



# 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

### FOR OFFICE USE ONLY

File Number: B4-2019

Application Fee: \$3000.00

Date Received: Feb 28/19

Date Accepted: March 22/19

Information and material to be provided under subsection 22(4) of the Planning Act

**The undersigned** hereby applies to the Council of the Town of Fort Frances for an amendment to the Official Plan in respect of lands herein described, as outlined in this application.

**The undersigned** hereby acknowledges that the filing of this application alone does not necessarily constitute fulfilling all the requirements of either the Town, The Planning Act or the Provincial Policy Statement (PPS), that may arise during the assessment of the application.

**The undersigned** hereby provides a cheque made payable to the Town of Fort Frances to accompany this application in the amount of \$3000.00 to cover the non-refundable the costs of processing the application and agrees to pay in full any further costs to the Town which may be incurred relating to this application within thirty (30) days of date of invoice.

**The undersigned** hereby will provide any additional fees, by cheque, made payable to any other review authority as the Township so directs.

**The undersigned** acknowledges that the date of the request will be the date the application is received/stamped in/by the Town of Fort Frances Municipal Office (Schedule 1, 3, O.Reg. 543/06)

### PART I: CUSTOMER INFORMATION

1.1

Property Owner Name

**United Native Friendship Centre**

Telephone No.

**807-274-8541**

Fax No.

**807-274-4110**

Mailing Address

**PO Box 752, Fort Frances, ON**

Postal Code

**P9A 3N1**

Email [smcmahon@unfc.org](mailto:smcmahon@unfc.org)

1.2	Applicant/Agent Name (if not Owner)	Telephone No.	Fax No.
	Mailing Address	Postal Code	
	Email		
<i>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.</i>			

## PART II: PROPERTY INFORMATION

2.1	Municipal Address <b>821 McIrvine Road, Fort Frances, ON</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; vertical-align: top;">Frontage</td> <td style="width: 33%; vertical-align: top;">Depth</td> <td style="width: 34%; vertical-align: top;">Area (sq. ft)</td> </tr> <tr> <td style="vertical-align: top;"><b>190' 4"</b></td> <td style="vertical-align: top;"><b>659' 1"</b></td> <td style="vertical-align: top;"><b>125,210</b></td> </tr> </table>	Frontage	Depth	Area (sq. ft)	<b>190' 4"</b>	<b>659' 1"</b>	<b>125,210</b>
Frontage	Depth	Area (sq. ft)					
<b>190' 4"</b>	<b>659' 1"</b>	<b>125,210</b>					

## PART III: PROPOSED AMENDMENT

3.1	Name of Official Plan to be amended <p style="text-align: center;"><b>TOWN OF FORT FRANCES OFFICIAL PLAN</b></p>
3.2	Current Official Plan Designation  Living Area <input type="checkbox"/> Working Area / Commercial Area <input checked="" type="checkbox"/> Recreation Area <input type="checkbox"/> Resource Development Area <input type="checkbox"/>
3.3	Land uses authorized under current designation  <b>The property is located in the area designated as Employment Area. Land uses authorized under this designation include Industrial, Commercial and Business uses.</b>
3.4	Does the amendment change, replace or delete an existing Official Plan policy? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3.5	Does the proposed amendment add a policy to the Official Plan? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  If yes, what is the purpose of the proposed amendment?  <b>It would allow for a site-specific policy at 821 McIrvine Road allowing the Official Plan Designation to be "Living Area". Making this property Official Plan designation "Living Area", would allow for the Zoning Designation to be "Institutional". This would permit a new child care centre (day nursery) to be constructed and operated on the site.</b>
3.6	If the proposed amendment changes or replaces a Schedule (map land use designation) of the Official Plan, the requested (replacement) schedule (map), including the text that accompanies it <i>must be attached</i> :  <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Applicable

- 3.7 If the proposed amendment changes, replaces, deletes or adds a Policy (text) of the Official Plan, the text of the requested amendment *must be below*:
- ☒ Attached ☐ Not Applicable
- The Town of Fort Frances Official Plan will include a Policy for a site-specific OP designation of "Living Area" at 821 McIrvine Road, Legal Description 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.
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- 3.8 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 ☐ If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement. Attached ☐
- No ☒
- \*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.*
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- 3.9 Does the requested amendment *remove* the subject land from an **area of employment\*\*** in the municipality?
- Yes ☒
- No ☐
- \*\* 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).

#### PART IV: SERVICING

- 4.1 Indicate how water will be provided to the subject land:
- ☒ publicly owned & operated piped water system
  - ☐ a privately owned & operated individual well
  - ☐ a privately owned & operated communal well
  - ☐ a lake or other water body
  - ☐ other (provide details) \_\_\_\_\_
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- 4.2 Indicate how sewage disposal will be provided to the subject land:
- ☒ publicly owned & operated sanitary sewage system
  - ☐ a privately owned & operated individual septic system
  - ☐ a privately owned & operated communal septic system
  - ☐ a privy
  - ☐ other (provide details) \_\_\_\_\_
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- 4.3 If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the following information/material is to be provided:
- ☐ a servicing options report, (check if attached) and;
  - ☐ a hydrogeological report (check if attached).
  - ☒ not applicable

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**PART V: OTHER APPLICATIONS**

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- 5.1 Is the subject land or any land within 120 metres of the subject land the subject of an application *made by the applicant* for approval of an Official Plan Amendment, a zoning by-law amendment, a minister's zoning order amendment, a minor variance, a plan of subdivision, a consent or a site plan:

Yes ☒ No ☐

Application for, "Zoning By-Law Amendment. designation change to "Institutional" has been applied for by the Owner February, 2019.

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8.0 Declaration of Applicant or Authorized Agent

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Shirley McMahon, 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.

February 22, 2019  
Date

[Signature]  
Signature of Owner

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

**FORT FRANCES OFFICIAL PLAN  
SCHEDULE 'A' - LAND USE PLAN**

