

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - March 17, 2021 5:30 PM

MEETING - Held Virtually

Microsoft Teams meeting

Join on your computer or mobile app

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[+1 807-701-5975,,70731606#](#) Canada, Thunder Bay

Phone Conference ID: 707 316 06#

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Page

1. **Call to Order**
2. **Declarations, Municipal Conflict of Interest Act**
3. **Minutes of Previous Meetings**
 - 3.1 January 12, 2021 2 - 3
4. **Committee Applications**
 - 4.1 A1-2021: Application for Minor Variance at 324 Victoria Avenue 4 - 25
 - 4.2 A2-2021: Application for Consent (Lot Addition) at 1425 Colonization Road West 26 - 44
 - 4.3 B1-2021: Zoning By-Law Amendment at 820 Fifth Street East 45 - 63
5. **Other Business**
 - 5.1 Committee of Adjustment Complement
6. **Meeting Close**

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

January 12, 2021

The meeting of the Committee of Adjustment of the Town of Fort Frances was held in the Held Virtually on January 12, 2021 from [5:38] p.m. to 6:12 p.m.

PRESENT: Donald Taylor, Barry Jackson, Don Eldridge (Chair)

ALSO PRESENT: Cody Vangel, CBO/Municipal Planner

1. Call to Order

5:38pm

2. Declarations, Municipal Conflict of Interest Act

None.

3. Minutes of Previous Meetings

3.1 December 15, 2020

- Approved as presented
 - Moved by Barry Jackson, Seconded by Donald Taylor

4. Committee Applications

4.1 B6-2020: Zoning By-Law Amendment - Tenting Provisions

- Cody Vangel provided an overview of the application to the Committee
- The Committee engage in a lengthy discussion on the item
- The Committee agreed on the following recommendation to Mayor and Council to:
 - Amend the definition of a "tent" to be more specific to a tent one would purchase in a store.
 - Increase the number of allowable trailers to be stored and parked from one to three.
 - Only allow one tent to be permitted and to exclude the application allowance for more than one.
 - Include verbiage for allowance of one camper to be used on a temporary basis.

5. Other Business

5.1 Committee of Adjustment Meeting Schedule - 2021

- The Committee members present reviewed the proposed schedule and agreed upon it.

6. Meeting Close

6:12pm

Chair, Committee of Adjustment

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

Date: March 17, 2021

Report To: Committee of Adjustment

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: A1-2021: 324 Victoria Avenue – Minor Variance Application

Application Purpose

An application for minor variance has been made by the Rainy River District Social Services Administration Board (RRDSSAB) requesting relief from the parking provisions of sections 3.20 and 3.22 of Zoning By-Law 03/14 for the property located at 324 Victoria Avenue.

Section 3.20 of the zoning by-law requires that when a change in use of the property occurs, parking spaces shall be provided for the new use in accordance with the Parking Space Requirements Table in Section 3.22. The RRDSSAB is changing the use of the property from a place of worship (church) to an assisted living facility which will include safe beds, transition beds, a warming centre and administrative offices.

The Parking Space Requirements Table requires 1 parking space for every two beds in an assisted living facility, and 1 space for every 100m² of gross floor area for an office space.

Based on the proposed building layout the facility would require a total of 11 spaces for the 23 proposed beds and 11 spaces for the ≈291m² of office space.

The applicant is requesting relief from this provisions from 22 parking spaces to 5 parking spaces due to limited space on the property and unlikelihood that assisted living bed users would require parking.

Property History

Information contained on file and provided by MPAC idicates that the original building was constructed in 1900.

Official Plan

The property is designated as a **Living Area** which promotes a wide range of residential type use as well as various institutional uses.

Zoning By-Law 03/14

The current zoning of the property is Institutional (I). The provisions accompanying the Institutional Zone are shown below. It should be noted for the Committee that the proposed development was described in full to the Town's land-use planning consultant, where it was determined and confirmed that the proposed use falls within the existing provisions of the Institutional Zone.

4.15 INSTITUTIONAL (I) ZONE

No **person** shall within an Institutional (I) **Zone**, **use** any land or **erect**, alter or **use** any **building** or structure except in accordance with the following:

4.15.1 Permitted Uses

- a) ambulance station
- b) arena
- c) assisted living facility
- d) cemetery
- e) community centre
- f) community health and resource centre
- g) community garden
- h) day nursery
- i) fire station
- j) hospital
- k) library
- l) municipal/government uses
- m) nursing home
- n) place of worship
- o) school

4.15.2 Regulations for Permitted Uses

- | | |
|--|--------------------|
| a) Minimum Lot Area | 550 m ² |
| b) Minimum Lot Frontage | 15 m |
| c) Minimum Yard Requirements | |
| Front Yard | 7.5 m |
| Interior Side Yard | 7.5 m |
| Exterior Side Yard | 7.5 m |
| Rear Yard | 10.5 m |
| d) Maximum Lot Coverage | 50% |
| e) Minimum Landscaped Open Space | 10% |
| in any yard abutting a residential zone a planting strip shall be required. | |
| f) Maximum Height of Building | 20 m |

The parking provision details of the zoning by-law including sections 3.20 and 3.22 are attached with this report.

Divisional Comments

Fort Frances Power Corporation: No comments received.

Fort Frances Fire Rescue: No concerns.

Fort Frances Public Works:

- Snow removal of parking area is to be stored on property or removed from site. Snow cannot be deposited on Town boulevards, sidewalks or laneways.

Fort Frances Planning & Development:

- Proposed use supported for approval by planning consultant
- Phase one of project can proceed with current parking allowances. Future phases cannot commence until decision on parking made.
- Discussions with property owner ongoing related to easement in laneway

Sample Conditions

If approved, the Committee of Adjustment may wish to impose conditions on the minor variance including but not limited to the following:

- The parking spaces shall conform with section 3.20 such that the parking area is surfaced with concrete, asphalt, double float tar and chip surface, or a combination thereof

Summary/Recommendation:

Administration acts as an advisory body to the Committee of Adjustment. Comments received are provided in the form of information to assist the Committee.

Section 45(1) of the Planning Act gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

The four tests are:

1. The application maintains the general intent and purpose of the Town of Fort Frances Official Plan
2. The application maintains the intent of the zoning by-law;
3. The requested variance represents appropriate development of the land; and
4. The requested variance is minor.

Should the Committee of Adjustment find it appropriate to approve this application, the previously noted conditions have been recommended.

Respectfully submitted



Cody Vangel
Chief Building Official & Municipal Planner

3.18 OBNOXIOUS USES

Nothing in this By-law shall be construed to permit the **use** of land for the **erection** or **use** of a **building** or **structure** for any purpose:

- a) that is or is likely to become a nuisance or offensive:
 - i. by the creation of a noise or vibrations; or
 - ii. by reason of the emission of gas, fumes, dust or objectionable odour; or
 - iii. by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter or other such material; and
- b) which by the nature of the materials used therein is declared under the *Public Health Act*, as amended, or any other regulations thereunder to be a noxious or offensive trade, business or manufacture

3.19 OUTSIDE STORAGE/OUTDOOR STORAGE

Where **outside storage** is a permitted **use** or a permitted **accessory use** the following provisions shall apply:

- a) storage of goods and materials including refuse containers are not permitted within 6.0 metres of a Residential zone;
- b) storage and goods and materials including refuse containers shall be permitted in the required rear yard and interior side yard; and
- c) storage areas are to be screened from the view of adjacent streets by means of solid board fencing and/or landscaping features 2.0 metres in height, nor shall any material be piled higher than the surrounding screening.

3.20 PARKING AREA REGULATIONS

no development shall be permitted for any **use** or **building** except where vehicular off-street **parking spaces** are provided and maintained in accordance with the following regulations.

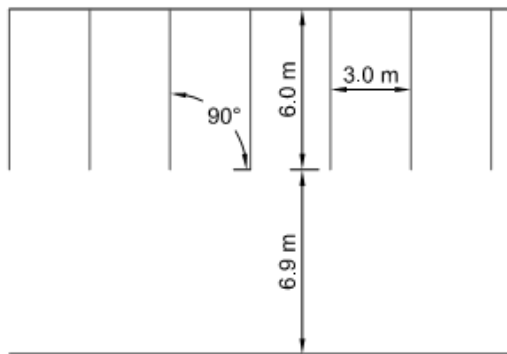
Notwithstanding the **yard** and **setback** provisions of this By-law to the contrary, uncovered surface **parking areas** shall be permitted in the **required yards** or in the area between the street line and the required **setback**.

Where in this By-law **parking areas** are required or permitted for 4 or more vehicles the following provisions shall apply:

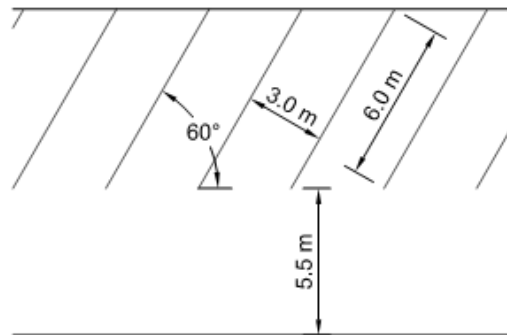
- a) when a **building** or **structure** accommodates more than one type of **use**, the **parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate types of **use**;
- b) adequate drainage facilities shall be provided and maintained in accordance with the requirements of the **Town**;
- c) the **parking area** and approaches shall be surfaced with concrete, asphalt, double float tar and chip surface, or a combination thereof;
- d) the lights used for illumination of **parking areas** shall be so arranged and located as to divert the light away from adjacent **lots** and directed on the **parking area**;
- e) **parking areas** shall be within 90.0 meters of the location which it is intended to serve and shall be situated in the same zone;
- f) each **parking space** shall be provided with unobstructed access to a street by a driveway, aisle or **laneway**;
- g) a **buffer strip** of landscaped area not less than 3.0 metres wide lying within the **lot** and along the boundaries of the **parking area**;

- h) The length of any **parking space** and the width of the adjacent aisle shall be in accordance with the following:

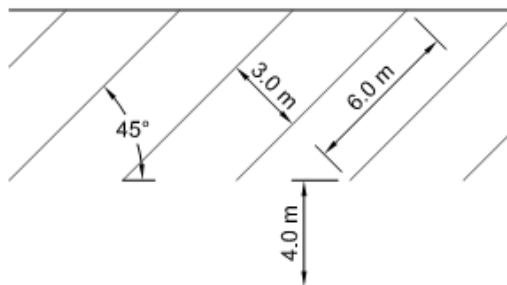
ANGLE OF PARKING SPACES	PARKING SPACE WIDTH (minimum)	PARKING SPACE LENGTH (minimum)	AISLE WIDTH (minimum)
90°	3 m	6.0 m	6.9 m
60°	3 m	6.0 m	5.5 m
45°	3 m	6.0 m	4.0 m
30°	3 m	6.0 m	3.7 m
Parallel	3 m	6.7 m	3.0 m



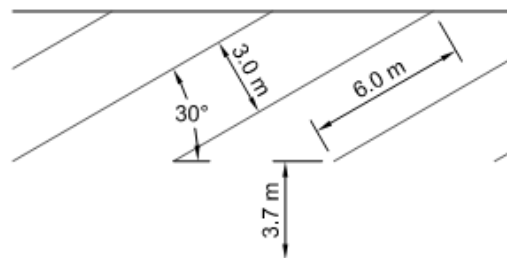
90° PARKING SPACE



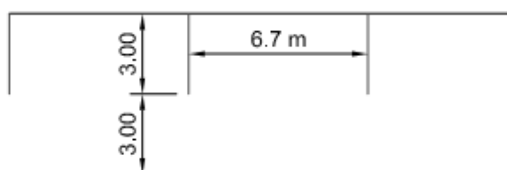
60° PARKING SPACE



45° PARKING SPACE



30° PARKING SPACE



0° PARKING SPACE
(PARALLEL PARKING)

