

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - December 15, 2020 5:30 PM

MEETING - Held Virtually

Microsoft Teams meeting

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[+1 807-701-5975,,320487486#](#) Canada, Thunder Bay

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Page

1. **Call to Order**
2. **Declarations, Municipal Conflict of Interest Act**
3. **Minutes of Previous Meetings**
 - 3.1 December 1, 2020 2 - 3
4. **Committee Applications**
 - 4.1 B5-2020: Zoning By-Law Amendment - 1150 Portage Avenue 4 - 24
 - C2-2020: Official Plan Amendment - 1150 Portage Avenue
5. **Other Business**
 - 5.1 Committee of Adjustment Vacancies - Verbal Update
6. **Meeting Close**

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

December 1, 2020

The meeting of Committee of Adjustment of the Town of Fort Frances was Held Virtually on December 1, 2020 from 5:30 p.m. to 5:41 p.m.

PRESENT: Gary Rogozinski (Chair), Charleen Mallory, Donald Taylor, Barry Jackson, Don Eldridge

ALSO PRESENT: Cody Vangel, CBO/Municipal Planner, Rick Brandrick, Sherry Brandrick

1. Call to Order

5:30pm

2. Declarations, Municipal Conflict of Interest Act

None

3. Minutes of Previous Meetings

3.1 October 20, 2020

- Approved as presented
 - Moved by Donald Taylor, seconded by Barry Jackson.

4. Committee Applications

4.1 A7-2020: Application for Consent (Lot Creation) at 103 Sixth Street East

- The municipal planner provided a summary of the application.
- The applicant had the opportunity to speak to the application.
- The Committee of Adjustment had an opportunity to ask questions regarding the application and engaged in a short discussion on the matter.
- The Committee approved the application subject to the following conditions:
 - That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon. A digital and hard copy of the deposited Reference Plan are to be submitted to the Municipal Planner of the Town of Fort Frances.
 - That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate of Official.
 - That all current and outstanding accounts payable to the Town of Fort Frances by the property owner be paid in full to the date of Consent.
 - That all current and outstanding municipal tax paid in full to the date of Consent.

5. Other Business

5.1 Next Meeting Date

- Tentatively Tuesday December 15, 2020 at 5:30pm. Email to Committee to confirm.

6. Meeting Close

5:41pm

Chair, Committee of Adjustment

C. Vangel, Chief Building Official / Municipal Planner
Secretary to Committee of Adjustment

Date: December 15, 2020

Report To: Committee of Adjustment

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: B5-2020: Zoning By-Law Amendment - 1150 Portage Avenue
C2-2020: Official Plan Amendment - 1150 Portage Avenue

Background

An application has been submitted by Tom Veert Contracting to request a site-specific zoning amendment from Open Space (OS) to Local Commercial (C1) with the inclusion of a site-specific permitted accessory use as a boarding house which will permit an office facility with accessory housing for out-of-town traveling employees at 1150 Portage Avenue.

Tom Veert Contracting has also submitted a subsequent application for a site-specific Official Plan amendment to alter the designation from Living to Employment for 1150 Portage Avenue.

Property History

This property and building were formerly used as a childcare facility operated by the Town of Fort Frances. Information contained on file indicates that the main facility was constructed in 1990 with an accessory storage building being constructed in 1991. An addition to this storage building was constructed in 1996.

In 1995 a minor variance application was approved to permit an addition to the existing accessory building to allow the addition to be 15ft closer to the west lot line and 4ft closer to the north lot line than the main building is to the streets.

Official Plan

The property is currently designated as a Living Area. Living areas typically promote residential developments and commercial uses which directly serve the surrounding residential uses such as convenience stores, entertainment sales and personal services.

The proposed use for the land is better suited with an Employment designation as the commercial office use will not directly serve the surrounding neighborhood. The proposed commercial office space will increase diverse employment opportunities. The proposed use may also serve the Rainy River District and beyond.

