

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:

**United Native Friendship Centre, PO Box 752, Fort Frances, ON P9A 3N1
Tel: 807-274-8541 Fax: 807-274-4110**

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

None

3. The current Official Plan designation of subject land:

Employment Area

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

The Official Plan designates the area as an Employment Area. The intended use of the property is for a day nursery (child care centre). The intended use will create up to 15 new jobs and is, therefore, consistent with the Official Plan Designation. Further, the property is directly adjacent to a Recreational Area and Living Area. A day nursery is also consistent with those Official Plan areas.

5. The current zoning of the subject land:

M-1 Light Industrial

6. The nature and extent of the rezoning requested:

A site specific zoning designation of I – Institutional

7. The reason why the rezoning is requested.					
The current zoning designation would not permit a day nursery. However, the property is directly adjacent to an Open Space zone and an Institutional zone. The Institutional zone is primarily occupied by several public and separate schools. A neighbouring property (church) was the subject of a site specific zoning amendment to Institutional.					
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> 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:					
821 McIrvine Road. PIN 56020-0607 (LT) PCL 5768 SEC Rainy River; PT LT 41 River Range McIrvine As In SLT4046 Except SLT46949, SLT46950, PT 1, 48R1110; Fort Frances; Subject to an Easement in Gross Over Part 1, 48R4247 As In RD14225					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	190' 4"	Depth:	659' 1"	Area:	125,210 sq.ft.
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
The property is part of the Employment Area under the Official Plan. The Applicant will make application to have the Official Plan amended to accommodate the intended use of the property.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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. The property fronts on to McIrvine Road.	
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:	
Vacant land.	
17. Are there any buildings or structures on the subject land: Yes <input type="checkbox"/> No <input checked="" 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:	
19. The proposed uses of the subject land:	
A day nursery (child care centre).	
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:	
One single story building of 54' x 176'. See attached Site Plan for setbacks and attached Building Plan for building dimensions.	
22. If known,	
a. the date the subject land was acquired by the current owner:	November 30, 2018
b. the date existing buildings or structures on the subject land were constructed:	
N/A	
c. the length of time that the existing uses of the subject land have continued:	
N/A	
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:	

Yes.	
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:	
Yes.	
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? N/A	
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:	
Storm drainage will comply with all Town By-law requirements.	
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:	
N/A	
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:	
N/A	
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: N/A	

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.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Sheila McMahon, Executive Director, 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

February 22, 2019



Sheila McMahon, Executive Director

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, _____, 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 _____ 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

Date

Signature of Owner

CANADIAN NATIONAL RAILWAY L.R.O. PLAN S-3

PARTS SCHEDULE			
PART	LOT	CONVEYANCE	AREA
1	PART OF LOT 41	RAILWAY EASEMENT	0.038 Ha

1. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE OFFICE OF THE REGISTRAR OF LANDS AND SURVEYS.

DATE: 8 Sept. 1997

BY: [Signature]

RECORDED AND INDEXED

DATE: 8 September 1997

BY: [Signature]

PLAN OF SURVEY OF
PART OF LOT 41
RIVER RANGE
GEOGRAPHIC TOWNSHIP OF McIRVINE
DISTRICT OF RAINY RIVER

SCALE - 1:250



BEARING REFERENCE

BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH LINE OF THE RIVER RANGE L.R.O. PLAN S-3, BEARING N 10° 00' 00" W.

METRIC

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS.

LEGEND

1. RIVER RANGE L.R.O. PLAN S-3, PART 1, LOT 41, BEARING N 10° 00' 00" W, DISTANCE 100.00 M.

2. RIVER RANGE L.R.O. PLAN S-3, PART 2, LOT 41, BEARING N 10° 00' 00" W, DISTANCE 100.00 M.

3. RIVER RANGE L.R.O. PLAN S-3, PART 3, LOT 41, BEARING N 10° 00' 00" W, DISTANCE 100.00 M.

4. RIVER RANGE L.R.O. PLAN S-3, PART 4, LOT 41, BEARING N 10° 00' 00" W, DISTANCE 100.00 M.

5. RIVER RANGE L.R.O. PLAN S-3, PART 5, LOT 41, BEARING N 10° 00' 00" W, DISTANCE 100.00 M.

SURVEYOR'S CERTIFICATE

I, [Name], being duly sworn, do hereby certify that the above is a true and correct copy of the original survey record as filed in the office of the Registrar of Lands and Surveys.

