



## 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>C1-2020</u>	Property Roll Number: <u>59-12-030-002-028-00</u>
Date Submitted: <u>April 9, 2020</u>	Date Deemed Complete: <u>April 28, 2020</u>
Application Fee: <u>\$3,000.00</u>	Related File Number(s): <u>B2-2020</u> <u>D1-2020</u>

APPLICANT INFORMATION:

#### 1.0 Applicant Information

Name of Owner <u>Friesen Five Inc</u>	Name of Agent, if applicant is an agent by the owner
Mailing Address <u>PO Box 15, Fort Frances ON</u> <u>P9A 3M5</u>	Mailing Address
Telephone <u>(807) 276-7452 (Kaleb Firth)</u>	Telephone
Cell <u>(807) 275-5683 (Wade Friesen)</u>	Cell
Email <u>kaleb_firth@hotmail.com</u>	Email
Fax	Fax

*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

814/820 Scott Street, Fort Frances, ON P9A 1J2

Attached  
new  
consolidation

Lot/Block	Registered Plan
Part(s)	Reference Plan
Parcel No. (s)	PIN (If Known)
Property Roll No.	Frontage
Depth	Area (sq m)

## 3.0 Other Applications

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?

Yes

☒

No

☐

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.

737 Scott Street. B2-2019

Rezone from R2 to C2 for RRDSSAB Ambulatory Garage & parking lot.

## 4.0 Proposed Amendment

Name of Official Plan Designation

TOWN OF FORT FRANCES OFFICIAL PLAN - LIVING

Does the proposed Official Plan Amendment apply to lands subject to any aboriginal land claims or provincial/aboriginal co-management agreement?

Yes

☐

No

☒

(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

☒

(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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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)	
What is the existing Land Use Designation? <i>Employment</i>	
What is the current use of the Subject Land? <i>Residential with <u>closed</u> bakery</i>	
Does the proposed amendment add a policy to the Official Plan?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, what is the purpose of the proposed amendment?	
Does the proposed amendment change or replace a land used designation in the Official Plan?	
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, indicate the land used designation(s) proposed to be changed or replaced (attach a separate sheet if necessary)	
<i>Would like to change it <u>from</u> employment <u>to</u> LIVING</i>	
Describe the reason for the request to change the Land Use Designation?	
<i>It is an old building that we would like to demolish to build a new apartment building.</i>	
(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 <i>must be attached</i> :	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the requested amendment <i>alter</i> all or any part of the boundary of an <i>area of settlement*</i> or establish a new <i>area of settlement*</i> in the municipality?	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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



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

**\*\* 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.

- It is right next to/within other ~~residential~~ <sup>residential</sup> areas (North, East & South West)
- There is more vacant employment areas
- The town of FF is in need for a new residential apartment building

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

- It would get rid of an old, contaminated building (eye sore) and new construction adds aesthetic value to town.
- The land would be more utilized.
- Intention to not require variances means the building will stay within the limits of existing by laws
- Increased density at a suitable location



Indicate why there is a need for a change in land use designation in this area.

- There is enough vacant commercial/employment spaces and not enough multifamily residential living areas
- Zoning is commercial "employment", apartments require new use designation (R2)

Describe why the proposed changes in policy is more appropriate than the relevant existing policy.

- The building has been sitting empty as others on the block for approximately 10 years. Having a new build in that area will help to revitalize the area.
- Increased density in a viable location is good.
- Keeping commercial use is a higher risk (potentially unsuccessful)  
↳ R2 is less risk; creates a successful project for an eyesore it currently is.

#### 7.0 Provincial Interests

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.

Yes.

8.0 Declaration of Applicant or Authorized Agent

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Friesen Five Inc, 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

mar 19 2020

Signature of Owner

[Signature] president

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

### Properties

PIN 56018 - 0583 LT  
Description PCL 411-1 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679 EXCEPT  
SLT19234 & SLT30028; FORT FRANCES  
Address 814 SCOTT STREET  
FORT FRANCES  
PIN 56018 - 0584 LT  
Description PCL 411-2 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SLT19234,  
SLT52154, SLT99405; FORT FRANCES.  
Address 820 SCOTT STREET  
FORT FRANCES

### Applicant(s)

Name FRIESEN FIVE INC.  
Address for Service Box 15  
Fort Frances, ON  
P9A 3M5

I, George Friesen, have the authority to bind the corporation.  
This document is not authorized under Power of Attorney by this party.

### Statements

The registered owner applies to consolidate the selected PINs and the proposed description for the parcels to be consolidated is PCL 411-1 AND PCL 411-2 SEC ALBTP; PT LT 411 TOWN PLOT ALBERTON AS IN SP2679, SLT19234, SLT52154, SLT99405 EXCEPT SLT30028; FORT FRANCES.

### Signed By

Anne Kristine Barkman

355 Valerie Lane  
Steinbach  
R5G 2A1

acting for  
Applicant(s)

Signed 2020 04 03

Tel 204-371-9359

Fax 204-326-6403

I have the authority to sign and register the document on behalf of the Applicant(s).

### Submitted By

ANNE BARKMAN LAW CORPORATION

355 Valerie Lane  
Steinbach  
R5G 2A1

2020 04 03

Tel 204-371-9359

Fax 204-326-6403

### Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Total Paid	\$65.05