

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - June 3, 2019 at 8:00 AM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u> Session #11	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of Previous Meeting Minutes.	2 - 3
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
6. <u>Items Referred from Council</u>	
6.1 Letter from D. Cuthbertson re: Scott Street Concerns. - Ongoing.	
6.2 Letter from D. Dickson re: 556 Webster Avenue - Garage Request.	4 - 8
7. <u>New Business</u>	
7.1 Site Specific Official Plan Amendment and Zoning Application - 841 McIrvine Road.	9 - 24
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Monday June 17th, 2019.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #10

May 21, 2019

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on May 21, 2019 from 8:00 a.m. to 8:50 a.m.

PRESENT: D. Judson - Chairperson, W. Brunetta - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: D. Brown, CAO, T. Dennis, CBO/Planner, P. Briere, Committee Secretary

1. Call to Order - 0800am

Session #10

2. Disclosure of pecuniary interest and the general nature thereof

None.

3. Approval of Previous Committee Minutes

3.1 Approval of Previous Committee Minutes.

- Approved as presented.

MOVED: W. Brunetta

SECONDED: J. Caul

CARRIED

4. Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.

None.

5. In-Camera

None.

6. Items Referred from Council

6.1 Letter from D. Cuthbertson re: Scott Street Concerns.

- No comments from Police Service Board received (Next meeting is May 31st, 2019).

6.2 Letter from Fort Frances Senior's Centre re: Request to waive calendar parking in the 400 & 500 blocks of Nelson Street - Senior's Fair.

- Approved as presented.

6.3 Letter from T&S Wrolstad re: Increase Fence Height.

- A discussion was had on this item. The Planning & Development Executive Committee is recommending that Council not recommend the approval of an over height fence for this location.

6.4 Letter from J. Schulz re: Dog Bite.

- A discussion was had on this item. The Planning & Development Executive Committee is recommending that Council accept the letter as information and take no further action.

6.5 Letter from D. Dickson re: 556 Webster Ave. Garage Request.

- A discussion was had on this item. The Committee was advised that Mr. Dickson would like to attend a meeting to discuss this item with the Committee. Administration is also going to prepare more information on this item for the Committee to make an informed decision.

7. New Business

None.

8. Outstanding Items
None.

9. Information
None.

10. Non-agenda Items
None.

11. Adjourn / Next Meeting Date - 0832am
Monday June 3rd, 2019.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee

Date: May 6, 2019

To: Tyson Dennis, Fort Frances Town Council

From: Douglas and Marlene Dickson

RE: 556 Webster Avenue Garage

I would like to construct a 24' x 34' garage on the back of my property. Inevitably I would like the option of converting part of the garage to a dwelling unit. I have included drawings for the proposed building along with a site plan. The property is zoned R2.

For your information our home is located at 556 Webster Avenue. The property is approximately 47' x 140'. Our home fronts Webster Avenue with a laneway to the North side of the property, and also a laneway to the rear east of the property. To the North is a church building that has recently been converted to a rental apartment block and to the South is a single family rental home.

Our existing home is only 520 square feet and is situated on the property where it would conflict with the side yard setbacks if we were to add on. Therefore, we feel this garage plan would be our preferred option.

We would like to gain some additional space when our children visit and possibly in-law space for future consideration.

The garage would be constructed to the required building code for a dwelling unit. The property size is large enough to construct the garage and still allow ample room for parking. We feel the design is compatible with the character of the surrounding neighborhood and will align with the town's Official Plan regarding residential intensification.