Zoning

The property is currently zoned **Open Space (OS)** which does not support the proposed use for the facility. The property is requested to be rezoned to **Local Commercial (C1)** where the following uses are permitted:

- a) bank or financial institution
- b) community health and resource centre
- c) day nursery
- d) a maximum of 2 dwelling units located on the second storey or at the rear of the first storey
- e) office
- f) personal services establishment
- g) post office
- h) private club
- i) retail store not exceeding 185 m²

In addition to the rezoning, a site-specific permitted accessory use as a boarding house is requested to permit the housing of travelling employees. The zoning by-law offers to following definition for this use:

BOARDING HOUSE: *A building containing rooming units, and which may also contain dwelling units and an accessory office and provides accommodation for at least three people and no more than ten.*

The following table provides a comparison between required general provisions for the Local Commercial zone and a survey of the property dated September 2007.

General Provision	Required (Local Commercial)	Indicated on 2007 Survey
Minimum Lot Area (m2)	550	5,295.47
Minimum Lot Frontage (m)	15	86.868
Minimum Front Yard (m)	7.5	7.81 to accessory building 18.44 to main building
Interior Side Yard (m)	Abutting commercial = nil Abutting another zone = 3	>3
Exterior Side Yard (m)	5	8.75 to accessory building 9.96 to main building
Rear Yard (m)	Abutting non-residential = 7.5 Abutting residential = 10	3.5 to shed 10.90 to main building
Maximum Lot Coverage (%)	40	≈13.68
Minimum Landscaped Open Space (%)	10	>10
Maximum Building Height (m)	12	<12

Provincial Policy Statements

The Planning Act requires that official plan amendments and zoning by-law amendments be consistent with provincial policy statements as identified in the 2020 Provincial Policy Statements (PPS). The proposed re-development appears to be consistent with the 2020 PPS as follows:

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Divisional Comments

Fort Frances Power Corporation

- No comments receive

Fort Frances Fire Rescue

- No comments received

Fort Frances Public Works

- No concerns

Planning and Development Executive Committee

Scheduled for Monday January 4, 2021

Public Meeting

Scheduled for Monday January 11, 2021

Summary/Recommendation:

Administration acts as an advisory body to the Committee of Adjustment. Comments received and research conducted on the application are provided in the form of recommendations to assist the Committee. The Committee is requested to provide a recommendation to mayor and council to accept or reject the application and provide reasoning.

Respectfully submitted



Cody Vangel
Chief Building Official & Municipal Planner

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 cvangal@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 23rd

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, ^{PRESIDENT OF TITE} 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

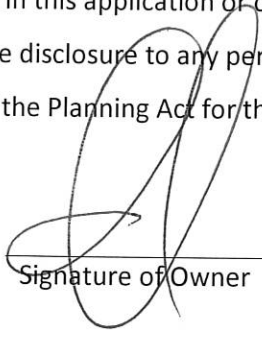
COMPLETE IF APPLICANT IS NOT THE OWNER

TOM VEENT CONTRACTING LIMITED
Per: TOM VEENT, PRESIDENT

AUTHORIZATION OF OWNER

I, Tom Veert ^{PRESIDENT} ^{TOWN 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



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>C2-2020</u>	Property Roll Number: <u>59-12-020-006-00600</u>
Date Submitted: <u>Nov. 23, 2020</u>	Date Deemed Complete: _____
Application Fee: <u>\$3,000.00</u>	Related File Number(s): <u>B5-2020</u>
APPLICANT INFORMATION:	

1.0 Applicant Information

Name of Owner Tom Veert Contracting Ltd.	Name of Agent, if applicant is an agent by the owner Cody Vangel
Mailing Address P.O. Box 417 Fort Frances, Ontario P9A 3M7	Mailing Address 320 Portage Avenue Fort Frances, Ontario P9A 3P9
Telephone Cell 807-274-6898 807-275-9600	Telephone Cell 807-274-5323 ext. 1216
Email tomveert@tomveert.com	Email cvangel@fortfrances.ca
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 1150 Portage Avenue North	
Lot/Block See attached parcel register	Registered Plan
Part(s)	Reference Plan
Parcel No. (s)	PIN (If Known) 56018-1864
Property Roll No. 59-12-020-006-00600	Frontage 86.868m
Depth 60.960m	Area (sq m) 5,295.473 m2

