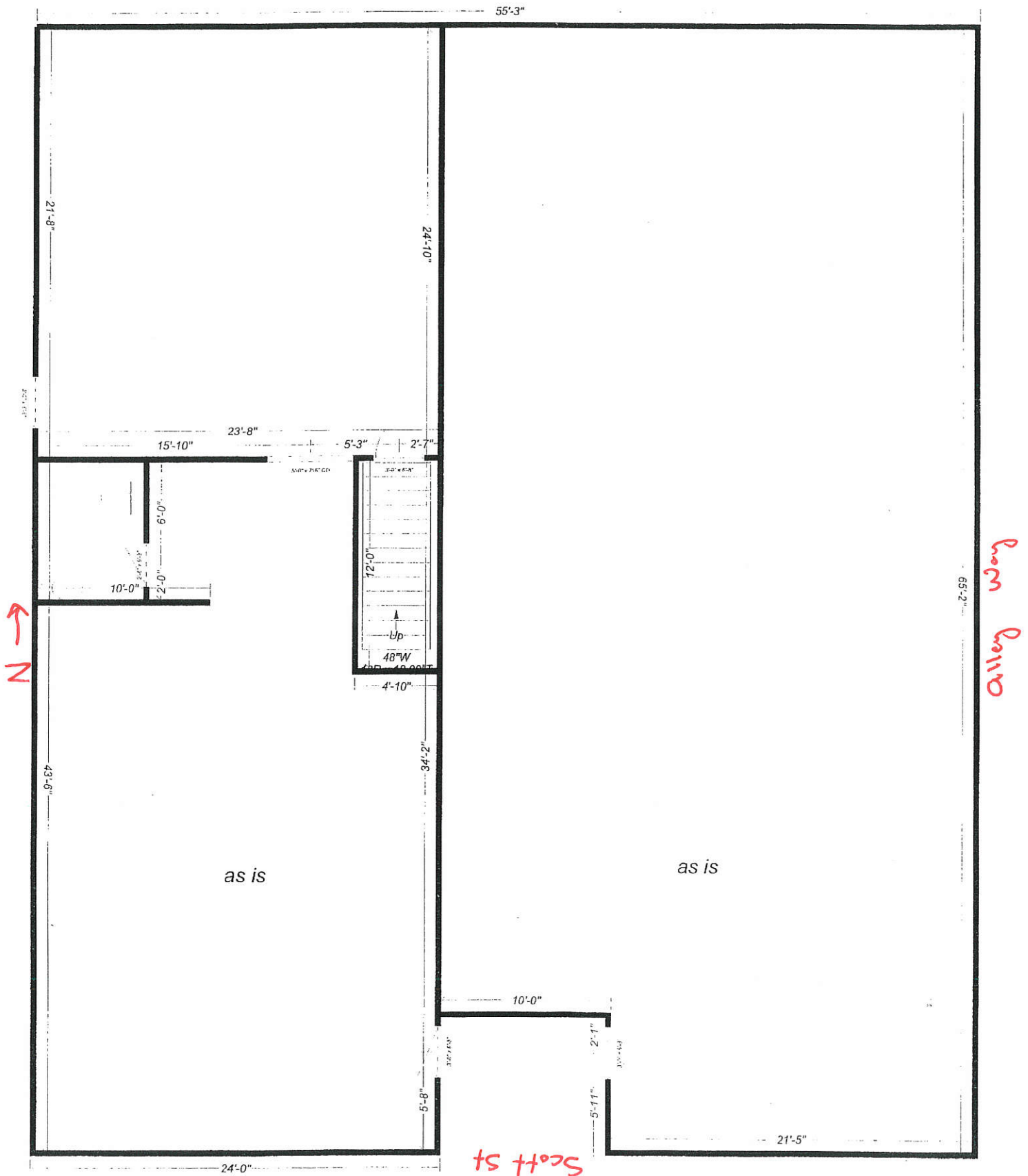
Total Receipt: \$4,800.00

Cheque: \$4,800.00

Total Amount Received: \$4,800.00

Rounding: \$0.00

Amount Returned: \$0.00



Scott St.