Douglas Allan Dickson

Cell 807-728-2401

Email: dougallandickson@icloud.com

556 WEBSTER AVE

47' - 4"

LANEWAY

136' - 11 1/4"

BACK LANE

EXISTING
HOUSE
520 SQ FT

26' - 0"

20' - 0"

PROPOSED
BUILDING
816 SQ FT

10' - 0"

24' - 0"

11' - 0"

34' - 0"

24' - 8"

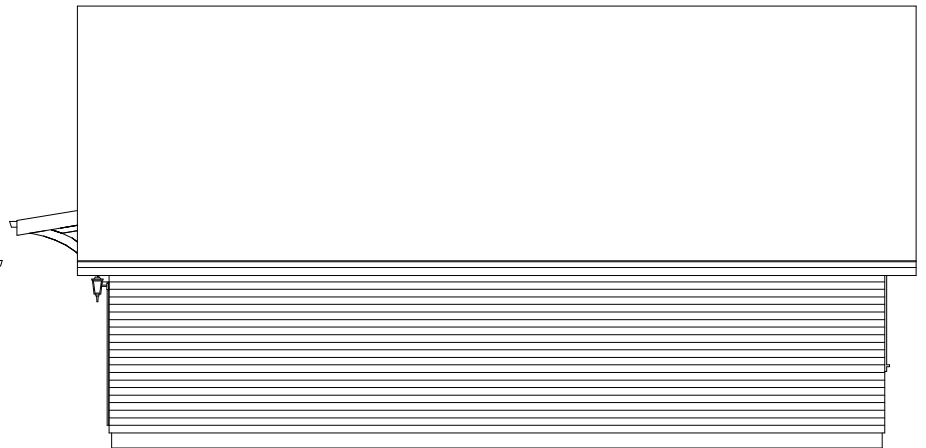
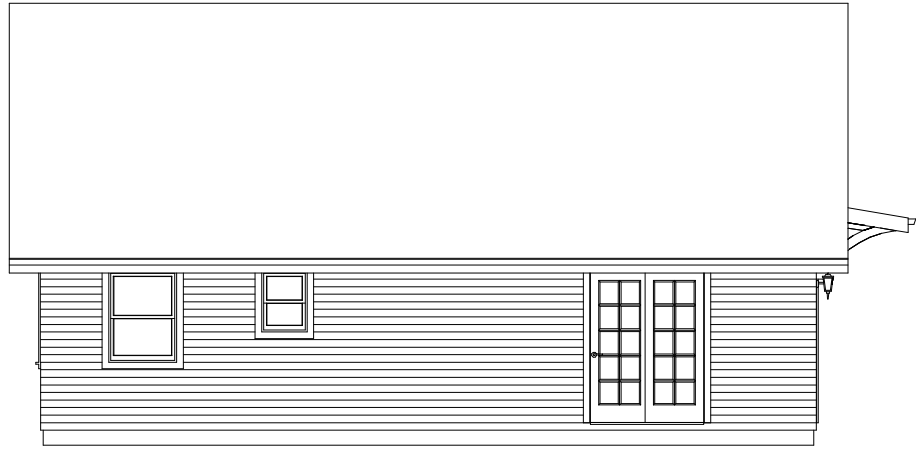
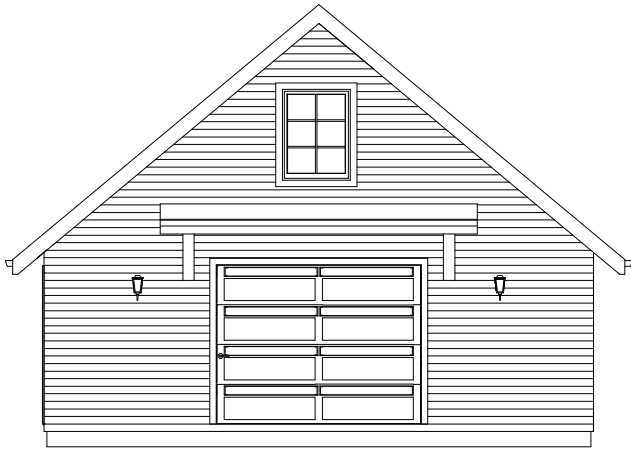
148' - 5 7/8"

① Level 1
3/32" = 1'-0"

Scale 3/32" = 1'-0"







Date: May 27, 2019

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Site Specific Official Plan Amendment and Zoning application for 841 McIrvine Road**

An application was received by the Planning and Development Division for a site-specific Official Plan designation change and an application of rezoning at 821 McIrvine Road. The current OP designation is Enterprise and zoning designation is M1 Industrial. The applications request to change the Official Plan designation to Living and Zoning to Institutional.