3.0 Other Applications

<p>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?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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.</p>

4.0 Proposed Amendment

Name of Official Plan Designation TOWN OF FORT FRANCES OFFICIAL PLAN - <u>Living (existing), Employment (proposed)</u>
<p>Does the proposed Official Plan Amendment apply to lands subject to any aboriginal land claims or provincial/aboriginal co-management agreement?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(If known, provide information you may have as an attachment to the application)</p> <p>Have you consulted with Aboriginal Peoples on this request for a Plan Amendment?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(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.)</p>

5.0 Nature of Proposed Amendment

<p>Does the proposed amendment change, replace or delete a policy in the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>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)</p>
<p>What is the existing Land Use Designation?</p> <p>Existing Official Plan designation is Living Existing zoning designation is Open Space</p>
<p>What is the current use of the Subject Land?</p> <p>Discontinued use as a child care facility</p>
<p>Does the proposed amendment add a policy to the Official Plan?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, what is the purpose of the proposed amendment?</p>
<p>Does the proposed amendment change or replace a land use designation in the Official Plan?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, indicate the land use designation(s) proposed to be changed or replaced (attach a separate sheet if necessary)</p> <p>Proposing to amend the official plan land use designation from Living to Employment</p>
<p>Describe the reason for the request to change the Land Use Designation?</p> <p>The proposal to amend from Living to Employment will allow for an office space to be the primary use with an accessory use of residential units for worker accommodations.</p> <p>(attach an additional sheet if necessary)</p>
<p>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>:</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Does the requested amendment <i>alter</i> all or any part of the boundary of an area of settlement* or <i>establish a new area of settlement*</i> in the municipality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement.</p> <p><i>*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.</i></p>

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.

At this time no exterior additions or renovations are proposed. The streetscape of the area is not intended to change. The office use may allow for some public traffic/interaction. Residential units for workers is intended to house out travelling employees.

It is unexpected that the proposed use would cause any adverse impact to the surrounding neighbourhood.

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

The property is currently surrounded by open space to the east, recreational (curling club) use to the north, residential to the west and open space to the south.

Residential units for workers fits in with nearby residential uses.

Office space use is not expected to generate a high traffic area for pedestrian traffic.

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

The proposed use as an office space that does not directly serve the needs of the surrounding neighbourhood and is best suited as an Employment area to permit the private business transaction needs.

<p>Describe why the proposed changes in policy is more appropriate than the relevant existing policy.</p> <p>There is no proposed change to any existing policies.</p>

7.0 Provincial Interests

<p>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.</p> <p>The proposal appears to mesh with the Provincial Policy Statement 2020 under the Employment areas section. The proposal will promote job growth in the area, encourage mixed use developments and promotes business and economic growth.</p> <p>The proposal also provides a mechanism of housing supply for the direct workers of the office facility.</p>
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8.0 Declaration of Applicant or Authorized Agent

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 23rd

day of November 2020

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Signature of Applicant or
Authorized Agent



Signature of Commissioner etc.