Alley Way

N →





504

502

500

520

0

526

530

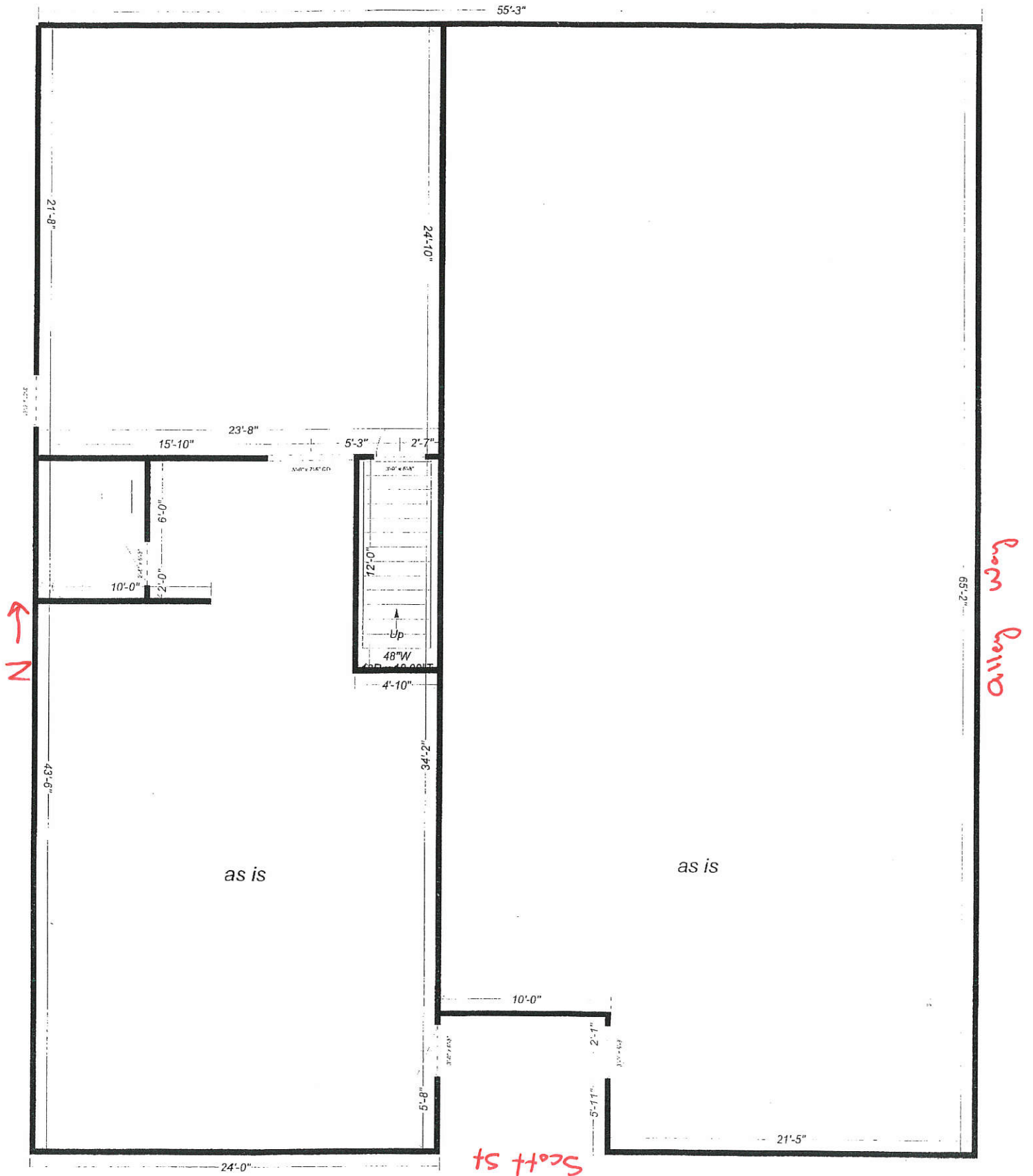
Armit Avenue

Scott Street

507

503

501





N →

Scott St.

Alley Way