Notwithstanding any other provisions of this by-law, the requirements for parking areas and approaches to be hard surfaced (3.20(c)) shall not apply to developments in the Town of Fort Frances Industrial Park area being land located in the municipality bounded on the south by the CNR Railway line, on the west by McIrvine Road, on the north by Eighth Street West and on the east by Webster Avenue and zoned Industrial in the Town of Fort Frances Zoning By-Law unless required by Site Plan Control. The parking area shall be maintained with a stable surface that is treated so as to prevent the raising of dust.¹

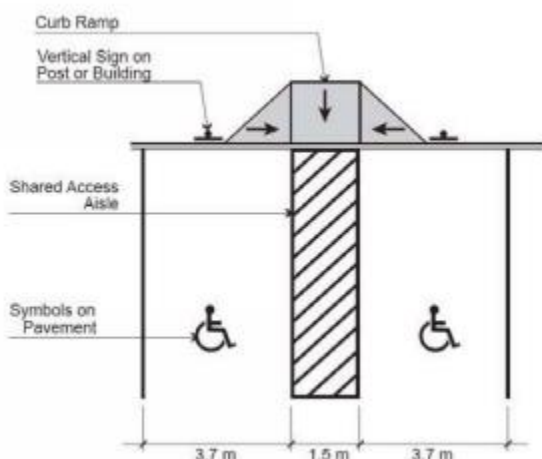
Barrier-Free Parking Spaces

Barrier-free parking spaces shall be provided at the rate specified in the table below and shall meet all specifications of the *Ontario Building Code* regarding Barrier-Free Parking Design including, at a minimum:

- each barrier-free parking space shall have a minimum width of 3.7 m and a minimum length of 7 m;
- if two adjacent spaces are designated for the disabled, then the total width of both spaces together shall be 6.4 m if a 1.5 m wide accessible aisle separates the two spaces;
- if no access aisle separates the spaces, the total width of the two spaces shall be 7.4 m;
- barrier-free parking spaces shall be located on level ground within close proximity and access to the building entrance;
- barrier-free parking spaces shall be clearly marked and reserved for the exclusive use of physically disabled persons.

Required Barrier-Free Parking Spaces

Capacity of Parking Area (Number of Parking Spaces)	Minimum Number of Barrier-Free Parking Spaces
1-10	0
11-25	1
26-50	2
51-75	3
76-100	4
More than 100	3% of total to a maximum of 10 spaces



¹ Amended January 11, 2016 – to provide relief from the hard-surfacing requirements for parking areas and spaces in the Industrial Park.

The **parking space** requirements referred to herein shall not apply to any **building** or **structure** lawfully in existence on the date of passage of this By-law, so long as the **gross floor area** is not increased and the **use** or number of **dwelling units** does not change. If any addition is made to a **building** or **structure** which increases its **gross floor area**, then **parking spaces** for the addition shall be provided as required by the **Parking Space Requirement Table**. Where a change in **use** occurs, **parking spaces** shall be provided for such new **use** in accordance with the requirements of the **Parking Space Requirement Table**.

Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only and for vehicles used in an operation incidental to the permitted uses in respect of which such **parking spaces** and areas are required or permitted.

Notwithstanding the foregoing, the owner or occupant of any **lot, building** or **structure** in the Residential (R) **Zone** may **use** the **lot building** or **structure** for the parking, storing or housing of one commercial **motor vehicle** or **trailer** provided that such vehicle does not have wheelbase in excess of 5.0 metres or exceed a one ton load capacity.

Where a commercial **use** abuts or is adjacent to a navigable waterway, one third of the parking requirements may be in the form of boat slips maintained for the sole purpose of customer boat parking specifically for the commercial **use**. Such a space shall be at least 6 metres in length and have a width of 3 metres.

3.21 PARKING IN THE CENTRAL BUSINESS DISTRICT

Within a the Central Business District as shown on Schedule A, uses within the General Commercial (C2) **Zone** with the exception of **hotels, motels**, grocery stores exceeding 300 sq metres of gross floor space and residential units are exempted from providing parking.

3.22 PARKING SPACE REQUIREMENTS

Parking spaces are required under this By-law, in accordance with the **Parking Space Requirement Table**. Where the calculation of required spaces exceeds a whole space of more than .25, the required spaces shall be the next whole number.

Arena, Assembly Hall	1 per 5 seats or 3.0 m of bench seating or 1 per 4 people that may be legally accommodated at one time, whichever is greater
Agricultural/Farmers Market	1 per each 28 m ² of gross floor area
Bowling Alley	3 per each bowling lane
Office	1 per each 28 m ² of gross floor area
Community centre, Recreation or Fitness Establishment	1 per 100 m ² gross floor area
Curling Rink, Outdoor Recreation Facility, Sports Field	4 per game playing surface plus 10 per 100 m ² of gross floor area used for dining or assembly area.
Dry Cleaners Establishment	1 per each 9 m ² or fraction thereof of gross floor area with a minimum requirement of four spaces.
Farmers Market	1 per 4 people that may be legally accommodated at one time
Financial Establishment	1 per each 28 m ² of gross floor area

Golf Course	24 per each 9 holes of golfing facilities
Home Occupation/ Home Industry	1 in addition to the parking required for the dwelling
Hospital, Nursing Home & Assisted Living Facility	1 per every two beds
Hotel, Motel	1 per rental unit plus 1 additional space per 9m ² of floor area devoted to public uses
Industrial Uses not specifically identified	1 per 93 m ² of gross floor area or for each 3 employees, whichever is greater
Marina, Seaplane Base	1.5 per 1 boat slip and 1 per every 8 m ² of gross floor area for commercial use , exclusive of storage area

TYPE OF USE	MINIMUM NUMBER REQUIRED
Medical, Dental, or Veterinary Hospital or Drugless Practitioner Office	3 per practitioner or 1 space per 15 m ² gross floor area , whichever is greater
Place of worship Undertaking establishment	1 per 5 seats or 3.0 m of bench seating or 1 per 4 people that may be legally accommodated at one time, whichever is greater
Residential (includes senior apartments)	1 per dwelling unit where 4 or more 1.25 per dwelling unit
Restaurant, Tavern	1 per 9 m ² of floor space or 10 spaces, whichever is greater
Retail, Personal Services Establishment	1 per each 28 m ² of gross floor area
School, Elementary	1.5 per classroom or 1 space per 9 m ² of gymnasium or auditorium floor space, whichever is greater
School, Secondary	4 spaces per classroom or 1 space per 9 m ² of gymnasium or auditorium floor space, whichever is greater
Theater	1 per 4 people that may be legally accommodated at one time
Workshop Manufacturing, Processing, Assembling or Fabricating Plant, Wholesale Establishment, or Warehouse.	1 space per 35 m ² of gross floor area
Uses permitted but not listed in this table	1 parking space per 35 m ²

DRIVE-THRU BUSINESSES: QUEUING SPACES

Queuing spaces shall be provided for drive-thru business as follows:

- a) Five (5) inbound queuing spaces shall be provided for vehicles approaching the drive-up service window;
- b) One (1) outbound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle; and
- c) All queuing spaces shall be a minimum of 6.5 metres long and 3 metres wide and queuing lanes shall provide sufficient space for turning and manoeuvring and shall not occupy any portion of a designated fire lane or a required parking aisle.

Queuing spaces shall be measured as follows:

- a) For a drive-thru with a service window, it shall be measured from a point located 2.0 m beyond the middle of the drive-thru window used for the receipt of goods.
- b) For a drive-thru with a machine, it shall be measured from a point located 2.0 m beyond the middle of the drive-thru bank machine.
- c) For **motor vehicle** wash facility it shall be measured from the entrance to the wash bay.

3.23 PEAT EXTRACTION, PITS AND QUARRIES

The extraction of peat, establishment or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations permitted by this By-law, and in accordance with the provisions of this By-law. No **person** shall **use** land or **erect** any **building** or **structure** for the purpose of processing, washing, screening, sorting or crushing rock, sand and/or gravel and or peat except as expressly provided for in this By-law.

3.24 PERMITTED ENCROACHMENTS¹

Required yards shall not be obstructed in any manner whatsoever, except in accordance with the following:

STRUCTURE TYPE	YARDS	MAXIMUM PROJECTION INTO REQUIRED YARD FROM MAIN WALL
sills, chimneys, cornices, eaves, gutters, parapets, pilasters, windows or other ornamental structures	All yards	0.6 m
unenclosed porch, balcony, deck , steps and patios	Front, Rear, Exterior Side Yard	2.5 m
canopies, awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs	All yards	n/a
Fire escapes, exterior stairways, stoops, landings, steps and ramps	Side or rear yard	1 m but not closer than 1.2 m to any lot line
Wheelchair ramps	All yards	No limit
Air conditioners, solar panels, heat pumps or similar equipment	Interior or rear yard	1.0 m but not closer than .3 m to any lot line

Notwithstanding the above permitted encroachments, none of them may be closer than 1.2 m to any **lot line** and where the floor of any porch, balcony, or **deck** is more than 1.0 metre above the **finished grade**; the **side yard** and **rear yard setback** requirements for the **principal use** shall apply.

3.25 PLANTING STRIPS

Where a **lot** in a, Institutional, Commercial or Industrial **Zone** abuts an **interior side** or **rear lot line** of a **lot** in a Residential **Zone** or a multiple unit apartment **building** of more than 4 units abuts a single detached residential **use**, a **planting strip** adjoining such abutting **lot line**, or portion thereof, shall be

¹ Amended by 3-14-B – Sept. 8, 2014 – to add structure types inadvertently omitted

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

It is the responsibility of the owner or authorized agent to provide complete and accurate information. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

APPLICATION:

One copy of the application is to be submitted to the Office of the Municipal Planner/Secretary-Treasurer of the Committee of Adjustment. Information to be provided is as set out in Ontario Regulation #200/96 of the Planning Act, R.S.O. 1990 (as revised). Therefore all questions must be answered in full detail or the application will not be accepted for processing.

FEE:

The fee as set out in the User Fee By-Law is accepted in cash, cheque or debit and are payable to the Town of Fort Frances.

OWNERSHIP:

Proof of Ownership is to accompany each application. Acceptable proof includes copy of current tax bill, deed or parcel register, etc. If more than one person own the subject lands, the application must be submitted under all names, and all parties are required to sign either the application form or an Authorization Form.

AUTHORIZATION:

All agents must file an Authorization Form signed by all registered owners when filing on their behalf. All owners and/or agents must sign the Declaration as well. Failure to comply with this requirement will result in a delay.

COMMISSIONERS' SIGNATURE

All applications **MUST** be signed before a Commissioner for taking Oaths. If more than one owner, all owners or the authorized agent must sign before the Commissioner. The Clerk, Deputy-Clerk and Treasurer are Commissioners for Taking Oaths.

PLANS:

All drawings submitted must be clear and legible and must show 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 all lot lines, as well from each other.
- c. The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks, etc.
- d. The current uses on the 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 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.

If full size drawings are submitted, a copy reduced to no less than 8½" x 14" is also required and must be suitable for reproduction. Completed applications will also be accepted in PDF format.

Applicant shall be present or have representation during the meeting to allow for any questions by the Committee of Adjustment to be answered. Conference call will be made available if needed.


APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
 For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

It is the responsibility of the owner or authorized agent to provide complete and accurate information. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

		FOR OFFICE USE ONLY	
		FEE \$ _____	FILE NO. A____/20____
		PAYMENT RECEIPT STAMP	
PROPERTY INFORMATION			
Property Address	324 Victoria Avenue		
Tax Roll No.	59 - 12 - 020 - 001 - 10000		
Legal Description			
OWNER/APPLICANT INFORMATION			
Registered Owner(s)	Rainy River District Social Services Administration Board		
Application Contact	Dan McCormick		
Full Mailing Address	450 Scott Street Fort Frances, ON P9A 1H2		
Telephone	807-274-0678		
Email	dan.mccormick@rdssab.on.ca		
AGENT INFORMATION (if applicable)			
Company Name			
Application Contact			
Full Mailing Address			
Telephone			
Email			
Note – All communication will be sent to Application Contact unless otherwise requested			
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES			
Institution			
Contact/Reference			
Full Mailing Address			
Telephone			
Email			

1.	Describe the nature and extent of relief applied for (indicate what the by-law requirement is, the relevant section of the by-law, and what you are proposing):
Section 3.22 of Zoning by-law – to permit A reduction in required parking spaces from 22 to 5, due to a change in use of the building. The zoning by-law requires 1 space per 28m2 of office space and 1 space per every two beds in an assisted living facility. For the intended 23 beds, 11 parking spaces would be required. For the intended +/- 291 m2 of office space, 11 parking spaces would be required.	

