

# TOWN OF FORT FRANCES

## Planning & Development Executive Committee

AGENDA - March 18, 2019 at 8:00 AM

### MEETING - Civic Centre - Committee Room

- |  | Page   |
|--|--------|
| 1. <b><u>Call to Order</u></b><br>Session #6   |        |
| 2. <b><u>Disclosure of pecuniary interest and the general nature thereof</u></b>   |        |
| 3. <b><u>Approval of Previous Committee Minutes</u></b><br>3.1 Approval of Previous Committee Minutes.   | 2 - 3  |
| 4. <b><u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u></b>   |        |
| 5. <b><u>In-Camera</u></b>   |        |
| 6. <b><u>Items Referred from Council</u></b><br>6.1 Letter from R. Van Drunen re; Noise By-Law.<br>- Police Services Board reviewing request at their April 5th meeting.<br>6.2 Request Email from C. Kent - Proposal for 8th Street Trails.<br>- Waiting on comments from CSEC & OFEC Executive Committees. |        |
| 7. <b><u>New Business</u></b>  |        |
| 8. <b><u>Outstanding Items</u></b><br>8.1 Proposed Draft Smoking By-Law.<br>- Police Services Board reviewing request at their April 5th meeting.  |        |
| 9. <b><u>Information</u></b><br>9.1 Re-Zoning Application for 316 Victoria Avenue.   | 4 - 11 |
| 10. <b><u>Non-agenda Items</u></b>   |        |
| 11. <b><u>Adjourn / Next Meeting Date</u></b><br>Monday April 1st, 2019.   |        |

## TOWN OF FORT FRANCES

### MINUTES

SESSION NO. #5

March 4, 2019

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on March 4, 2019 from 8:00 a.m. to 8:39 a.m.

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

ALSO PRESENT: D. Brown, CAO, T. Dennis, CBO/Planner, P. Briere, Committee Secretary

**1. Call to Order - 0800am**

Session #5

**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.

Moved by: Councillor Brunetta

Seconded by: Mayor Caul

Carried

**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.

- Still awaiting comment from OPP.

6.2 Gillons Letter.

- After review of the request letter, a discussion was had on this item and the Planning & Development Executive Committee is recommending that Council accept the letter as information and that the charges remain the same as listed in the invoice and further direct Administration to forward a letter to Gillons Insurance explaining the rationale of the decision as follows:

- The rates have been increased for cost recovery of the year round maintenance required to maintain this parking lot.

- The current charges as listed in the invoice break down to a cost of \$3.00/day. Which is less than the \$4.00/day daily rate.

**7. New Business**

7.1 Re-Zoning Application for 737 Scott Street.

- After a review of the report, applications and drawings for this request. The Planning & Development Executive Committee is recommending that Council approve the request as presented.

7.2 Site Specific Official Plan Amendment and Zoning application for 520 Scott Street.

- After a review of the report, applications and drawings for this request. The Planning & Development Executive Committee is recommending that Council approve the request

as presented.

**8. Outstanding Items**

- 8.1 Proposed Draft Smoking By-Law.  
- Still awaiting comment from OPP.

**9. Information**

None.

**10. Non-agenda Items**

None.

**11. Adjourn / Next Meeting Date - 0839am**

Monday March 18th, 2019.

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Executive Committee Chair

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Secretary, Planning & Development Executive  
Committee

Date: March 14, 2019

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Re-Zoning application for 316 Victoria Avenue**

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An application was received by the Planning and Development Division for an application of rezoning at 316 Victoria Avenue. The current zoning designation is (I) institutional which has an existing residential unit within. The application requests to change the zoning to R2 Residential.