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

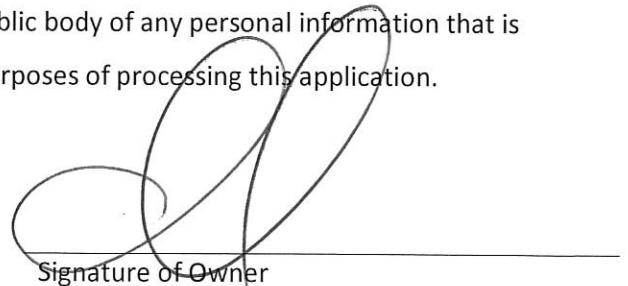
COMPLETE IF APPLICANT IS THE OWNER

I, Tom Veert

OWNER'S CONSENT

PRESIDENT OF THE
I, 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

TOM VEERT CONTRACTING LIMITED
Per: TOM VEERT,
PRESIDENT

COMPLETE IF APPLICANT IS NOT THE OWNER

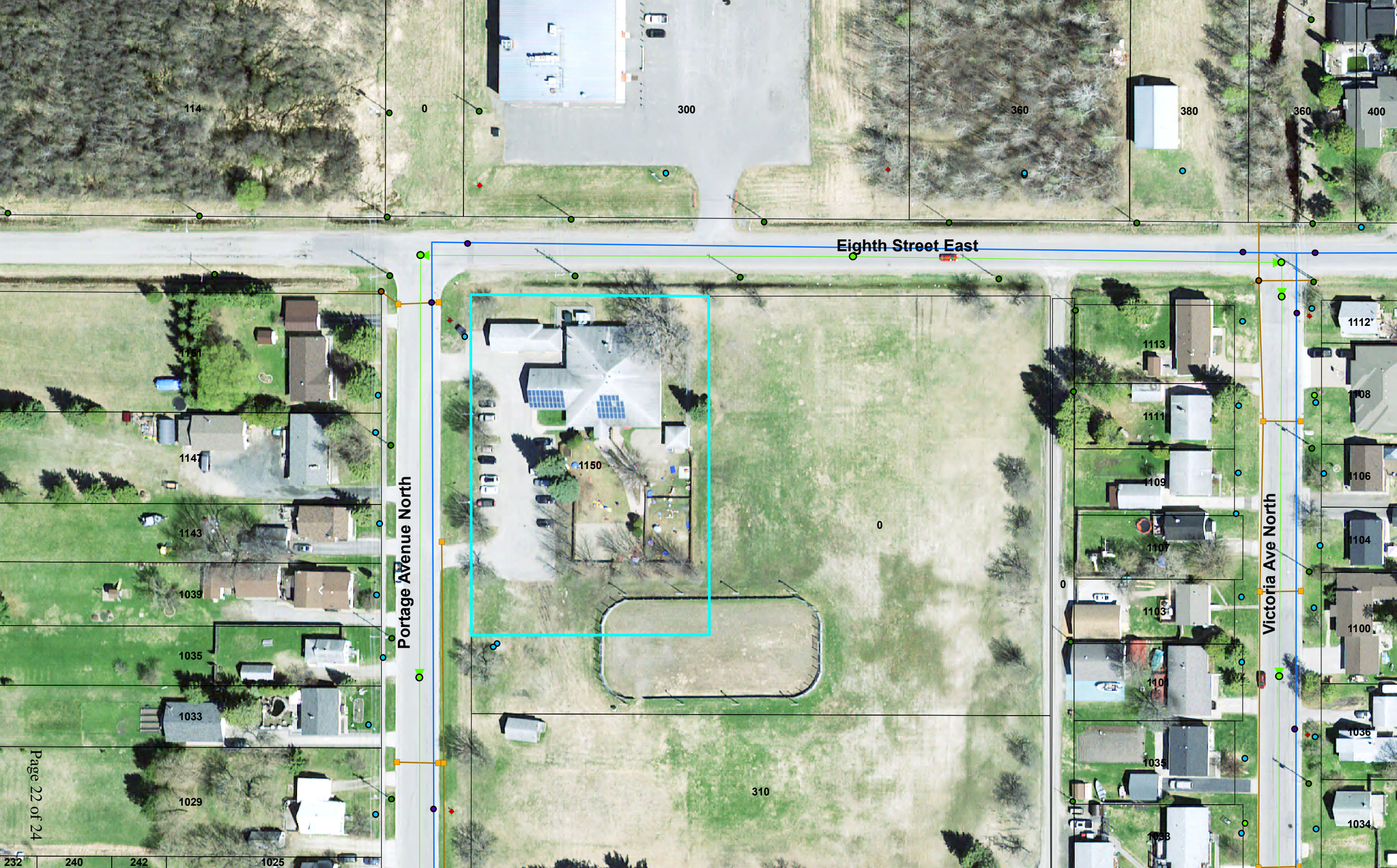
AUTHORIZATION OF OWNER

I, TOM VEENT, ^{PRESIDENT OF THE} 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

