

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:

Carl Furney, FOTENN Consultants, 223 McLeod Street, Ottawa, ON, K2P 0Z8

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

3. The current Official Plan designation of subject land:

Employment Area

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

Public use conforms to Employment Area designation policies, which permits institutional uses.

5. The current zoning of the subject land:

Open Space (OS) and Institutional (I)

6. The nature and extent of the rezoning requested:

To rezone the OS zoning to Institutional zone.

7. The reason why the rezoning is requested.

The OS Zone only permits public uses where an office is not included in the use. The OPP detachment contains office uses, therefore an amendment to the Institutional Zone is required.

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 ☐ No ☒ 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:

Southeast corner of Colonization Road and McIrvine Road.

10. The frontage, depth and area of the subject land (in metric):

Frontage:	159 m	Depth:	162 m	Area:	2.27 ha
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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 ☐ No ☒ 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 ☐ No ☒ 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 ☐ No ☒ 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?	
Provincial highway	
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:	
Portion proposed for development: Vacant Larger property: Municipal reservoir (water tower), sewage treatment plant, boat launch.	
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:	
Municipal reservoir water tower (height unknown), sewage treatment plant Setbacks vary.	
19. The proposed uses of the subject land:	
Police detachment.	
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:	
Approximately 39 m from front lot line Approximately 15 m from western side lot line, 94 m from the eastern side lot line Approximately 50 metres from rear lot line One-storey building measuring 1,660 m² in size, plus mechanical, electrical, and service spaces.	
22. If known,	
a. the date the subject land was acquired by the current owner:	
b. the date existing buildings or structures on the subject land were constructed:	

c. the length of time that the existing uses of the subject land have continued:	
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:	
Publicly-owned and operated piped water system.	
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:	
Publicly-owned and operated piped sewage disposal system.	
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 type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
Sewers	
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 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 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 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.