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
 For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

2.	Why is it not possible to comply with the provisions of the by-law? (Provide an explanation of the circumstances that hinder or restrict your ability to comply) Based on the anticipated clients occupying the assisted living beds, it is not expected that provision of parking would be necessary. Therefore, it is requested for a minor variance to only require parking for the applicable office uses within the facility. The property is a former church and the size of the building and lot only allows for a maximum of 5 parking spaces.													
3.	When did the current owner acquire the Property?	September 2020												
4.	Provide the date of construction for all buildings and structures on the Property. 1900 based on data provided by MPAC													
5.	What is the existing use of the Property?	Assisted Living Facility - transition beds, warming centre												
6.	How long has the existing use of the Property continued?	Warming centre - since 2018												
7.	What is the existing use of the abutting properties? <table border="1"> <tr> <td>North</td> <td>South</td> <td>East</td> <td>West</td> </tr> <tr> <td>Residential/Commercial C2</td> <td>Residential - R2</td> <td>Residential - R2</td> <td>Clinic/Former Library - I</td> </tr> </table>		North	South	East	West	Residential/Commercial C2	Residential - R2	Residential - R2	Clinic/Former Library - I				
North	South	East	West											
Residential/Commercial C2	Residential - R2	Residential - R2	Clinic/Former Library - I											
8.	Dimensions of the Property: <table border="1"> <tr> <th>Property Dimensions</th> <th>Metric</th> <th>Imperial</th> </tr> <tr> <td>Frontage:</td> <td>19.7m</td> <td>64.6ft</td> </tr> <tr> <td>Depth:</td> <td>49.9m</td> <td>163.7ft</td> </tr> <tr> <td>Area:</td> <td>983.03 m2</td> <td>10,581 ft2</td> </tr> </table>		Property Dimensions	Metric	Imperial	Frontage:	19.7m	64.6ft	Depth:	49.9m	163.7ft	Area:	983.03 m2	10,581 ft2
Property Dimensions	Metric	Imperial												
Frontage:	19.7m	64.6ft												
Depth:	49.9m	163.7ft												
Area:	983.03 m2	10,581 ft2												



APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

9. **Building/Structure Particulars**
Describe the particulars (in metric) of all buildings and/or structures existing and proposed for the Property.

Main Building:	Existing	Proposed
Ground Floor Area:	367 m2	same
Width:	12m-15m	same
Length:	30	same
# of Storeys:	2	3 in main hall

Location of Building/Structure – Check geographic direction of Side Yard Setbacks

Front Yard:	
Rear Yard:	
North or East	
South or West	

Accessory Building: N/A

Existing	Proposed
Ground Floor Area:	N/A
Width:	N/A
Length:	N/A
# of Storeys:	N/A
Height:	N/A
Distance to Main Building:	N/A

Location of Building/Structure - Check geographic direction of Side Yard Setbacks

Front Yard:	N/A
Rear Yard:	N/A
North or East	N/A
South or West	N/A

Note – Above information to match Site Plan

10. Check the appropriate box to Indicate connected or available services to the Property:

Source of Service:	Municipal	Private
Water	yes	
Sanitary Sewer	yes	
Storm Sewer	not on property	located on victoria ave



APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

11.	Check the appropriate box to indicate access to the Property:				
	Source of Access:	Yes	No		
	Municipal Road	yes			
	Other Public Road		no		
	Water Access Only		no		

12.	What is the Official Plan designation of the Property?		Living
-----	--	--	--------

13.	What is the Zoning of the Property?		Institutional
-----	-------------------------------------	--	---------------

14.	Has the Owner ever applied for a minor variance or permission regarding the Property? Yes No If Yes, provide details, including file number, date, decision, etc.

15.	Is the Property the subject of a current application for consent under section 53 of the Planning Act, 1990, as revised? Yes No If Yes, provide details, including file number, date, etc.

16.	DECLARATION
-----	-------------

I/We, Daniel_K_McCormick solemnly declare that all the statements contained in this application are true and 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 Feb, 20 21.

A Commissioner, etc.

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

(Signature of Owner or Agent)

(Signature of Owner or Agent)



17. A sketch showing the following:

- i. The boundaries and dimensions of the subject land.
- ii. 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 front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. the location and nature of any easement affecting the subject land.

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

(Must be signed by each Owner – print more copies as required)

I, Daniel McCormick, am an Owner of the property known as 324 Victoria in the Town of Fort Frances, that is the subject of this Application, and hereby

Authorize Agent to Act (if applicable):

1. Authorize and instruct Town of Fort Frances to act as my Agent and make this application on my behalf.

Freedom of Information:

2. Acknowledge that the information collected in this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended to assist in the processing of the application and will become part of a public record and, for the purposes of the Freedom of Information and Protection of Privacy Act, authorize and consent to the use by or the disclosure to, any person or public body of any personal information.
3. Acknowledge that full copies of the application are provided to the members of the Committee of Adjustment and as a result, **any information contained in it** is made public.

Right to Enter Premises:

4. Authorize the members of the Committee of Adjustment and/or staff of The Town of Fort Frances as may be required, to enter upon the lands and premises identified in section 5 that are the subject of this application for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority; and

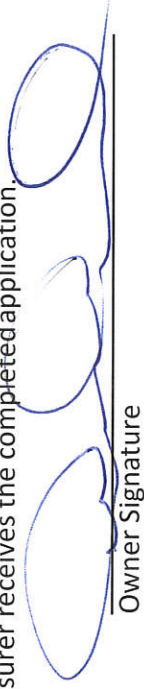
Consent re Meeting:

5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.

