

1921495 Ontario Limited  
1251597 ONTARIO LIMITED  
P.O. BOX 36  
FORT ERIE, ONTARIO  
L2A 5M6  
905-991-8324 (FAX) 905-991-8323  
E-mail: karen.romanyk@gmail.com

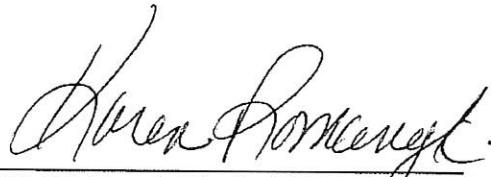
May 31, 2017

To whom it may concern:

RE: Town of Fort Frances  
605 McIrvine PTN PT Lot 41 River Range Part 2 48R-3747 PCL 26018

This letter authorizes, Cheryl Rogoza, Evangelical Fellowship Church, to act as our agent for the purpose of processing any and all Zoning By-Law amendments and any Official Plan amendments that may need to be made in regards to the above noted property. We give him our authorization to release any information collected under this process and consent to use this or disclose to any person or body of any information that is collected under the authority of the Planning Act for the purpose of processing these forms/applications.

DATED: May 31, 2017

  
1921495 Ontario Limited/1251597 Ontario Limited



# 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>B2-2017</u>	Property Roll Number: <u>59-12-010-00608870</u>
Date Submitted: <u>June 26/17</u>	Date Deemed Complete: <u>                    </u>
Application Fee: <u>\$3000.<sup>00</sup></u>	Related File Number(s): <u>B3-2017</u>
<b>APPLICANT INFORMATION:</b>	

### 1.0 Applicant Information

Name of Owner <b>1921495 Ontario Limited</b> <i>(Formerly 1251597 Ontario Limited)</i>	Name of Agent, if applicant is an agent by the owner <b>Cheryl Rogoza on behalf of the</b> <b>Evangelical Fellowship Church</b>
Mailing Address <b>P.O. Box 36, Fort Erie ON, L2A 5M6</b>	Mailing Address <b>c/o 1723 Colonization Rd. W.</b> <b>Fort Frances, ON P9A 3V2</b>
Telephone <b>Main: 905-991-8324</b>	Telephone <b>807-274-0009</b>
Email <b>kyeo@on.aibn.com</b>	Email <b><u>cherylrogoza@aol.com</u></b>
Fax <b>905-991-8323</b>	Fax <b>807-274-5702</b>

*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 605 McIrvine Road	
Lot/Block Part Lot 41	Registered Plan River Range
Part(s) Part 2	Reference Plan 48 R – 3747
Parcel No. (s) 26018	PIN (If Known) 56020-0110
Property Roll No.	Frontage 76.2 metres
Depth 200.86 metres	Area (sq m) 15,309 square metres

## 3.0 Other Applications

<p>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?</p> <p>Yes    <input type="checkbox"/>X    No    <input type="checkbox"/>    Zoning</p> <p>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.</p> <p>A zoning amendment is also attached and proposes to change the Enterprise Zone currently on the lands to the Institutional Zone</p>
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## 4.0 Proposed Amendment

Name of Official Plan Designation  <b>TOWN OF FORT FRANCES OFFICIAL PLAN - _Employment Area_</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"/> X
(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 ☐ No ☒X

(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

Does the proposed amendment change, replace or delete a policy in the Official Plan?

Yes ☐ X No ☐

**It adds a policy**

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) **attached**

What is the existing Land Use Designation?

Employment Lands

What is the current use of the Subject Land?

Currently vacant/unoccupied --- former bingo hall

Does the proposed amendment add a policy to the Official Plan?

Yes ☐ X No ☐

If yes, what is the purpose of the proposed amendment?

Site specific text recognizing institutional zoning for the lands consistent with the assembly hall building form and also allowing for continuation of longer term employment opportunities through the Institutional Zone consistent with the assembly hall building form

N/A

Describe the reason for the request to change the Land Use Designation?

N/A

(attach an additional sheet if necessary)

If the proposed amendment changes, replaces, deletes or adds a Policy (text) of the Official Plan, the text of the requested amendment *must be attached*:

Yes ☐ X No ☐

“4.2.5 605 McIrvine Road

For the lands and premises being Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances, rezoning to the Institutional Zone shall be permitted consistent with Section 4.2.2 for current use as a church and providing the longer term continuation of employment opportunities consistent with the assembly hall building form currently on the property through the permitted uses list in the Institutional Zone. This amendment will also provide for utilization of a property that has remained vacant for a substantial period of time due to building form and location.”

