



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

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| 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 | | |

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| 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> | | |

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| PART II: PROPERTY INFORMATION |
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| 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) |

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| PART III: PROPOSED AMENDMENT |
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| 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. |

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| 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

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| 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) _____ |

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- 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
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| PART V: OTHER APPLICATIONS |
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- 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.