23-5

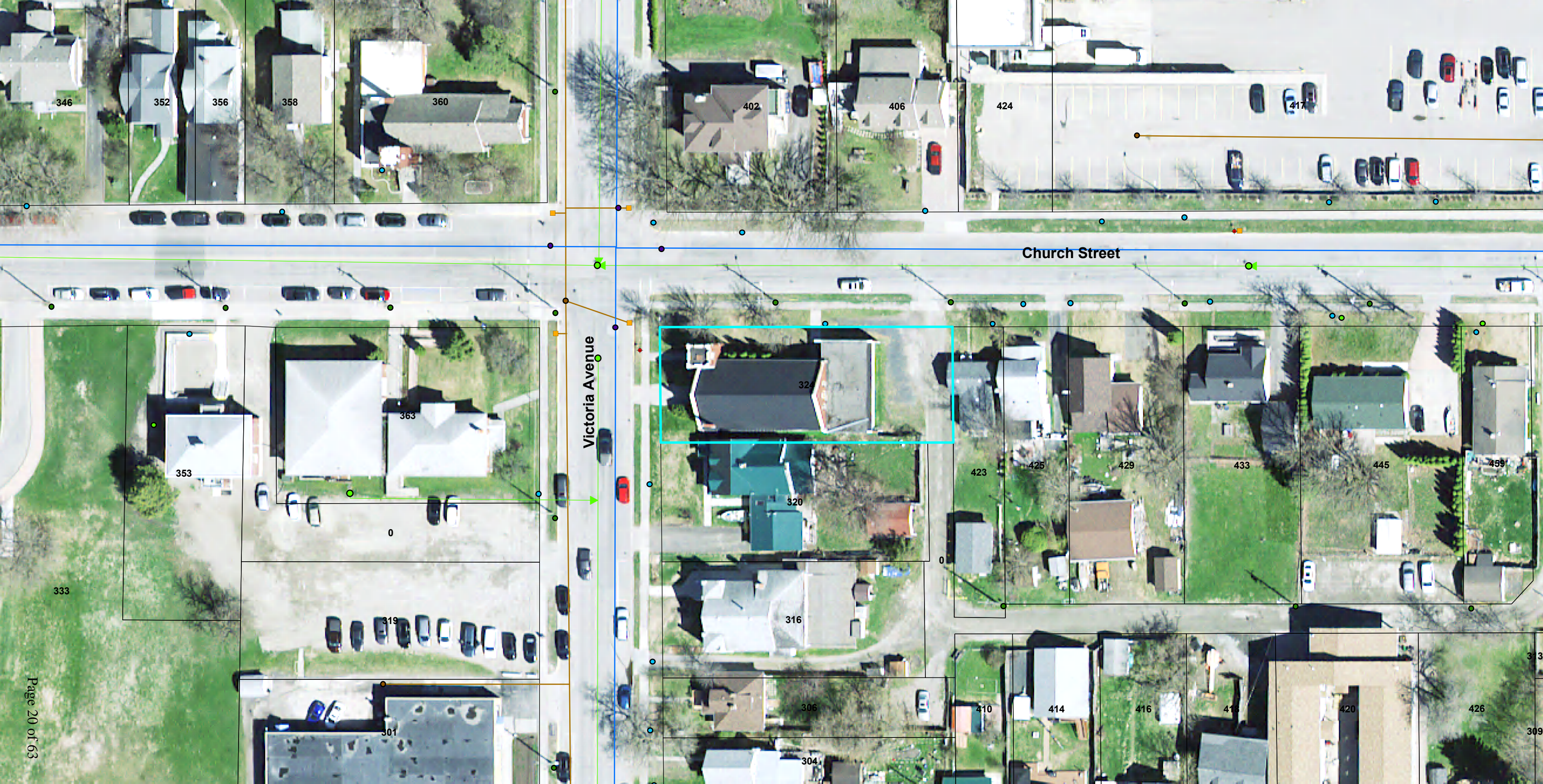
February 8, 2021

Date



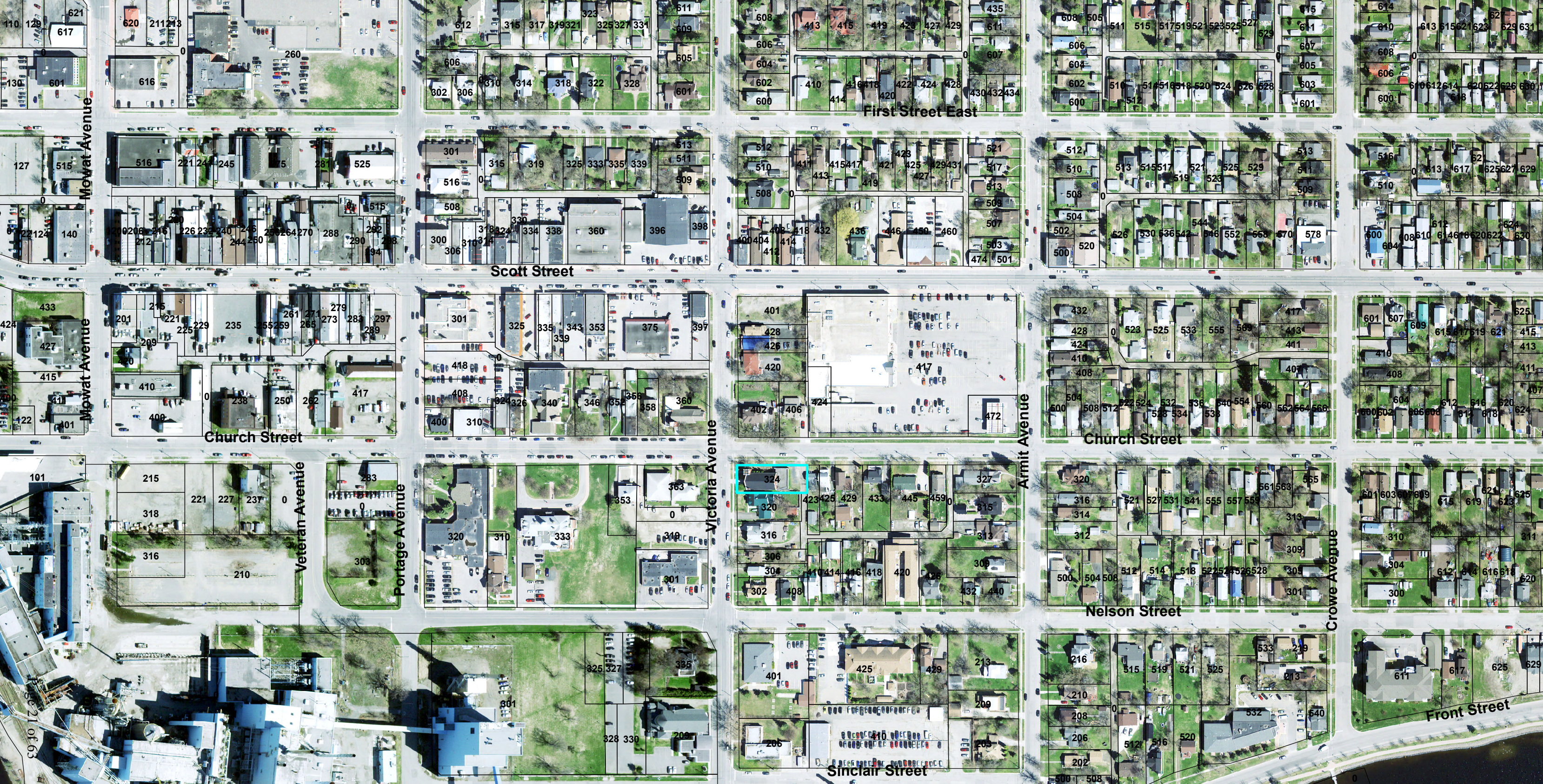
Owner Signature

Owner Signature



Church Street

Victoria Avenue





church st.

victoria ave.



- SAFE BED PROGRAM
- TRANSITIONAL BED PROGRAM
- WARMING SHELTER PROGRAM
- RRDSAB ADMIN. AND STAFF AREAS
- UTILITY AND COMMON SPACES

BASEMENT FLOOR DESIGN

RRDSAB - WARMING SHELTER
324 VICTORIA AVENUE, FORT FRANCES

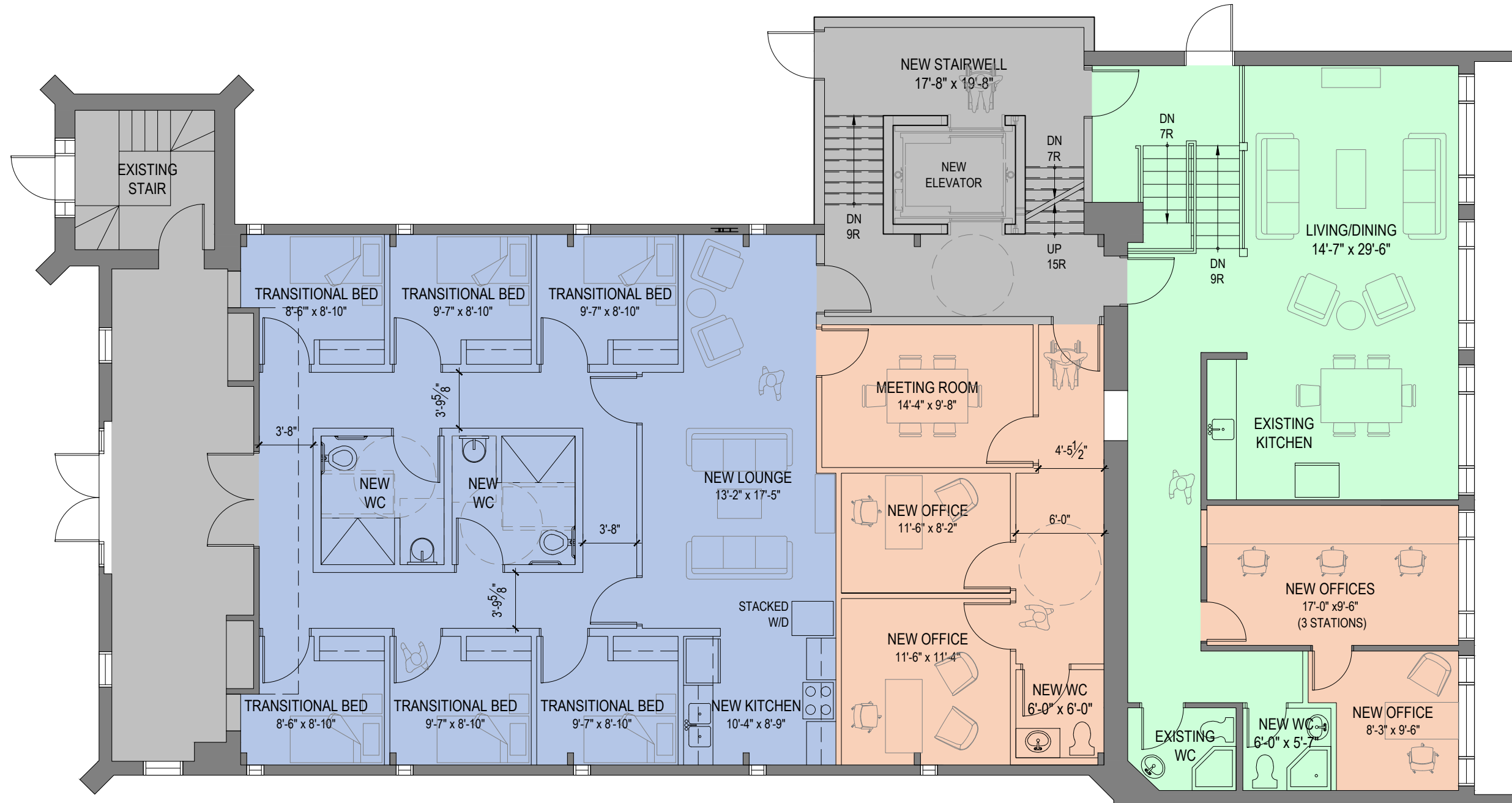
SCALE 1/8"=1'-0"



SEPTEMBER 30, 2020

church st.

victoria ave.



- SAFE BED PROGRAM
- TRANSITIONAL BED PROGRAM
- WARMING SHELTER PROGRAM
- RRDSAB ADMIN. AND STAFF AREAS
- UTILITY

MAIN FLOOR DESIGN

RRDSAB - WARMING SHELTER
324 VICTORIA AVENUE, FORT FRANCES

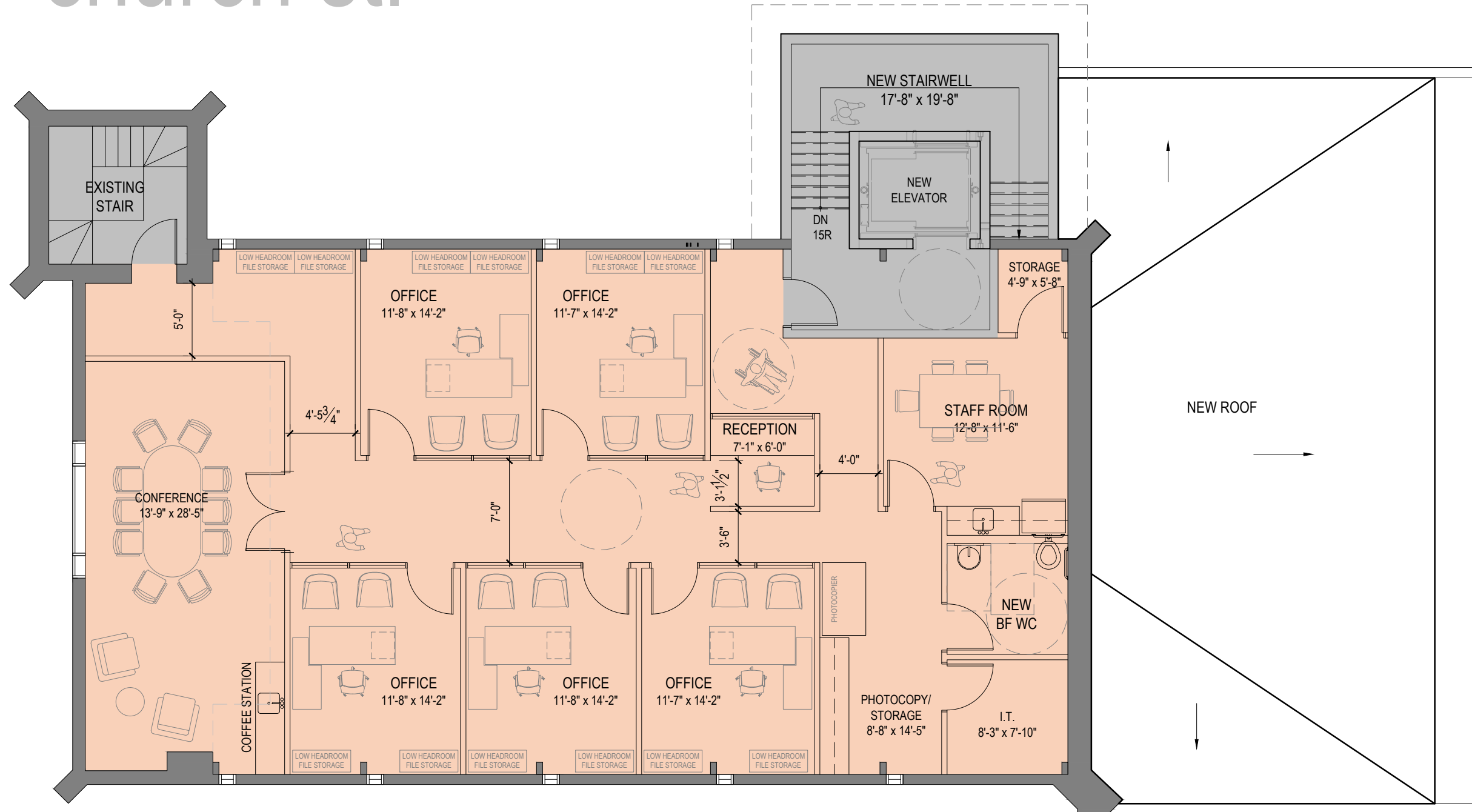
SCALE 1/8"=1'-0"



SEPTEMBER 30, 2020

church st.

victoria ave.

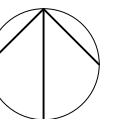
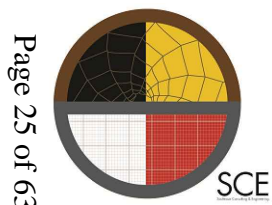


- SAFE BED PROGRAM
- TRANSITIONAL BED PROGRAM
- WARMING SHELTER PROGRAM
- RRDSAB ADMIN. AND STAFF AREAS
- UTILITY AND COMMON SPACES

SECOND FLOOR DESIGN

RRDSAB - WARMING SHELTER
324 VICTORIA AVENUE, FORT FRANCES

SCALE 1/8"=1'-0"



SEPTEMBER 30, 2020

Date: March 17, 2021

Report To: Committee of Adjustment

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: A2-2021: Application for Consent - 1425 Colonization Road West

Application Purpose

Neilson Cooper has applied for consent to sever an irregular shaped parcel of land from locally known 1425 Colonization Road West for the purpose of adding it to the abutting property known as 1431 Colonization Road West.

The existing property at 1425 Colonization Road West is legally described under PIN 56020-0104 as PCL 17771 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE DESIGNATED AS PT 2, RR693; FORT FRANCES.

The existing property at 1431 Colonization Road West is legally described under PIN 56020-0119 as PCL 20125 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE PT 1, 48R2958; FORT FRANCES, and PIN 56020-0186 as PCL 25296 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE PT 2, 48R2958; FORT FRANCES.

The purpose of the application would be to add the severed land to create a larger parcel at the property that Neilson Cooper currently resides being 1431 Colonization Road West, and subsequently look towards a future sale of 1425 Colonization Road West.