## **5.0 Nature of the Proposed Amendment**

A site-specific amendment to be added to the end of the text of Section 4.2 by adding a new 4.2.5 site-specific text to read:

### **"4.2.5 605 McIrvine Road**

For the lands and premises being Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances; rezoning to the Institutional Zone shall be permitted consistent with Section 4.2.2 for current use as a church and providing the longer term continuation of employment opportunities consistent with the assembly hall building form currently on the property through the permitted uses list in the Institutional Zone. This amendment will also provide for utilization of a property that has remained vacant for a substantial period of time due to the building form and location."

Does the requested amendment *alter* all or any part of the boundary of an **area of settlement\*** or *establish a new area of settlement\** in the municipality?

Yes ☐ No ☒X

If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement.

*\*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.*

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

Yes ☐ No ☒X **Institutional Zoning recognizes employment opportunities – Section 4.22 refers to Institutional Zoning**

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

Zoning to Institutional Zone recognized in Section 4.2.2 and in this instance introduces permitted uses in the Institutional Zone that are both employment related and better suited to the assembly hall building form.

*\*\* 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.

- Lands are fully serviced and within the settlement area
- Lands have no limiting topography,
- Lands contain ample parking in place with aisleways and driveways
- Building, parking, landscaping and property location are well suited to intended use
- Ease of access to primary road
- Institutional Zone can offer a variety of permitted uses that promote employment and that are suited to the assembly hall format of the building.
- Location abuts other Institutional Zoning

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

- Institutional and recreational land use immediately nearby
- Property is of sufficient size so that there is a separation distance to abutting uses, and this distance also allows room for landscaping and buffering.

<ul style="list-style-type: none"> <li>- No off site adverse effects to surrounding properties due to intended use or other potential land uses in the zone being requested.</li> </ul>
<p>f</p> <p>Indicate why there is a need for a change in land use designation in this area.</p> <ul style="list-style-type: none"> <li>- Intended immediate church use is not allowed in current zoning</li> <li>- Building has a specific assembly hall format and a location away from highway commercial traffic exposure that appears to be part of the reason that it has been vacant for a prolonged period of time.</li> <li>- Occupancy is important in order to maintain the viability of the larger area and to avoid deterioration of a practical and economically viable building.</li> </ul>
<p>Describe why the proposed changes in policy is more appropriate than the relevant existing policy.</p> <p>The proposed changes would allow the existing building to be used for institutional activity consistent with institutional activity in the surrounding area, and would result in a long standing vacant and occupied building being returned to practical use for which it is well suited.</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> <ul style="list-style-type: none"> <li>- Within settlement area and on full urban services</li> <li>- Institutional Zone continues to offer a range of employment related permitted land uses</li> <li>- Does not conflict with natural heritage, aggregate, agricultural or archaeological resources</li> <li>- Intended use and list of permitted uses in the Institutional Zone are compatible with surrounding land uses</li> <li>- Drainage in place and appropriate</li> <li>- Infill/reuse of existing vacant property</li> </ul>
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## 8.0 Declaration of Applicant or Authorized Agent

<p>COMPLETE IF APPLICANT IS THE OWNER</p>
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OWNER'S CONSENT

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.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

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.