The application was on the Committee of Adjustments agenda at the April 30, 2019 meeting. The Committee of Adjustment had the opportunity to have Clint Calder present at the meeting, representing the United Native Friendship Centre, explaining reasons for changing the OP and Zoning designation changes.

The application for a site-specific OP designation at 821 McIrvine to become "Living" would allow for the application for zoning designation to be changed to Institutional. Clint explained the changes would allow for a child daycare facility to be developed on the vacant property. The UNFC have been looking for a facility to purchase and renovate over the past few years. The plan now is to construct a state-of-the-art facility at 821 McIrvine.

Preliminary drawings and site plans are attached to this report.

The Committee of Adjustment has made the recommendation of allowing the OP and zoning amendments. The appeal period has passed on the applications. There were no appeals for the two applications.

Attached to the report are the application for Zoning Amendment for 821 McIrvine. Please review the application. The Planning and Development Department supports the zoning change as being a positive planning change and recommends moving forward the amendments.

Respectfully submitted,

Originally Signed By,

Tyson Dennis
Chief Building Official / Municipal



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		

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

PART III: PROPOSED AMENDMENT

3.1	Name of Official Plan to be amended <p style="text-align: center;">TOWN OF FORT FRANCES OFFICIAL PLAN</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 The property is located in the area designated as Employment Area. Land uses authorized under this designation include Industrial, Commercial and Business uses.
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? 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.
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.
-
- 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.*
-
- 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) _____
-
- 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) _____
-
- 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

PART V: OTHER APPLICATIONS

- 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.