Property History

From the information contained on file pertaining to 1425 Colonization road west the following is indicated:

- 1961: moved 24'x38' building onto site
- 1968: construct 18'x20' garage
- 1975: add 12'x18' to garage
- 1976: construct 16'x20' shed

1425 Colonization Road West has also been subject to two severance applications as indicated on file. The first application in 1970 was approved to sever a portion of land as indicated on Plan RR-693, which created the now known 1431 Colonization Road West. The second application in 1989 was approved to sever a small sliver of land as indicated on plan of survey job no. 89-1558 which was added to 1431 Colonization Road West.

The Official Plan

The severed and retained properties would be designated as **Living Area** which typically hold residential type uses. Both the severed and retained lands would be destined to continue as single-family residential uses.

Zoning By-Law

Both the severed and retained properties are zoned Residential Type One (R1).

4.4 RESIDENTIAL TYPE ONE (R1) ZONE

No **person** shall within a Residential Type One (R1) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.4.1 Permitted Uses

- a) single detached dwelling
- b) home occupation
- c) group home
- d) community garden

4.4.2 Regulations for Permitted Uses

- a) Minimum **Lot Area** 460 m²
- b) Minimum **Lot Frontage** 15 m
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard 1.5 m
 - Exterior Side Yard 3.0 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 40%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 79 m²

The following table shows a comparison of the min/max requirements of the R1 zone as outlined in the zoning by-law compared to the criteria proposed for the severed and retained lands by the applicant.

	Required	Retained 1431 Colonization Rd W	Severed – Lot Addition 1425 Colonization Rd W
Lot Area (m²)	460	Greater than 460 - ok	Greater than 460 - ok
Lot Frontage (m)	15	41.514	22.250
Minimum Front Yard (m)	7.5	≈20.78	≈16.81
Minimum Interior Side Yard (m)	1.5	Greater than 1.5 - ok	Greater than 1.5 - ok
Minimum Rear Yard (m)	7.5	Greater than 7.5 – ok 1.5 allowable for accessory building - ok	Greater than 7.5 – ok
Maximum Lot Coverage	40%	Less than 40% - ok	Less than 40% - ok
Minimum Landscaped Open Space	20%	Greater than 20% - ok	Greater than 20% - ok
Maximum Height of Building (m)	12	Less than 12 - ok	Less than 12 - ok
Minimum Floor Area (m²)	79	Greater than 79 - ok	Greater than 79 - ok

Provincial Policy Statements

The proposed severed portion of land including the proposed use appears to fit well under the housing section of the Provincial Policy Statement 2020.

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 received.

Fort Frances Fire Rescue: No concerns noted.

Fort Frances Public Works: No concerns noted.

Fort Frances Building & Planning:

- Proposal appears to satisfy the minimum/maximum general provisions for the Residential Type One zone
- “Housekeeping” application to add greater land to location Neilson intends to stay
- No concerns.

Other

If the Committee of Adjustment wish to impose conditions on the consent, Subsection 53(41) of The Planning Act states the following:

A. Conditions not fulfilled

(41) If conditions have been imposed and the applicant has not, within a period of one year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused but, if there is an appeal under subsection (14), (19) or (27), the application for consent shall not be deemed to be refused for failure to fulfil the conditions until the expiry of one year from the date of the order of the Tribunal issued in respect of the appeal or from the date of a notice issued by the Tribunal under subsection (29) or (33). 2017, c. 23, Sched. 5, s. 100 (6).

Additionally, applicants shall be aware of the following regarding consent application in Subsection 53(43) of The Planning Act:

B. Lapse of consent

(43) A consent given under this section lapses at the expiration of two years from the date of the certificate given under subsection (42) if the transaction in respect of which the consent was given is not carried out within the two-year period, but the council or the Minister in giving the consent may provide for an earlier lapsing of the consent. 1994, c. 23, s. 32.

Sample Conditions

The Committee of Adjustment may wish to impose conditions on the consent including but not limited to the following:

- Subsection 3 or 5 of Section 50 of the Planning Act R.S.O. 1990 shall apply to any subsequent conveyance or transaction involving the severed land.
- As the application is for the purpose of a lot addition, the deeds or instruments, submitted to the Secretary-Treasurer for review and consent endorsement, shall be accompanied by an undertaking from the applicant's solicitor confirming that the lands to be severed will be consolidated on title with the adjacent lands.
- Payment of the balance of any outstanding taxes and accounts payable, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Municipality.
- 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.

Summary

Administration acts as an advisory body to the Committee of Adjustment. Comments received are provided in the form of information to assist the Committee.

The Planning Act sets the standard to which provincial interests, provincial and local policies and goals are implemented. Accordingly, review of the application to consider the following:

- Conform to Subsection 51(24) as required by Subsection 53(12) of The Planning Act.
- Conform to the Town of Fort Frances Official Plan.
- Conform to the Provincial Policy Statements as required by Subsection 3(1) of The Planning Act.

Should the Committee of Adjustment find it appropriate to approve this application, the previously noted conditions have been recommended.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized flourish at the end.

Cody Vangel
Chief Building Official & Municipal Planner



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY		
File Number: <u>A2-2021</u>		
Property: <u>1425 Colonization Rd. W.</u>	Roll #: <u>5912-010-005-08000</u>	
Date Application Received: <u>Feb. 26, 2021</u>	Date Fee Received: <u>Feb 26, 2021</u>	
Date Application Complete: <u>Feb 26, 2021</u>	Receipt #: <u>53239</u>	Application Fee: \$ <u>585.15</u>

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant <u>Nelson Cooper</u>	Home Telephone No. <u>275-8550</u>	Business Telephone No.
	Address <u>1425 Colonization Rd. W. Fort Frances ON</u>	Postal Code <u>P9A 2T6</u>	
▶ 1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
	Name of Owner(s) <u>Tanis Williamson</u>	Home Telephone No. <u>275-8017</u>	Business Telephone No.
	Address <u>1431 Colonization Rd W. Fort Frances, ON</u>	Postal Code <u>P9A 2T6</u>	
▶ 1.3	Please indicate to whom all communications should be sent:		
	<input checked="" type="checkbox"/> Owner		<input checked="" type="checkbox"/> Agent

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality <u>Fort Frances</u>	Township	Property Roll No.
	Property descriptor: <u>LOT 45, River Range</u>	Lot/Section No. <u>Part 2</u>	Reference Plan No. <u>RR-693</u>
	Other Information (parcel #, etc.)		Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes , describe each easement or covenant and its effect		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes , provide name, full mailing address and contact information of encumbrance holder		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
<u>RBC Fort Frances, 343 Scott St. FF, P9A 1H1.</u>			
<u>274-7758 (01592-31265706-001)</u>			

3. Purpose of this Application

- 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☐ Creation of a new lot ☒ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement

Other

☐ A charge

☐ A lease

☐ Correction of title

☐ Other purpose _____

- 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

Tanis Williamson

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

1431 Colonization Rd. Parcel 20125

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

		(complete each section)	
		Severed	Retained
► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	0
		Depth (m) (# of ft. x .3048)	41.00
		Area (ha.) (# of acres x .4047)	96 x 36
► 4.2	Use of Property	Existing Use(s)	60 x 24
		Proposed Use(s)	0.35 HA
► 4.3	Buildings or Structures	Existing	0.17 HA
		Proposed	Residential
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)	Residential
		Municipal Road (maintained all year)	Residential
		Municipal Road (seasonally maintained)	House & sheds
		Other Public Road	House & sheds
		Right of Way	
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	✓
		Privately owned & operated individual well	✓
		Privately owned & operated communal well	
		Lake or other water body	
► 4.6	Sewage Disposal (✓ appropriate space)	Other means	
		Publicly owned & operated sanitary sewage system	✓
		Privately owned & operated individual septic tank*	✓
		Privately owned & operated communal septic system	
		Privy	
4.7	Other Services (✓ if service is available)	Other means	
		Electricity	✓
		School Bussing	✓
		Garbage Collection	✓

*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Residential Living

- 5.2 What is the zoning, if any, of the subject land? R1 Zone

- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation		
A landfill		
An industrial or commercial use (specify uses)		
An active railway line		
A Municipal Airport		

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the **Planning Act**?

☒ Yes ☒ No ☐ Unknown

If **Yes**, and if **known**, provide the Ministry or Municipal Application file number and the decision made on the application

FF84 B - approved

B14/89 - approved

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If **yes**, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If **yes** and if **known**, specify the appropriate file number and status of the application.

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Tanis Williamson of the Town of Fort Frances in the District of Rainy River am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Neil Cooper to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

Feb 24, 2021
Date

Tanis Williamson
Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembers to attach

- ☐ 1 copy of completed application form
- ☐ 1 copy of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to: Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On. P9A 3P9

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.

NO

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Neil Cooper of the Town of Fort Frances
In the District of Rainy River, make oath and say OR solemnly declare that the
all of the above statements contained herein and all exhibits and supporting documentation submitted and attached
hereto 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.

Sworn/Declared before me at the Town of Fort
Frances, in the District of Rainy River, this 26th
day of February, 2021

Elizabeth Slomke
Commissioner for Oaths, etc.

}

Neil Cooper
Applicant

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

SKETCH SHEET

Outline area to be severed in **GREEN** or 

Outline area to be retained in **RED**

Sketch accompanying Application. (Use metric Units) (See Section 8)



PLAN OF SURVEY OF PART OF
LOT 45, RIVER RANGE
TOWNSHIP OF MCIRVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER
SCALE: 1:400



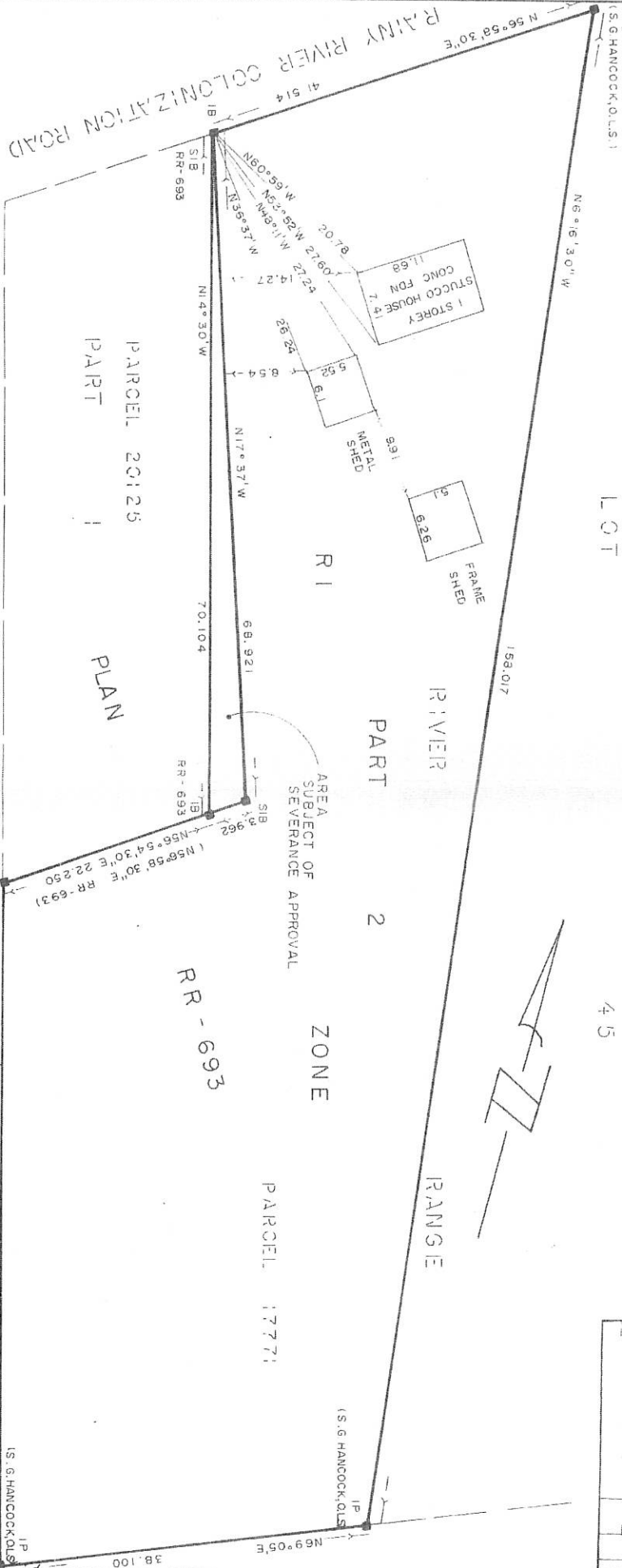
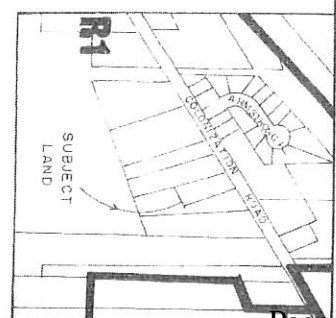
D. F. WALTON, O.L.S.
1989

RIB
S.G. HANCOCK, O.L.S.