DATE: 8 Sept. 1997

BY: [Signature]



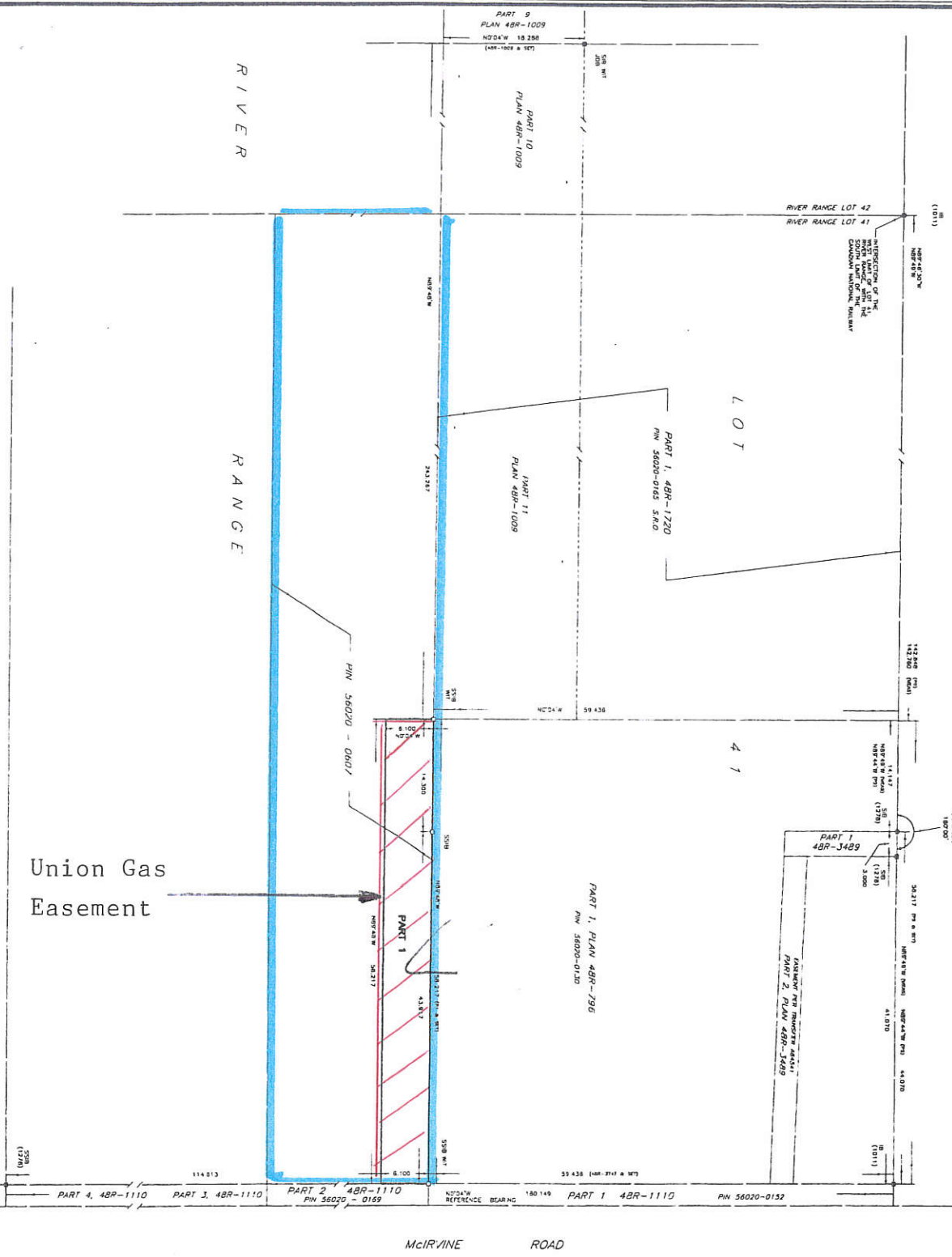
488 SCOTT ST. S. W. CALGARY, ALBERTA T2C 1K1

