



## 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*

### APPLICATION FOR AN AMENDMENT TO THE OFFICIAL PLAN

SECTION 17, PLANNING ACT, 1990, R.S.O.

(as per Regulation 543/06, SCHEDULE 1 – INFORMATION AND MATERIAL  
TO BE PROVIDED WITH A REQUEST UNDER SUBSECTION 22(4) OF THE ACT)

Office Use Only	
File Number: <u>C2-2020</u>	Property Roll Number: <u>59-12-020-006-00600</u>
Date Submitted: <u>Nov. 23, 2020</u>	Date Deemed Complete: _____
Application Fee: <u>\$3,000.00</u>	Related File Number(s): <u>B5-2020</u>

**APPLICANT INFORMATION:**

#### 1.0 Applicant Information

Name of Owner <b>Tom Veert Contracting Ltd.</b>	Name of Agent, if applicant is an agent by the owner <b>Cody Vangel</b>
Mailing Address <b>P.O. Box 417 Fort Frances, Ontario P9A 3M7</b>	Mailing Address <b>320 Portage Avenue Fort Frances, Ontario P9A 3P9</b>
Telephone Cell <b>807-274-6898 807-275-9600</b>	Telephone Cell <b>807-274-5323 ext. 1216</b>
Email <b>tomveert@tomveert.com</b>	Email <b>cvangel@fortfrances.ca</b>
Fax	Fax

*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.*

## 2.0 Property Information

Municipal Address <b>1150 Portage Avenue North</b>	
Lot/Block <b>See attached parcel register</b>	Registered Plan
Part(s)	Reference Plan
Parcel No. (s)	PIN (If Known) <b>56018-1864</b>
Property Roll No. <b>59-12-020-006-00600</b>	Frontage <b>86.868m</b>
Depth <b>60.960m</b>	Area (sq m) <b>5,295.473 m2</b>

## 3.0 Other Applications

Is the subject land or any land within 120 meters of the subject land, the subject of an application made by the approval of an Official Plan amendment, Zoning By-Law amendment or minor variance?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, and if known, please indicate the application file numbers, location, application status, purpose and the effect of the application on the Official Plan amendment proposed by this application.	

## 4.0 Proposed Amendment

Name of Official Plan Designation <b>TOWN OF FORT FRANCES OFFICIAL PLAN - <u>Living (existing), Employment (proposed)</u></b>	
Does the proposed Official Plan Amendment apply to lands subject to any aboriginal land claims or provincial/aboriginal co-management agreement?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(If known, provide information you may have as an attachment to the application)	
Have you consulted with Aboriginal Peoples on this request for a Plan Amendment?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain and attach on a separate page.)	

## 5.0 Nature of Proposed Amendment

<p>Does the proposed amendment change, replace or delete a policy in the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes indicate the policy(ies) proposed to be changed, replaced or deleted (list all relevant Section No.'s – attach a separate sheet if necessary)</p>
<p>What is the existing Land Use Designation?</p> <p>Existing Official Plan designation is Living Existing zoning designation is Open Space</p>
<p>What is the current use of the Subject Land?</p> <p>Discontinued use as a child care facility</p>
<p>Does the proposed amendment add a policy to the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, what is the purpose of the proposed amendment?</p>
<p>Does the proposed amendment change or replace a land use designation in the Official Plan?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, indicate the land use designation(s) proposed to be changed or replaced (attach a separate sheet if necessary)</p> <p>Proposing to amend the official plan land use designation from Living to Employment</p>
<p>Describe the reason for the request to change the Land Use Designation?</p> <p>The proposal to amend from Living to Employment will allow for an office space to be the primary use with an accessory use of residential units for worker accommodations.</p> <p>(attach an additional sheet if necessary)</p>
<p>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 attached</i>:</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Does the requested amendment <i>alter</i> all or any part of the boundary of an <b>area of settlement*</b> or <i>establish a new area of settlement*</i> in the municipality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement.</p> <p><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></p>

Does the requested amendment *remove* the subject land from an **area of employment**\*\* in the municipality?

Yes

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No

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If, Yes, attach the current Official Plan policies (if any) dealing with the removal of land from an area of employment.

**\*\* 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:

(a) manufacturing uses;

(b) warehousing uses;

(c) office uses;

(d) retail uses that are associated with uses mentioned in clauses (a) to (c); and

(e) facilities that are ancillary to uses mentioned in clauses (a) to (d).

#### 6.0 Justification for the Amendment

Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in land use designation in this area.

At this time no exterior additions or renovations are proposed. The streetscape of the area is not intended to change. The office use may allow for some public traffic/interaction. Residential units for workers is intended to house out travelling employees.

It is unexpected that the proposed use would cause any adverse impact to the surrounding neighbourhood.

Indicate the compatibility of the change in land use designation with the existing uses in the area.

The property is currently surrounded by open space to the east, recreational (curling club) use to the north, residential to the west and open space to the south.

Residential units for workers fits in with nearby residential uses.

Office space use is not expected to generate a high traffic area for pedestrian traffic.

Indicate why there is a need for a change in land use designation in this area.

The proposed use as an office space that does not directly serve the needs of the surrounding neighbourhood and is best suited as an Employment area to permit the private business transaction needs.

<p>Describe why the proposed changes in policy is more appropriate than the relevant existing policy.</p> <p><b>There is no proposed change to any existing policies.</b></p>

**7.0 Provincial Interests**

<p>Please comment as to whether the requested amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act, R.S.O.,1990.</p> <p><b>The proposal appears to mesh with the Provincial Policy Statement 2020 under the Employment areas section. The proposal will promote job growth in the area, encourage mixed use developments and promotes business and economic growth.</b></p> <p><b>The proposal also provides a mechanism of housing supply for the direct workers of the office facility.</b></p>
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8.0 Declaration of Applicant or Authorized Agent

DECLARATION  
Of Applicant or Authorized Agent

I, Cody Vangel 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 23<sup>rd</sup>

day of November 2020

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Signature of Applicant or  
Authorized Agent



Signature of Commissioner etc.

Elizabeth Slomke, a Commissioner, etc.,  
District of Rainy River, for the Corporation  
of the Town of Fort Frances.

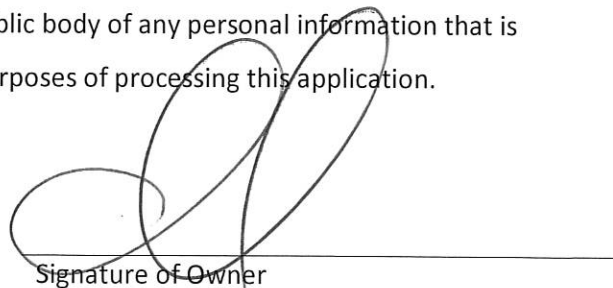
COMPLETE IF APPLICANT IS THE OWNER

I, Tom Veert

OWNER'S CONSENT

PRESIDENT OF THE  
I, 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 13, 2020  
Date



Signature of Owner

TOM VEERT CONTRACTING LIMITED  
Per: TOM VEERT,  
PRESIDENT

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, TOM VEENT, <sup>PRESIDENT OF THE</sup> am the owner of the land that is the subject of this application for zoning amendment and, for the purpose of processing and the Freedom of Information and Protection of Privacy Act, I authorize Cody Vangel to act as my agent for this application and provide any of my personal information that will be included in this application or collected during the processing of the application 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 13, 2020  
Date

  
Signature of Owner

TOM VEENT CONTRACTING LIMITED  
PER: TOM VEENT,  
PRESIDENT