Date

Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

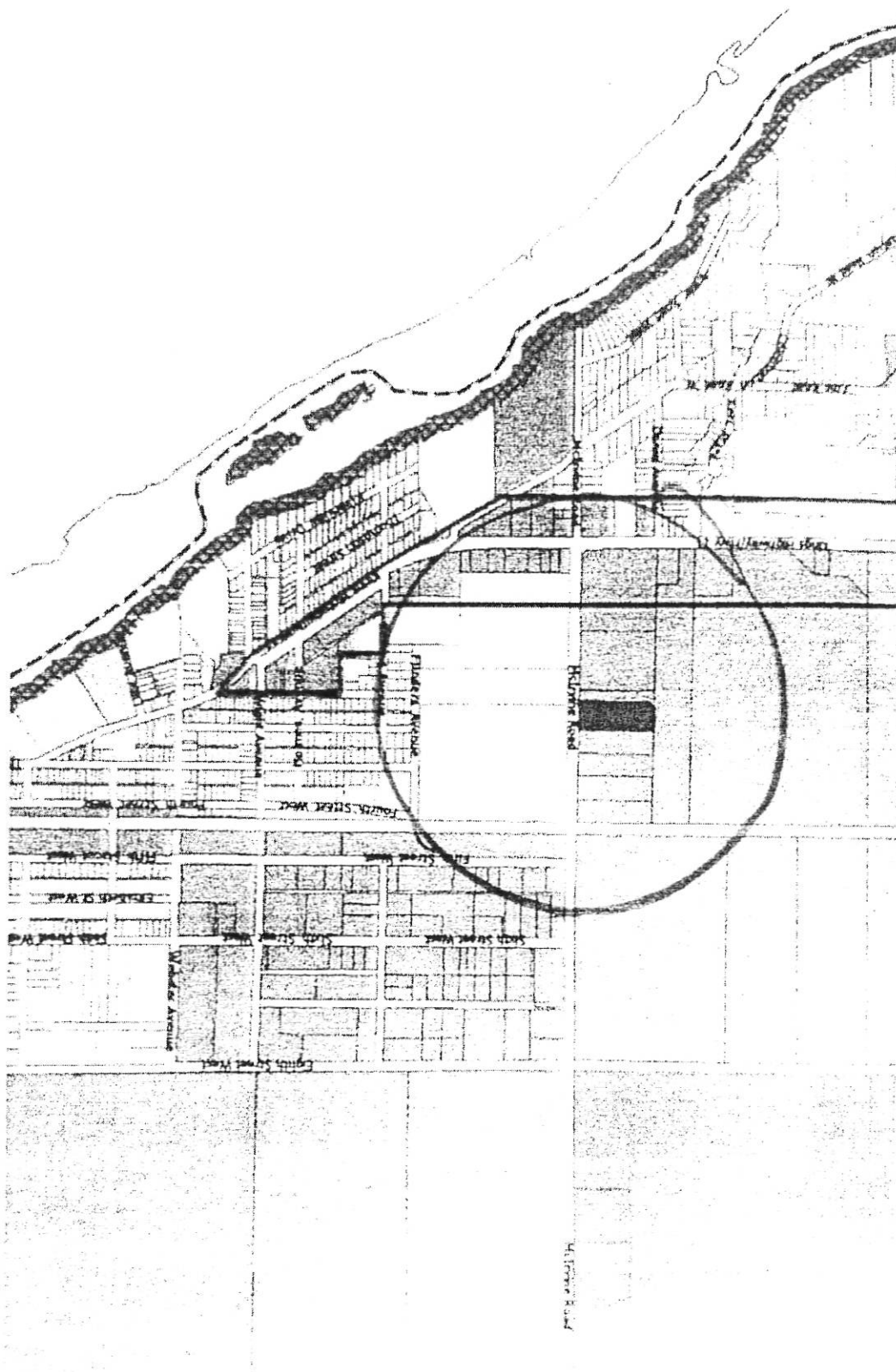
AUTHORIZATION OF OWNER

I, Haren Romanyk FOR 1921495 Ontario Limited  
a 1251597 Ontario Limited.  
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 Evangelical Fellowship Church - Cheryl Roboza 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