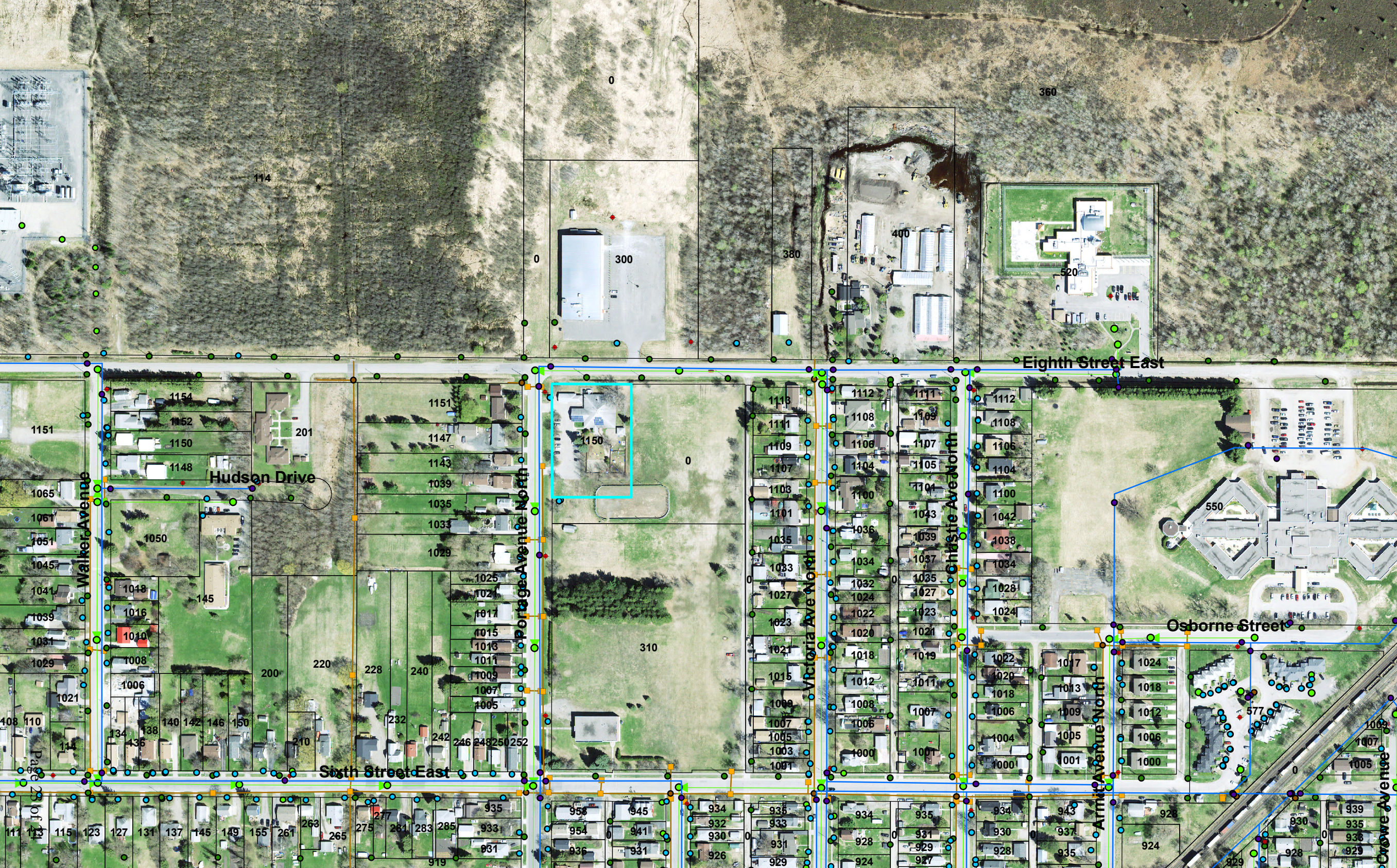
TOM VEENT CONTRACTING LIMITED
PER: TOM VEENT,
PRESIDENT



