



FORT FRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number:	A3-2022		
Property:	800-804 McKenzie Avenue	Roll #:	591202000306600 591202000306700
Date Application Received:			
Date Application Complete:	Oct. 5, 2022	Receipt #:	
		Application Fee: \$	\$585.15

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant Lawrence A. Eustace Address	Home Telephone No.	Business Telephone No. 807-274-3247
▶ 1.2	510 Portage Avenue, Fort Frances, ON Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner. Name of Owner(s) Trustees of Ukrainian Greek Orthodox Church Address c/o Michael Hughes - Vice President RR #1 RMB 284 Fort Frances ON		Postal Code P9A 2A3
		Home Telephone No. 807-274-3076	Business Telephone No.
			Postal Code P9A 3M2
1.3	Please indicate to whom all communications should be sent: <div style="display: flex; justify-content: space-between;"><input type="checkbox"/> Owner<input checked="" type="checkbox"/> Agent</div>		

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained)

Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality Fort Frances	Township	Property Roll No. 1912 02000306600 0000 1912 02000306700 0000 Reference Plan No.
	Property descriptor: 800-804 McKenzie Avenue Other information (parcel #, etc.)	Lot/Section No. Lots 12 to 15 Lots 13 to 16	Part No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes, describe each easement or covenant and its effect		
	Registered Plan No. SM-34 and SM-109 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes, provide name, full mailing address and contact information of encumbrance holder		
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

3. Purpose of this Application

- ▶ 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☒ Creation of a new lot ☐ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement
Other

☐ A charge ☐ A lease ☐ Correction of title
☐ Other purpose

- ▶ 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

unknown

- ▶ 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)			
	Severed	Retained	
▶ 4.1 Dimensions			
Frontage (m) (# of ft. x .3048)	21.8		26.8
Depth (m) (# of ft. x .3048)	29.6		29.6
Area (ha.) (# of acres x .4047)	645		793
▶ 4.2 Use of Property			
Existing Use(s)	Living		Institutional
Proposed Use(s)	Living		Institutional
▶ 4.3 Buildings or Structures			
Existing	Living		Institutional
Proposed	Living		Institutional
▶ 4.4 Access (✓ appropriate space)			
Provincial Highway (secondary or primary)			
Municipal Road (maintained all year)	XX		XX
Municipal Road (seasonally maintained)			
Other Public Road			
▶ 4.5 Water Supply (✓ appropriate space)			
Right of Way			
Publicly owned & operated piped water system	XX		XX
Privately owned & operated individual well			
Privately owned & operated communal well			
Lake or other water body			
Other means			
▶ 4.6 Sewage Disposal (✓ appropriate space)			
Publicly owned & operated sanitary sewage system	XX		XX
Privately owned & operated individual septic tank*			
Privately owned & operated communal septic system			
Privy			
Other means			
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.			
▶ 4.7 Other Services (✓ if service is available)			
Electricity	XX		XX
School Bussing	XX		
Garbage Collection	XX		XX

4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

Not Applicable

5. Land Use

► 5.1 What is the existing Official Plan designation(s), if any of the subject land? Living

5.2 What is the zoning, if any, of the subject land? Institutional

5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation		
A landfill		
An industrial or commercial use (specify uses)		
An active railway line		
A Municipal Airport		

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, provide the Ministry or Municipal Application file number and the decision made on the application

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

Not Applicable

► 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If yes, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

► 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If yes and if known, specify the appropriate file number and status of the application.

8. Sketch

► 8.1 The application shall be accompanied by a sketch showing:

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
- (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
- (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.

Not Applicable

10. Signature and Statutory Declaration

► 10.1 Signature and Statutory Declaration of Applicant

I, Lawrence A. Eustace of the Town of Fort Frances
In the District of Rainy River, make oath and say OR solemnly declare that the

al of the above statements contained herein and all exhibits and supporting documentation submitted and attached hereto 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.

Sworn/Declared before me at the Town of Fort

Frances, in the District of Rainy River, this 28th
day of September, 2022

Lawrence A. Eustace
Commissioner for Oaths, etc.

Lawrence A. Eustace
Applicant

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

11.1

12. Owner's Authorization and Consent

This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

▶ 12.1

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Michael Hughes of the Town of Fort Frances in the District of Rainy River am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Lawrence A. Eustace to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

28 Sept 2022

Date

Michael Hughes - Vice President
Trustees of Ukrainian Greek
Orthodox Church
Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remember to attach

- ☐ 1 copy of completed application form
- ☐ 1 copy of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to:

Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On. P9A 3P9

[illegible]

NOTES:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN
BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