The application was on the Committee of Adjustments agenda at the February 28, 2019 meeting. The Committee of Adjustment had the opportunity to review the application as well as listen to Merv Aherns representing Sean Ahrens on behalf of SALVATION ARMY OF CANADA's application. As 316 Victoria Avenue is presently owned by Salvation Army of Canada, the Ahren's are applying for the zoning designation change to be residential as part of the purchase agreement. The other Town divisions were consulted with the application, and no significant issues were listed about the zoning application. Proper Ontario Building Code regulations as well as sewer and water regulations will be implemented prior to, and during renovations to the property.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Institutional to Residential at 316 Victoria Avenue. 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 316 Victoria Avenue. 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.

Originally Signed By,

Tyson Dennis  
Chief Building Official / Municipal

**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:	
Sean Ahrens on behalf of SALVATION ARMY OF CANADA. Sean Ahrens 535 Riverview Drive, Fort Frances Ontario, P9A 2V8	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
No mortgages, chares or other encumbrances.	
3. The current Official Plan designation of subject land:	Living
4. Describe how the application conforms to the official plan of the municipality?	
The Official Plan of Fort Frances determines where Living Areas are located, and the property known as 316 Victoria Avenue is located within the Living Designation of the Official Plan.	
5. The current zoning of the subject land:	Institutional (I)
6. The nature and extent of the rezoning requested:	
The request is to apply to rezone 316 Victoria Avenue from Institutional to R2 Residential. If the request is accepted, the potential of three residential 2-3 bedroom units will be renovated and available for rent.	

7. The reason why the rezoning is requested.					
The Salvation Army has relocated. The building located at 316 Victoria is vacant and in disrepair. The structure of the building is sound and adequate size to renovate for multi-residence. Several other multi-residential units are available within the same town block.					
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:					
316 Victoria Avenue Fort Frances Ontario. PLAN ALB LOT 242 PCL 1275;1275 9252					
10. The frontage, depth and area of the subject land:					
Frontage:	66 ft	Depth:	149 ft	Area:	9834 ft/sq
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?					
There is a municipal road which serves the property as well as a rear alley access. There is enough parking in the rear of the property for the potential rentals. There is also parking for 2 additional vehicles in the front of the building off street on Victoria Avenue.					
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:					

Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation,	
16. Existing uses of the subject land:	
Vacant. Previously the Salvation Army store front, offices, previously a chapel, and a 3 bedroom living quarters/apartment.	
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 of the building or structure and the dimensions or floor area of the building or structure:	
Wood frame construction with full concrete basement (40'x80' foot print, 30' height) See attached Drawing A.	
19. The proposed uses of the subject land:	
If rezone application is approved, the building would be remodeled to include 3 rental units, 2-3 bedroom each, for rent upon completion of renovation.	
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 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:	August 1 <sup>st</sup> , 1931
b. the date existing buildings or structures on the subject land were constructed:	
Constructed in 1908 with additions at later dates.	
c. the length of time that the existing uses of the subject land have continued:	
The building has been used by the Salvation Army Church since ownership until approximately 2015.	
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 Town of Fort Frances supplies the building with water service. Appropriate calculations for water service sizes will be completed if rezoning occurs. Construction will be completed under requirements of the local zoning by-laws and the Ontario Building Code.	
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:	

<p>The Town of Fort Frances supplies the building with sewer service. Appropriate calculations for sewer service sizes will be completed if rezoning occurs. Construction will be completed under requirements of the local zoning by-laws and the Ontario Building Code.</p>	
<p>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?</p>	
<p>a. a servicing options report,</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>b. a hydrogeological report</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:</p>	
<p>No storm water is present. Natural drainage is present for run off.</p>	
<p>27. If known,</p>	
<p>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"/></p>	
<p>If yes, provide file number and status of the application:</p>	
<p>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"/></p>	
<p>If yes, provide file number and status of the application:</p>	
<p>c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/>      No <input checked="" type="checkbox"/></p>	
<p>If yes, provide Ontario Regulation number of the Order:</p>	



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.

Yes the have been signed and stamped.

DRAWING A  
for  
316 Victoria Ave