Phone: (403) 243-1111 Fax: (403) 243-1112

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Phone: (403) 243-1111 Fax: (403) 243-1112

Union Gas Easement



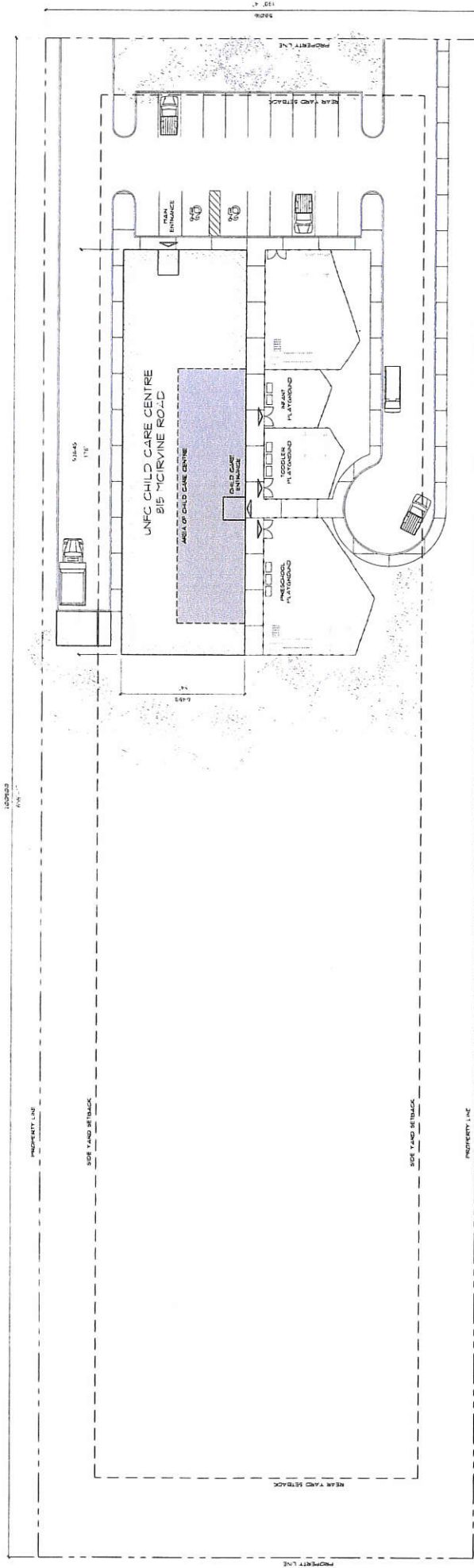


UNFC CHILD CARE CENTRE
815 MCIRVINE ROAD FORT FRANCES

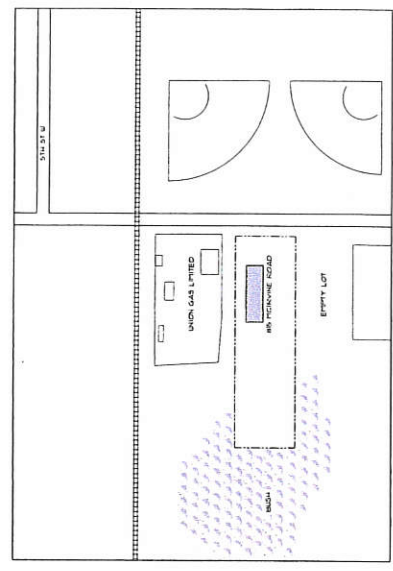
SCE

FEBRUARY 11, 2019

GROUND FLOOR PLAN & PLAYGROUND PLAN
SCALE: 1/8" = 1'-0"



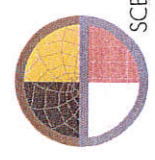
SITE PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/8" = 1'-0"



FEBRUARY 11, 2019



SCE UNFC CHILD CARE CENTRE
815 MCIRVINE ROAD, FORT FRANCES