Eighth Street East

Portage Avenue North

Victoria Ave North



20.117 WIDE ROAD ALLOWANCE BETWEEN SECTIONS 21 AND 28, KNOWN AS EIGHTH STREET
PIN 56016-0711

None.

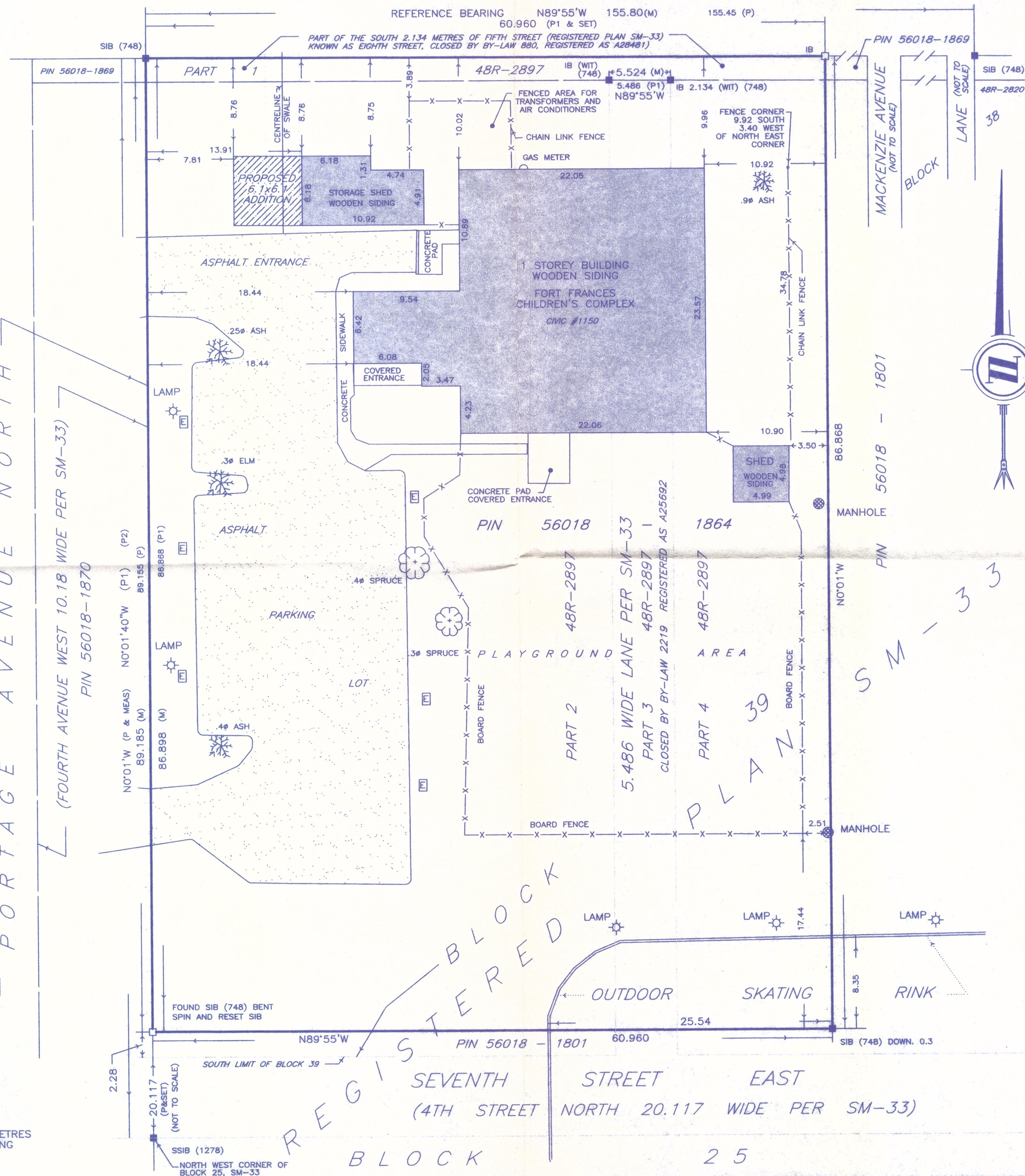
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

