

**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. 1216 or by email at cvangel@fortfrances.ca.



**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:	
Tom Veert Contracting Ltd. P.O. Box 417 Fort Frances, Ontario 807-274-6898 807-275-9600	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Veert to fill out	
3. The current Official Plan designation of subject land:	Living
4. Describe how the application conforms to the official plan of the municipality?	
Application is subject to a subsequent official plan amendment from Living to Employment to better suit the criteria and standards of the official plan.	
5. The current zoning of the subject land:	open space
6. The nature and extent of the rezoning requested:	
To rezone the property from Open Space (OS) to Local Commercial (C1) with the addition of a boarding house as a permitted use accessory to the principal use	

7. The reason why the rezoning is requested.

The proposed use of the property as an office space with an accessory use of housing for the workers does not suit the Open Space zone. Local Commercial zoning would permit an office use, and the request also asks that a boarding house be included as an accessory use for the housing of the employees.

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:

(PIN 56018-1864) PCL BLK 39-2 SEC SM33; PT 5TH ST N PL SM33 MCIRVINE AKA EIGHTH ST CLOSED BY A28481 PT 1 48R2897; PT BLK 39 PL SM33 MCIRVINE PT 2 & 4 48R2897; PT LANE BLK 39 PL SM33 MCIRVINE CLOSED BY A25692, PT 3 48R2897; FORT FRANCES

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

Frontage:	60.960m	Depth:	86.868m	Area:	5,295.473 m2
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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?

Yes

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:	
N/A	
16. Existing uses of the subject land:	
Child care facility	
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:	
See attached survey from 2007	
19. The proposed uses of the subject land:	
Primary use as an office facility, with accessory use of boarding house for residential accomodations for employees.	
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:	
See attached survey from 2007	
22. If known,	
a. the date the subject land was acquired by the current owner:	NOVEMBER 12 October 2020
b. the date existing buildings or structures on the subject land were constructed:	
Main facility 1990, storage shed 1991, addition to shed 1996	
c. the length of time that the existing uses of the subject land have continued:	
1990 to 2019	
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:	
public water service	

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:	
public sanitary sewer	
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 checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
ditches	
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 checked="" 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 checked="" 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 checked="" 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.

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



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

Signature of Commissioner etc.

PLEASE NOTE:

1. The Owner must complete the Owner's Consent.
2. If the applicant is not the Owner, the application must be accompanied by an Authorization of Owner.
3. 12 copies of this application are required for processing accompanied by the required fee as outlined in current user fee by-law.
4. Application and fee to be filed with the Municipal Planner
5. It takes approximately 3 months to complete the process for a Zoning Amendment Application.
6. It is strongly recommended that you consult with the Municipal Planner to ensure the timelines of your application coincide with your development proposal.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, TOM VEENT, <sup>PRESIDENT OF TITE</sup> 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

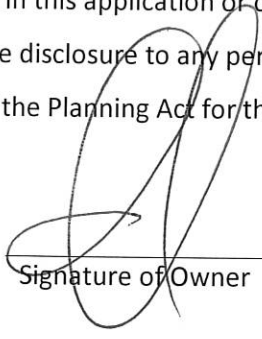
COMPLETE IF APPLICANT IS NOT THE OWNER

TOM VEENT CONTRACTING LIMITED  
Per: TOM VEENT, PRESIDENT

AUTHORIZATION OF OWNER

I, Tom Veert, PRESIDENT, MAYOR OF FORT 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