NOTE: DISTANCES SHOWN ARE IN METRES
AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

NOTE: THIS PLAN PREPARED AND IS TO
ACCOMPANY APPLICATION FOR
SEVERANCE APPROVAL

KEY PLAN



NOTE
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTH EASTERLY LIMIT OF THE COLONIZATION ROAD AS
SHOWN ON PLAN RR-693, HAVING A BEARING OF
N86°58'30"E
CLIENT: JOHN KELLESEY
BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL
UNLESS OTHERWISE NOTED
MUNICIPAL ADDRESS

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IP DENOTES IRON POST
CALC DENOTES CALCULATED
7 L DENOTES NOT TO SCALE
RIB DENOTES ROUND IRON BAR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 5TH DAY OF MAY, 1989
JULY 31st, 1989
FORT FRANCES, ONTARIO
D.F. WALTON
ONTARIO LAND SURVEYOR

D. F. WALTON
ONTARIO LAND SURVEYOR
227 CHURCH STREET
FORT FRANCES, ONTARIO P9A 1C7
(807) 274-7036
DRAWN BY: J.S.
CHECKED BY: D.W.
JOB No.
89-1558

"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL"

© COPYRIGHT 1989

PLAN OF SURVEY OF PART OF
LOT 45, RIVER RANGE
TOWNSHIP OF McIRVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER
SCALE: 1:400

0 5 10 20 30 40
METRES

D. F. WALTON, O.L.S.
1989

R1B
(S.G. HANCOCK, O.L.S.)

KEY PLAN

NOTE: DISTANCES SHOWN ARE IN METRES
AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

NOTE: THIS PLAN PREPARED AND IS TO
ACCOMPANY APPLICATION FOR
SEVERANCE APPROVAL

LOT

45

N 5° 16' 30" W

153.017

FRAME
SHED

6.25

R1

99.1

METAL
SHED

6.1

5.52

32.92

8.6

14.27

22.24

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11.63

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STUCCO HOUSE &
CONC FDN

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PLAN

RAIN RIVER

PARCEL 20125

PARCEL 1

RR-693

RR-693

RR-693

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PLAN

RAIN RIVER

PARCEL 20125

PARCEL 1

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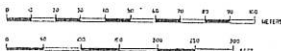
RR-6



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 56020 - SHEET 8
ON APRIL 1, 2004

SCALE



PROPERTY INDEX MAP
BLOCK 56020
THE TOWN OF
FORT FRANCES
DISTRICT OF
RAINY RIVER
(OFFICE 48)

LEGEND

FRESHOLD PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	---
NATURAL RESOURCE PROPERTY BOUNDARY	---
FRESHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	---
STREAMS, RIVERS	---
EASEMENT	---
UTM GRID	---
ADJOINING MAP NUMBER	BLOCK 544

NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 18, CENTRAL MERIDIAN 93°00' W
THIS IS NOT A PLAN
OF SURVEY
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
MARKING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTY ADJOINING
SEE RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS
ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT IDENTIFIED

THE WHOLE RECTIFIER FOR ANY PROPERTY (E.G. 0026 - 0471)
IS COMPOSED OF THE MAP BLOCK NUMBER (0026) AND THE FOUR
DIGIT NUMBER (0471) WHICH APPEARS IN EACH ADJOINED PROPERTY

BLOCK 56020 - SHEET 8 OF 12

1000

PART 1 - ALL OF PARCEL 20125
PART 2 - PART OF PARCEL 17771
RAINIER RIVER

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE SOUTH EAST LIMIT OF COLONIZATION ROAD, AS SHOWN ON PLAN PER 693, HAVING A BEARING OF N56°58'30"E

PLAN OF SURVEY OF PART OF
RIVER RANGE LOT 45
TOWNSHIP OF McIRVINE

NOW IN THE
TOWN OF FORT FRANCES

DISTRICT OF RAINY RIVER

SCALE 1" = 100'

G. J. WEGMAN, O.L.S.

1970

PLAN RR- 693

Approved 22 Apr 1970

J. Keating
Asst Examiner of Surveys

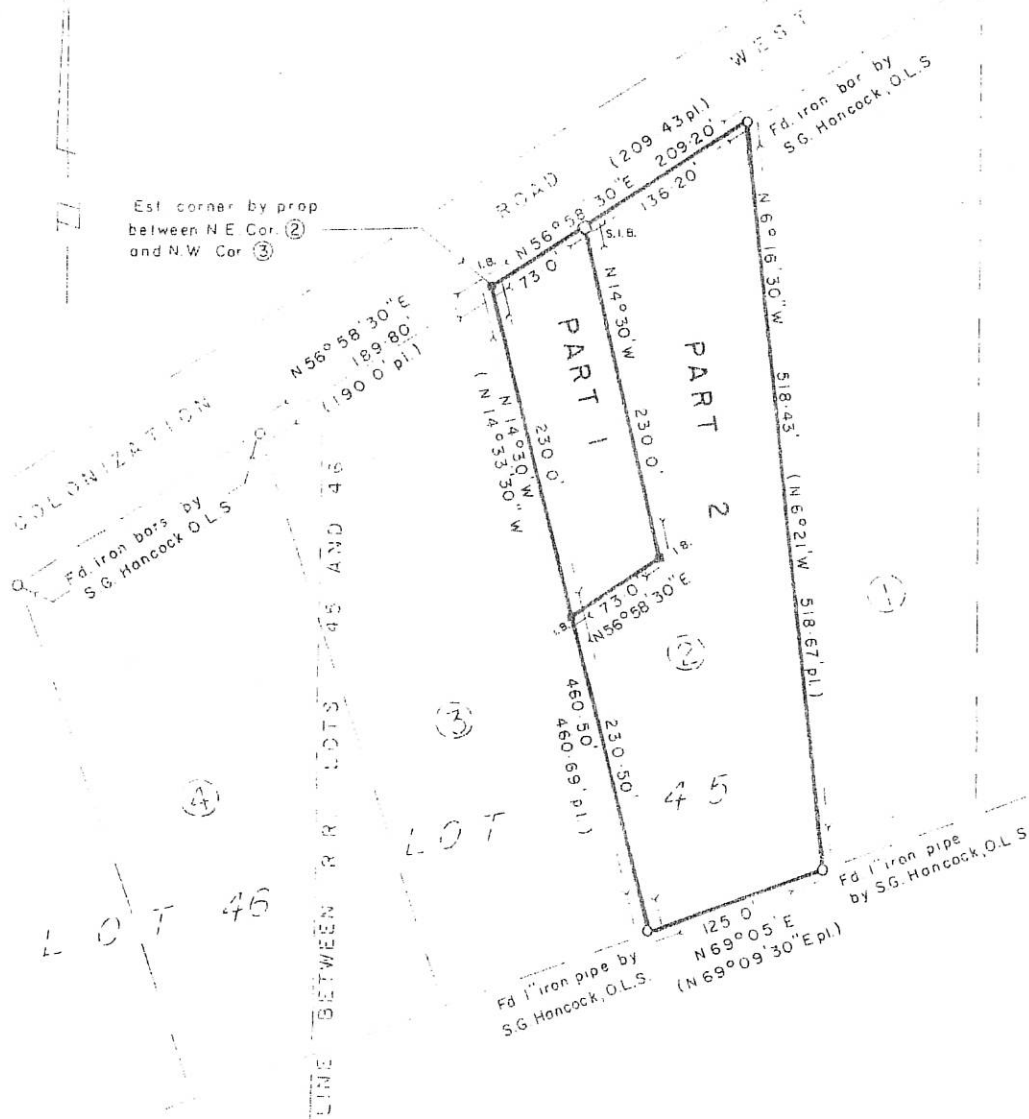
Plan RR

Recorded under No.

Registered

Master of Titles

PARTS 1 AND 2 - ALL OF
PARCEL 17771



I HEREBY CERTIFY:

1. That this survey and plan are correct and in accordance with The Surveys Act and The Land Titles Act and the regulations made thereunder,
2. That I was present at and did personally supervise the survey represented by this plan,
3. That this plan contains a true copy of the field notes of survey,
4. That the survey was completed on the 17th day of April, 1970

17 April, 1970
E.M.O., Ont.

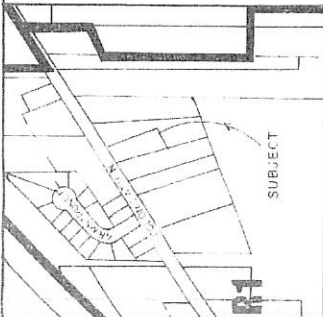
George Wegman
George Wegman
Ontario Land Surveyor

Bearings hereon are assumed and are derived from the N 56° 58' 30" E of the southeasterly limit of the Colonization Road as shown on a plan of survey by S.G. Hancock O.L.S. dated June 22, 1959.

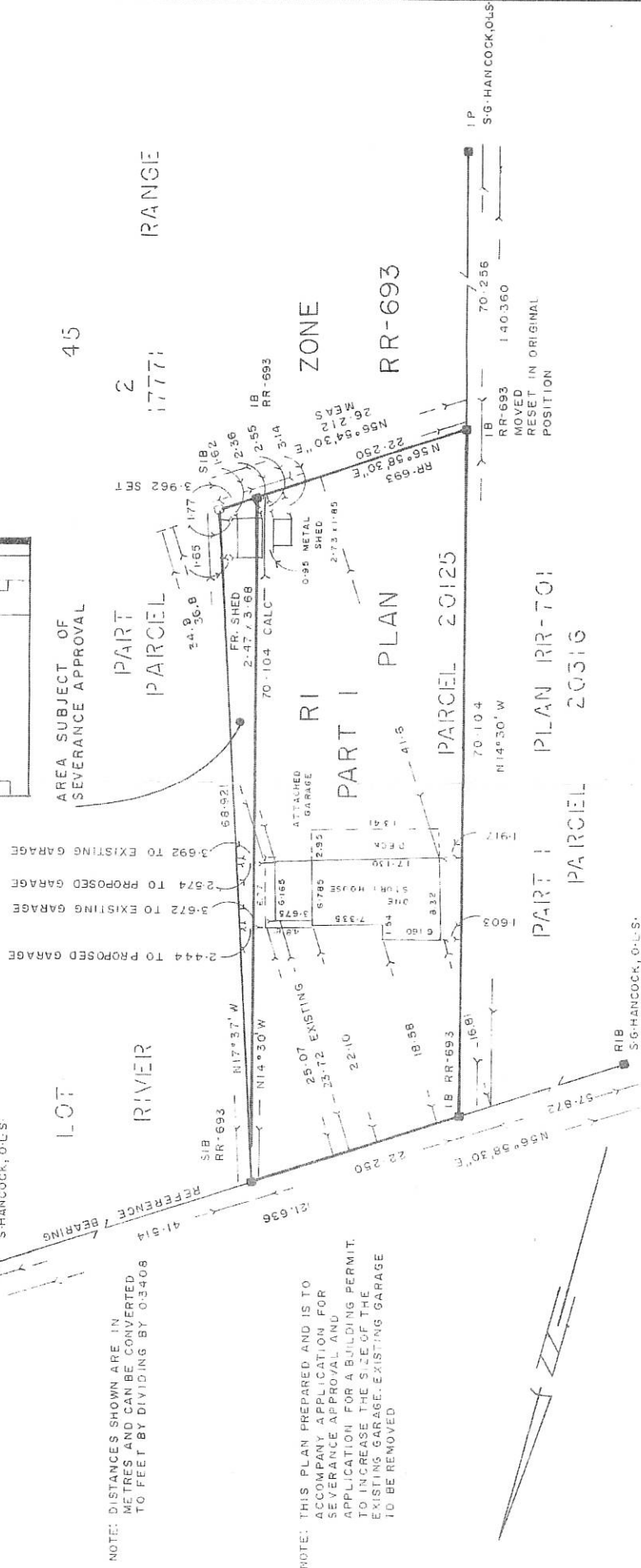
PLAN OF SURVEY OF PART OF
LOT 45, RIVER RANGE
TOWNSHIP OF McIRVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER

SCALE: 1" = 400'
D.F. WALTON, O.L.S. 0 2 4 6 8 10 20 30 40
1989

KEY PLAN



NOTE: AREA OF PART I, PLAN RR-693 1478 SQ M
AREA OF PROPOSED SEVERANCE 132 SQ M
TOTAL 1610 SQ M
EXISTING GARAGE SIZE 6.165 x 3.675
PROPOSED GARAGE SIZE 6.77 x 4.88



NOTE: DISTANCES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE: THIS PLAN PREPARED AND IS TO ACCOMPANY APPLICATION FOR SEVERANCE APPROVAL AND APPLICATION FOR A BUILDING PERMIT TO INCREASE THE SIZE OF THE EXISTING GARAGE. EXISTING GARAGE TO BE REMOVED

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NOTE: BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTH EASTERLY LIMIT OF THE COLONIZATION ROAD AS SHOWN ON PLAN RR-693 HAVING A BEARING OF 456°58'30"E.
CLIENT JOHN KELLSEY
BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL UNLESS OTHERWISE NOTED
MUNICIPAL ADDRESS 1431 COLONIZATION ROAD

LEGEND
DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IP DENOTES IRON POST
CALC DENOTES CALCULATED
DENOTES NOT TO SCALE
RIB DENOTES ROUND IRON BAR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 5th DAY OF MAY 1989
6 MAY, 1989
FORT FRANCES, ONTARIO

D. F. WALTON
ONTARIO LAND SURVEYOR
227 CHURCH STREET
FORT FRANCES, ONTARIO P9A 1C7
(807) 274-7036
DRAWN BY: J.S.
CHECKED BY: D.W.
JOB No. 89-1452

J.S.



Armstrong Place

Colonization Road W



Date: March 17, 2021

Report To: Committee of Adjustment

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: B1-2021: Zoning By-Law Amendment – 820 Fifth Street East

Background

An application to amend the Zoning By-law 03/14 (File B1-2021) submitted by authorized agent Rainy River District Social Services Administration Board (RRDSSAB) for 820 Fifth Street East proposes to amend the applicable zoning of the lands from Institutional (I) to Residential Type Two (R2) with a site-specific accessory use as a day nursery. The proposal would see the former school renovated to accompany seniors housing with the inclusion of a day nursery (Early ON center) and the remainder of the property utilized for the construction of up to five 8-plexes.

Property History

This property and building were formerly used as an elementary school.

Information contained on file indicates the following building permits:

- 1962: Construct of school
- 1989: 161'x123' addition to school
- 1997: Roofing upgrades
- 2000: Construct a 20'x24' detached accessory building
- 2002: temporary 24'x32' portable classroom
- 2006: plumbing renovation
- 2008: repairs to fire damaged classroom
- 2011: 136m² addition and interior renovations

In 1975 a severance application was approved to transfer the easterly 6 feet of the property to a depth of 120 feet from Fifth Street East. This was then added to the residential property of 900 Fifth Street East.

Official Plan

The property is currently designated as a Living Area. Living areas typically promote residential developments including institutional uses which directly serve the surrounding residential uses everyday activities.

The existing Living Area designation suits the proposal being considered such that an Official Plan amendment is not deemed to be necessary.

Zoning

The property is currently zoned **Institutional (I)** which does not support the proposed use for the facility and property. The property is requested to be rezoned to **Residential Type Two (R2)** where the following uses are permitted:

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

In addition to the rezoning, a site-specific permitted accessory use as a day nursery is requested to permit an early on centre within the senior's apartment building. The zoning by-law offers the following definition for this use:

DAY NURSERY: A day nursery as defined by the Day Nurseries Act, R.S.O., 1980, c.111 as amended or a building where temporary care and/or guidance is provided for five or more individuals, for a continuous period not to exceed 24 hours.

The zoning provisions for the Residential Type Two (R2) zone have been attached with this report. The applicant will be required to comply with the zoning provisions, and where not feasible, apply for a minor variance to the Committee of Adjustment.

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:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term 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 received

Fort Frances Fire Rescue

- Looking at the fire hydrant location in proximity to the proposed 2-storey apartment units, it appears that a second hydrant may need to be installed to meet the requirements of the OBC – judging by the conceptual site plan, the distance from hydrant to building face may be exceeded. I also have some concerns regarding fire department access/access lane. It appears as though the access for fire apparatus is either the parking lot or the road. There is a significant distance from the road to the north units and the parking lot has restrictions for responding apparatus. I feel this warrants further discussion.

Fort Frances Public Works

- water/sewer connect to Fifth Street mains near intersection of Fifth/Frenette – possibly require upgrade (unsure of sizing). Would each building have a separate curb stop?
- 2 fire hydrants in existence currently at site
- Existing storm sewer will need to be upgraded
- The Storm Sewer that exists to the parking area is 300mm and runs all the way to Frenette Ave. The area of the new parking lots will be at least four times the area of the existing and will take the water from the housing area as well. Not sure that they have the depth or if the storm sewer can handle the amount of water period. With all of the changes to the curb and entrances on the Fifth Street frontage it would be nice if we could run a larger main down the curb line on the north side of Fifth and that all of the curb was new on the frontage.
- There is currently no storm sewer along this section of 5th to tie additional infrastructure into.
- Concerns as well with the amount of new services tying into older Sewer and Water Mains. Resulting in potentially numerous patches. New services should be consolidated as much as possible.
- Not sure if there is any options for piggybacking on funding for a project like this but it would be nice to reconstruct the whole street at least to the East property limits.

Fort Frances Planning & Development

- On street parking to be converted back to calendar parking
- Site plan control will be required for the development including thorough site servicing plan and stormwater management plan.

Planning and Development Executive Committee

Scheduled for April 5, 2021

Public Meeting

Scheduled for April 12, 2021

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 807-701-5975,,264526205#](#) Canada, Thunder Bay

Phone Conference ID: 264 526 205#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Summary

Administration acts as an advisory body to the Committee of Adjustment. Comments received and information provided above are provided in the form of information to assist the Committee.

Administration is seeking a recommendation from the Committee of Adjustment to provide Mayor and Council in the ultimate decision on this rezoning application.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized, flowing script.

Cody Vangel
Chief Building Official & Municipal Planner

4.5 RESIDENTIAL TYPE TWO (R2) ZONE

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.5.1 Permitted Uses

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

4.5.2 Regulations for Single Detached Dwellings

- a) Single detached dwellings shall meet the Regulations for Permitted Uses for the R1 **Zone**.

4.5.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse, Dwellings

- a) Minimum **Lot Area** 240 m² per unit
- b) Minimum **Lot Frontage** 8.0 m per unit
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard
 - with attached wall nil
 - without attached wall 2.5 m
 - Exterior Side Yard 3.5 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 70 m²

4.5.4 Regulations for an Apartment Dwelling

- a) Minimum **Lot Area** 240 m² per unit for first 4 units plus 93 m² for every unit thereafter
- b) Minimum **Lot Frontage** 30 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the **building** height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%

- e) Minimum **Landscaped Open Space** 30%
- f) Maximum **Height of Building** 15 m
- g) The minimum floor area of **apartment dwelling** units, shall be as follows:
 - Bachelor 28 m²
 - 1 bedroom 37 m²
 - 2 bedroom 55 m²
 - 3 or more bedrooms 65 m²

4.5.5 Regulations for a Boarding House

- a) Minimum **Lot Area** 650 m²
- b) Minimum **Lot Frontage** 21 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the building height; whichever is greater
 - Exterior Side Yard** 7.5 m
 - Rear Yard** 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m

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 cvangel@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:	
Northwest Catholic District School Board on behalf of the Rainy River District Social Services Administration Board, Dan McCormick, CAO, 450 Scott Street, Fort Frances, ON P9A 1H2, 807-274-5349 ext. 238 or dan.mccormick@rrdssab.on.ca	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Northwest Catholic District School Board 555 Flinders Avenue, Fort Frances ON P9A 3L2 Brendan Hyatt - Director of Education bhyatt@tncdsb.on.ca 807-274-2931 ext 1222 No charges or encumbrances	
3. The current Official Plan designation of subject land:	Living area
4. Describe how the application conforms to the official plan of the municipality?	
Supports Residential Development with a multi-residential Seniors with support services & potentially five - eight unit multi-resident buildings. Each eight-plex consists of two bachelor apartments, two one bedroom accessible apartments and four one bedroom apartments. 30% of the apartments must be at 20% of market rent, remainder would be market rent. School retrofit will also include Early ON Family Center.	
5. The current zoning of the subject land:	I - Institutional
6. The nature and extent of the rezoning requested:	
Rezone from Institutional (I) to Residential Type Two (R2) with a site specific accessory use as a day nursery - Institutional (I)	

7. The reason why the rezoning is requested.					
To allow re-purposing of existing school into Senior apartments and day nursery, and to allow construction of new apartments for singles housing					
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:					
PIN 56017-0034 Parcel 18499 Sec Rainy River; PT LT 23 River Range McIrvine; PT LT 24 River Range McIrvine, PT 2 RR164 except PT 1, 48R1193, Fort Frances approximately 4.16 acres. Municipal address of the school is 820 5th street East, Fort Frances, ON P9A 1V4					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	202.726	Depth:	83.116	Area:	16,849.774
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 type="checkbox"/> No <input checked="" type="checkbox"/> 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 <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					

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:	
Former Public School with Playground	
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 plan	
19. The proposed uses of the subject land:	
Multi-residential with parking for each facility Early ON Family Center	
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 concept drawings noting required setbacks	
22. If known,	
a. the date the subject land was acquired by the current owner:	April 1, 2021
b. the date existing buildings or structures on the subject land were constructed:	
Building was constructed in 1962 with additions in 1989 and 2011	
c. the length of time that the existing uses of the subject land have continued:	
~ 58 years operations ceased in 2020	
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	

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	
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:	
Sewers Swales	
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, Dan McCormick 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

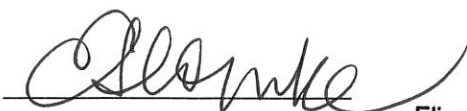
District of Rainy River, this 26th

day of February 2021

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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.**

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, Brendan Hyatt (NCDSB), 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.