Not certified by this REPORT.

ADDITIONAL REMARKS

A one storey building, two sheds, a paved parking area and a fence in playground area are all wholly within the survey. The property, outdoor skating rink is partially situated on the south east corner of the property. Two manholes are situated just inside the east limit of the property. The location and setbacks of a proposed addition to a shed at the north west corner of the property are illustrated on the face of the plan.

The building is serviced by buried electrical cables coming from Eighth Street. Buried electricity runs through the property servicing some lamp standards and electrical plug ins in the parking lot area.



**PART OF BLOCK 39,
PART OF FIFTH STREET
(KNOWN AS EIGHTH STREET, CLOSED BY
BY-LAW 880, REGISTERED AS A28481)
AND PART OF A LANE,
(CLOSED BY BY-LAW 2219,
REGISTERED AS A25692)
REGISTERED PLAN SM-33
(DESIGNATED AS PARTS 1, 2, 3 AND 4
REFERENCE PLAN 48R-2897)
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER**

SCALE - 1:300



W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
2007

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO SOUTHERLY
LIMIT OF EIGHTH STREET, HAVING A BEARING OF N89°55'W, AS
SHOWN ON REFERENCE PLAN 48R-2897.

NOTE

BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL UNLESS OTHERWISE NOTED.

LEGEND

□	DENOTES	A PLANTED SURVEY MONUMENT
■	DENOTES	A FOUND SURVEY MONUMENT
SSB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
SSIB	DENOTES	SSIB
WIT	DENOTES	WITNESS
748	DENOTES	D.F. WALTON, O.L.S.
1278	DENOTES	W.J. BOWMAN LTD., O.L.S.
P	DENOTES	REGISTERED PLAN SM-33
P1	DENOTES	REFERENCE PLAN 48R-2897
P2	DENOTES	PLAN F10-292 BY W.J. BOWMAN LTD., O.L.S.
PIN	DENOTES	PROPERTY IDENTIFICATION NUMBER
/	DENOTES	NOT TO SCALE
[E]	DENOTES	ELECTRICAL PLUG IN

CLIENT

THIS REPORT WAS PREPARED FOR FORT FRANCES CHILDREN'S
COMPLEX AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY.
UPDATING THE SURVEY WILL BE REQUIRED IN ORDER TO
ISSUE ADDITIONAL COPIES SUBSEQUENT TO THE DATE OF
THE SURVEYOR'S CERTIFICATE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS' ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF SEPTEMBER, 2007.

29 Sept. 2007
DATE

Henri J. Verhoef
HENRIETTE J. VERHOEF
ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR

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 **W. J. BOWMAN LTD.**
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EMAIL: wjbowmanff@shaw.ca

DRAWN BY: C.C., H.V. CREW: M.B., C.C.	CLIENT: FORT FRANCES CHILDREN'S COMPLEX	Drawing No. F5-1243
JOB No. FF3239	F.N. No. M94 107-111	

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1652858



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1026, Section 29(3)

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING
BY 0.3048.