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

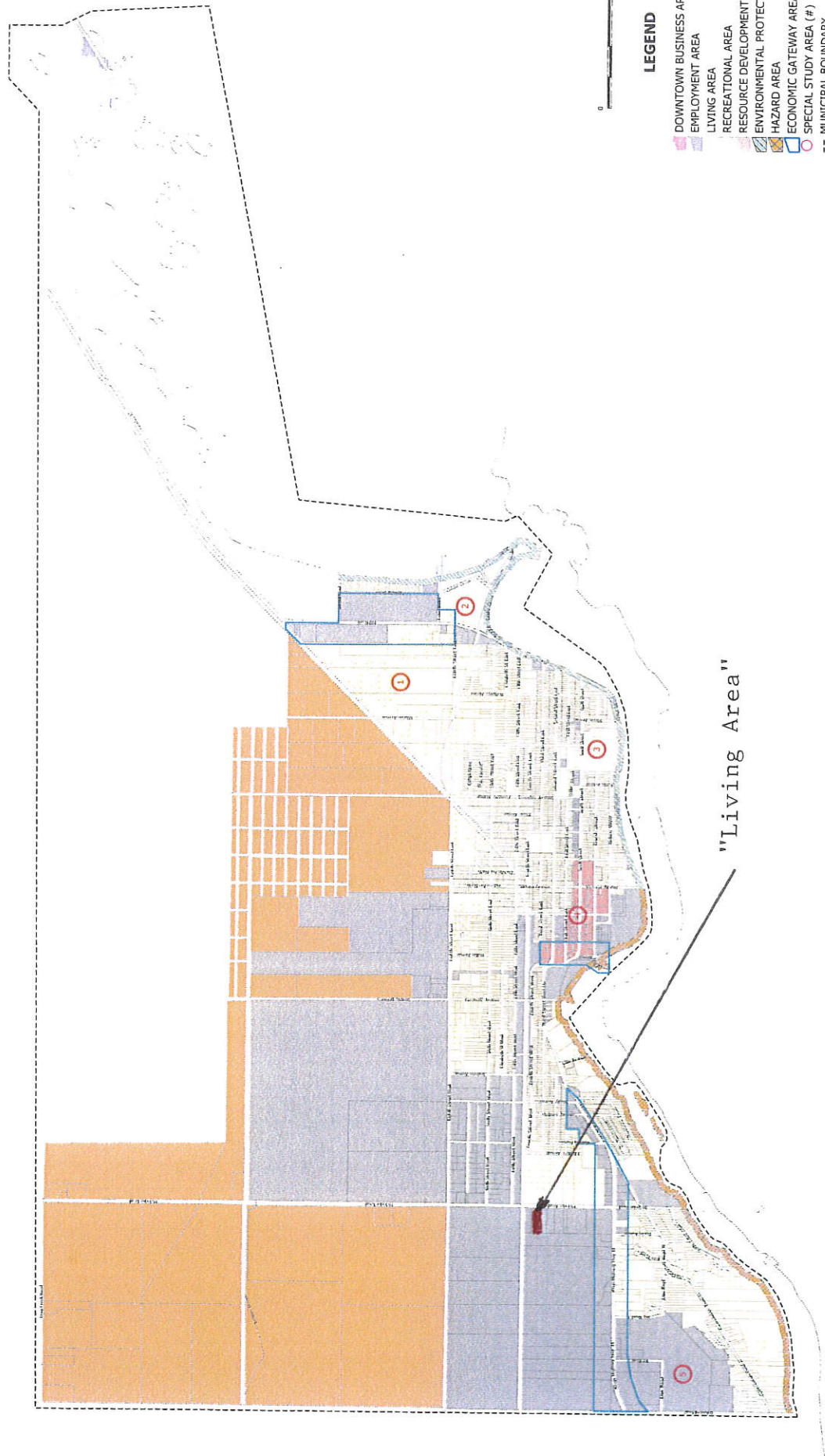
AUTHORIZATION OF OWNER

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**



LEGEND

- DOWNTOWN BUSINESS AREA
- EMPLOYMENT AREA
- LIVING AREA
- RECREATIONAL AREA
- RESOURCE DEVELOPMENT AREA
- ENVIRONMENTAL PROTECTION AREA
- HAZARD AREA
- ECONOMIC GATEWAY AREA
- SPECIAL STUDY AREA (#)
- MUNICIPAL BOUNDARY

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

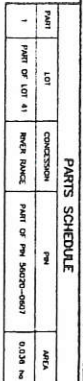
COMPLETE IF APPLICANT IS NOT THE OWNER

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



PLAN 48R-484

RECEIVED AND DEPOSITED

DATE *September 8 2009*

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE *8 Sept. 2009*

HELENETTE J. VERHOEFF
DRAWING LAYOUT SURVEYOR
CANADA LANDS SURVEYOR


H. J. Verhoeff

LAND REGISTRAR FOR THE
LAND TITLES DIVISION
OF MARY MONT

H. J. Verhoeff

PLAN OF SURVEY OF
PART OF LOT 41
RIVER RANGE
GEOGRAPHIC TOWNSHIP OF McILVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER

SCALE = 1:250



BEARING REFERENCE
BEARINGS ARE ASTROMORPHIC AND ARE REFERRED TO THE WEST LIMIT OF PART 1 TO PART 4 INCLUSIVE, AS SHOWN ON PLAN 468-3767, HAVING A BEARING OF N60°4'W.

[illegible]

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REG. AND THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF AUGUST, 2006.

8 Sept 2006
DATE

Sh. T. Dwyer
SURVEYOR IN CHARGE
ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR

*Trow

408 Scott Street P.O. Box 447 Phone 807-274-4504 Fax 807-274-4253 e-mail: s.rosen@fbi.hawaii.gov	CLC/DT: UNION GAS F.N. No. 11	Drawing No F10-550
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UNFC CHILD CARE CENTRE
815 YCIRVINE ROAD FORT FRANCES