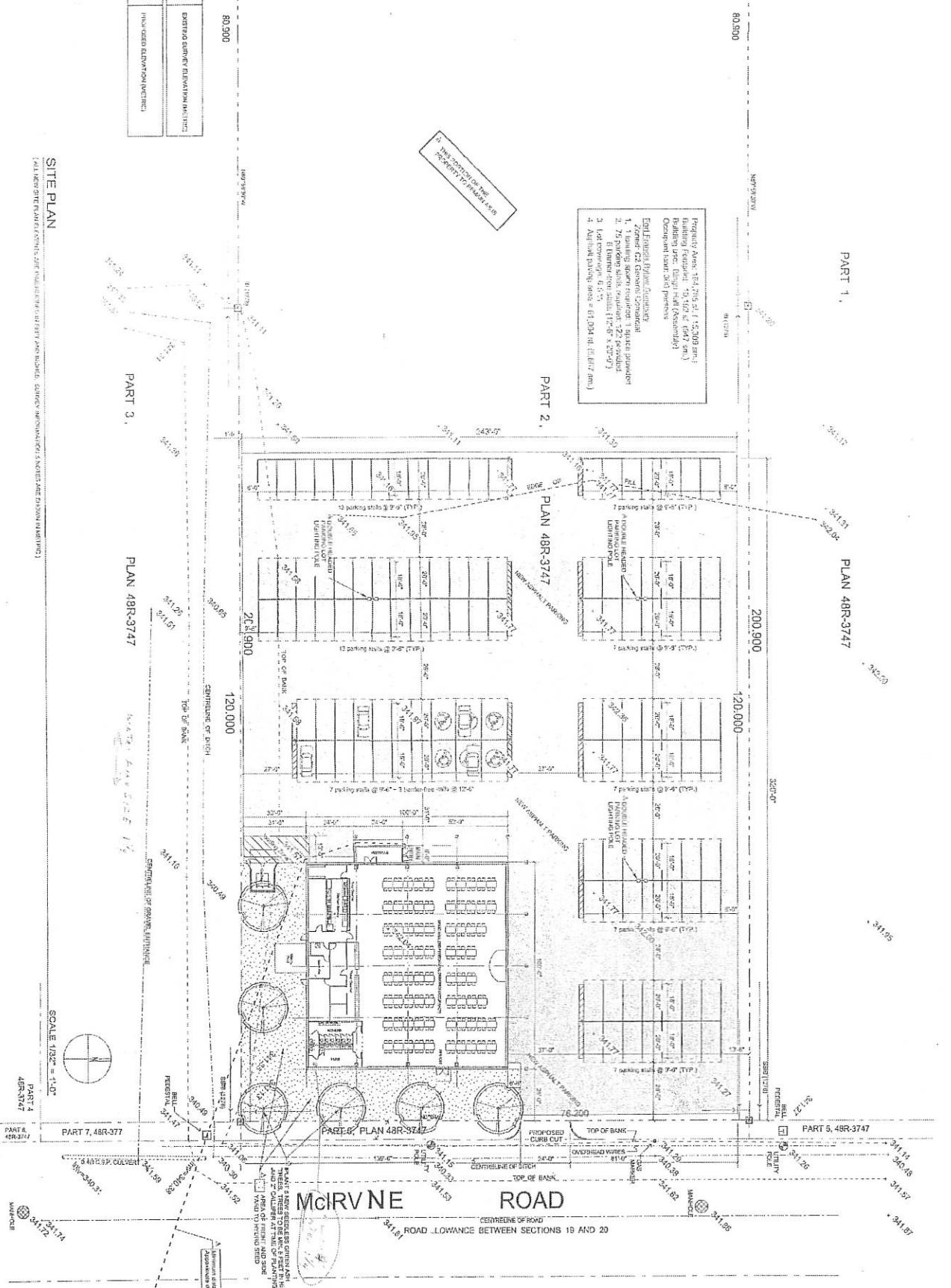
May 31, 2017  
Date

Haren Romanyk  
Signature of Owner





3



## SITE PLAN

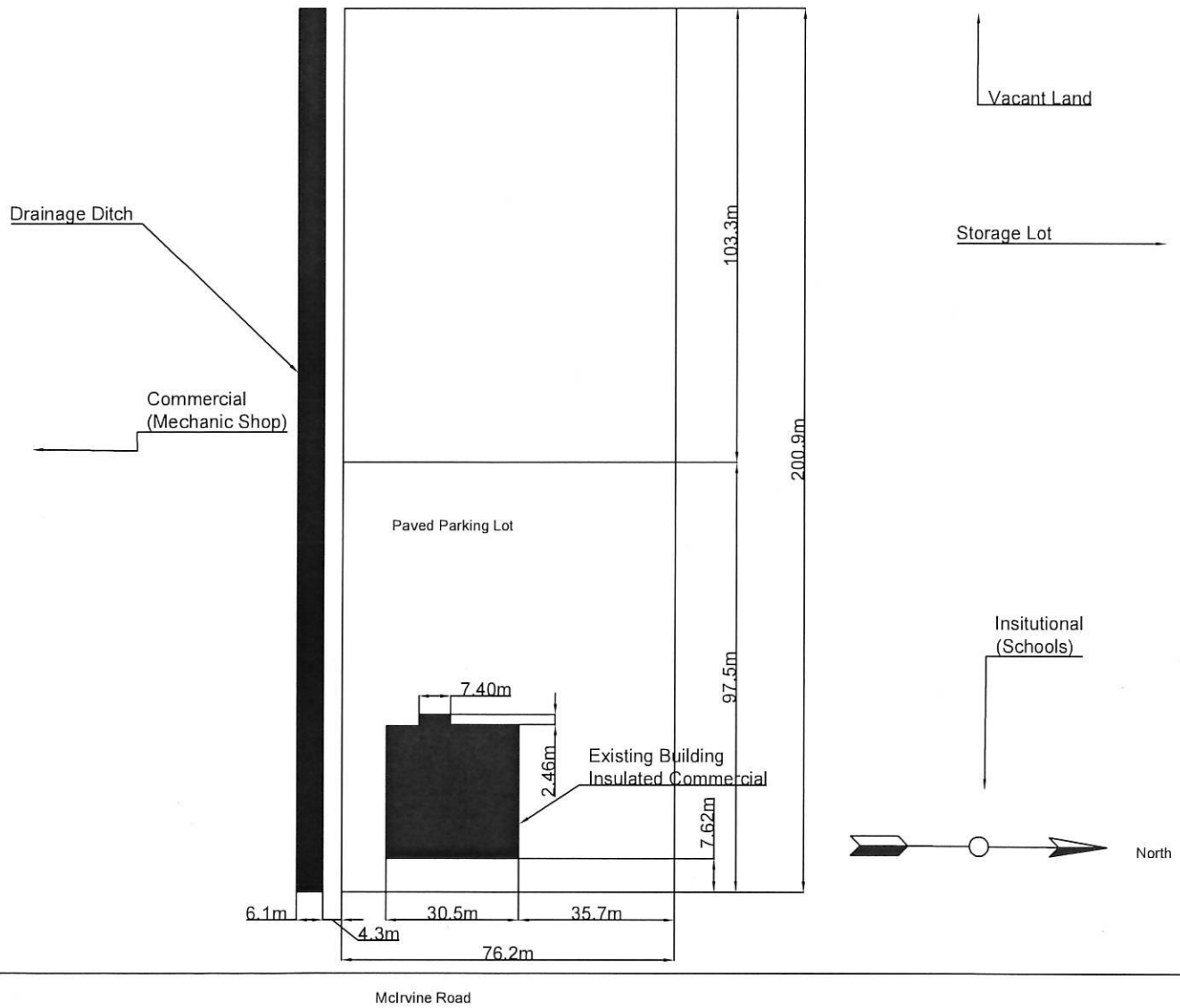
(ALL NEW STATE PLAYERS' JEFF ORLANDO REPORT TO THE FIFTY AND FIFTIES, CURRENTLY INFORMATIONAL & NOTES ARE PROVIDED BY MEMBERS)

SCALE 1/32" = 1'-0"

BINGO HALL  
FORTI FRANCES, ONT.

**SITE PLAN**  
**LANDSCAPING & PAVING LOT**

A.





Ontario ServiceOntario

LAND

REGISTRY  
OFFICE #48

56020-0203 (LT)

PARTIAL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR BEN ROGOZA  
ON 2017/01/11 AT 13:26:03

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RELEVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: FOR TOWN SEC BAINV GIVER: PT LT 41 RIVER RANGE MERIDIAN PT 2, 4803747, FORT FRANCES

PROPERTY REMARKS: CROWN GRANT SEE P553.

ESTATE/QUALIFIER: REGENTINE  
FEE SIMPLE FIRST CONVERSION FROM MGN  
ABSOLUTE

FIN CREATION DATE:  
2003/05/26

OWNER'S NAME: CAPACITY SHARE  
BENO

1201097 ONTARIO LIMITED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
4883747	1999/10/29	PLAN REFERENCE			
673746	1999/10/16	NOTICE			THE CORPORATION OF THE TOWN OF FORT FRANCES
A17326	2001/06/01	TRANSFER	930,000		1201097 ONTARIO LIMITED

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICTURED THEM ALL OFF.