Feb 24, 2021
Date

Brendan Hyatt
Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, Brendan Hyatt, 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 Dan McCormick 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

Feb 24, 2020
Date

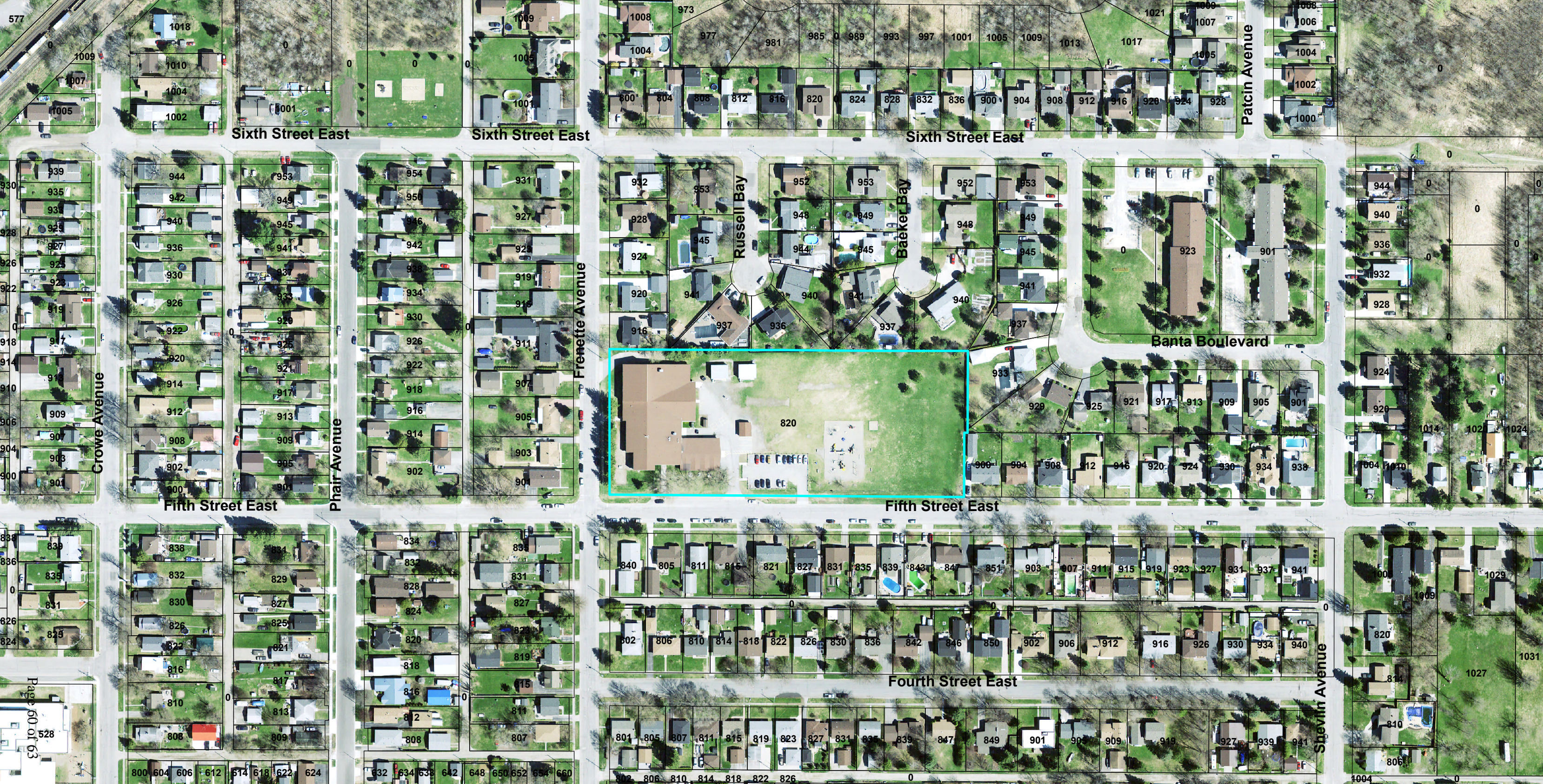
Brendan Hyatt
Signature of Owner

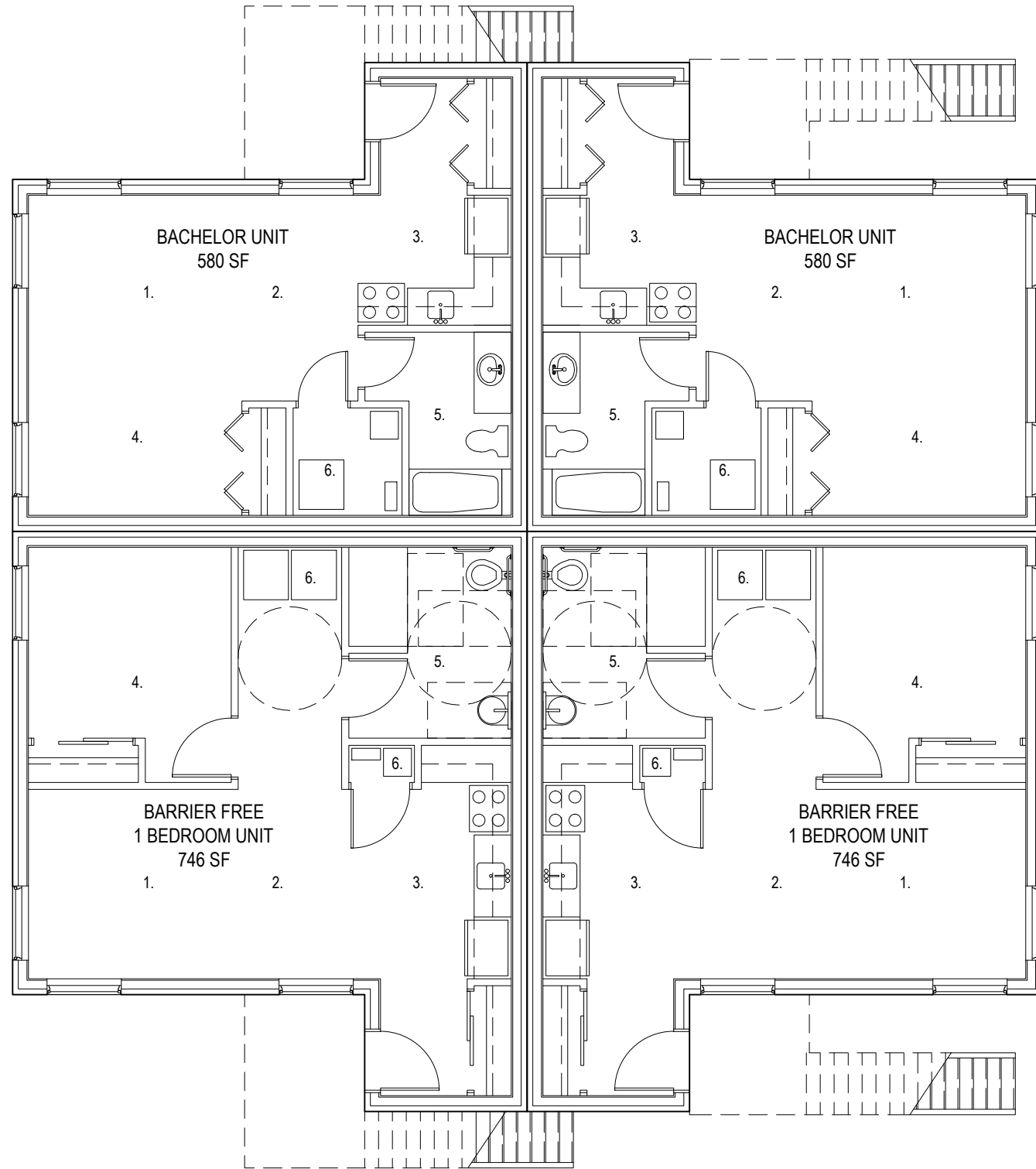


Frenette Avenue

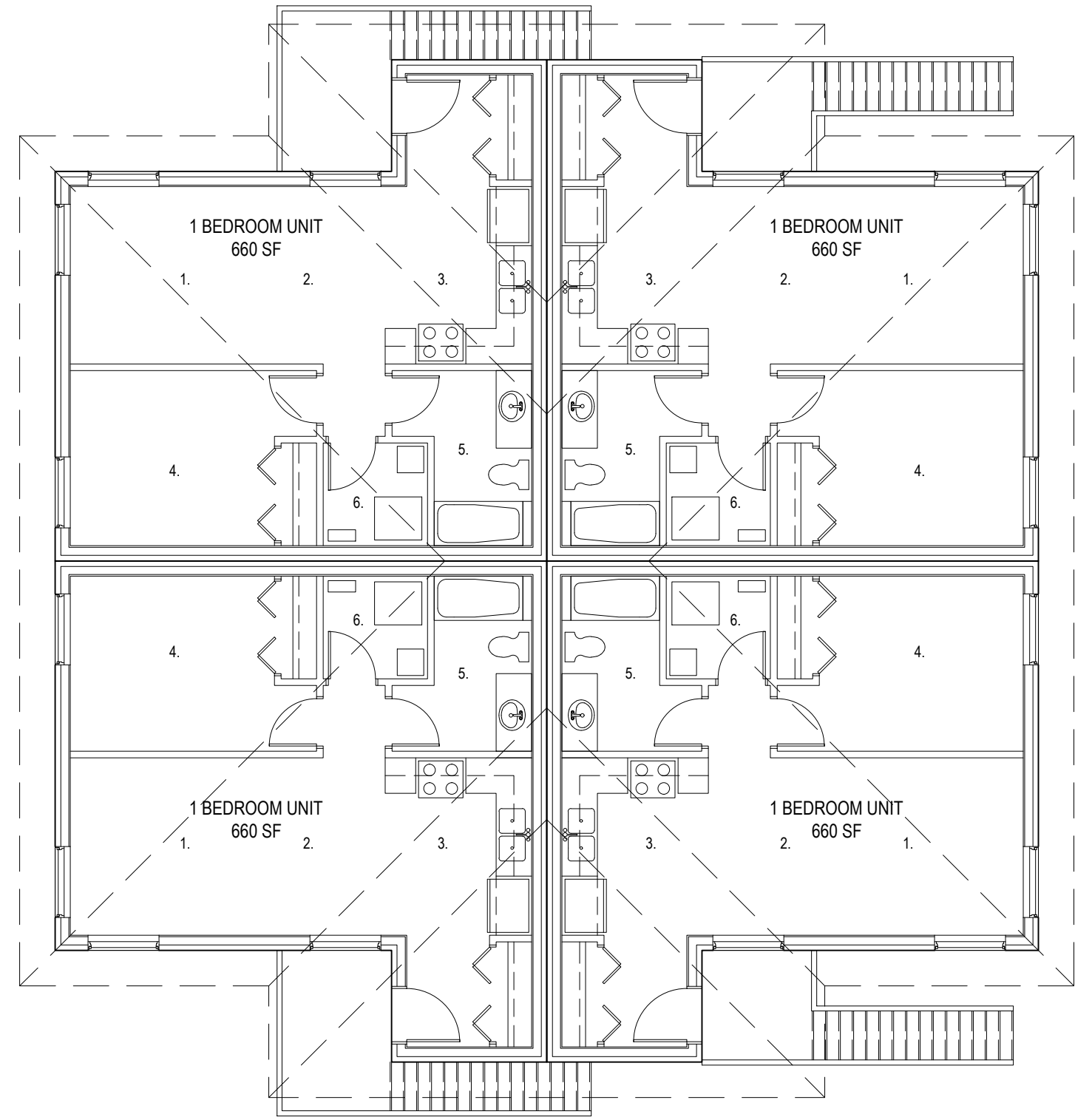
Fifth Street East

Fifth Street East





GROUND FLOOR PLAN

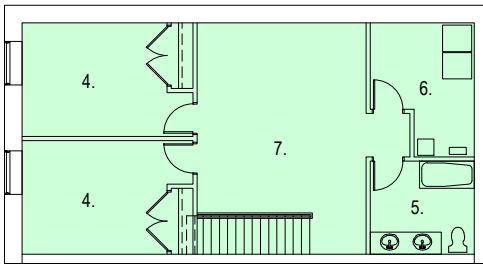


SECOND FLOOR PLAN

1. LIVING ROOM
2. DINING ROOM
3. KITCHEN
4. BEDROOM
5. BATHROOM
6. LAUNDRY/UTILITY

5TH STREET 8 UNIT APARTMENTS W/ 2 BARRIER FREE UNITS ON THE GROUND FLOOR
820 FIFTH STREET EAST, FORT FRANCES

SCALE 1/8"=1'-0"

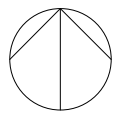
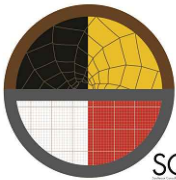


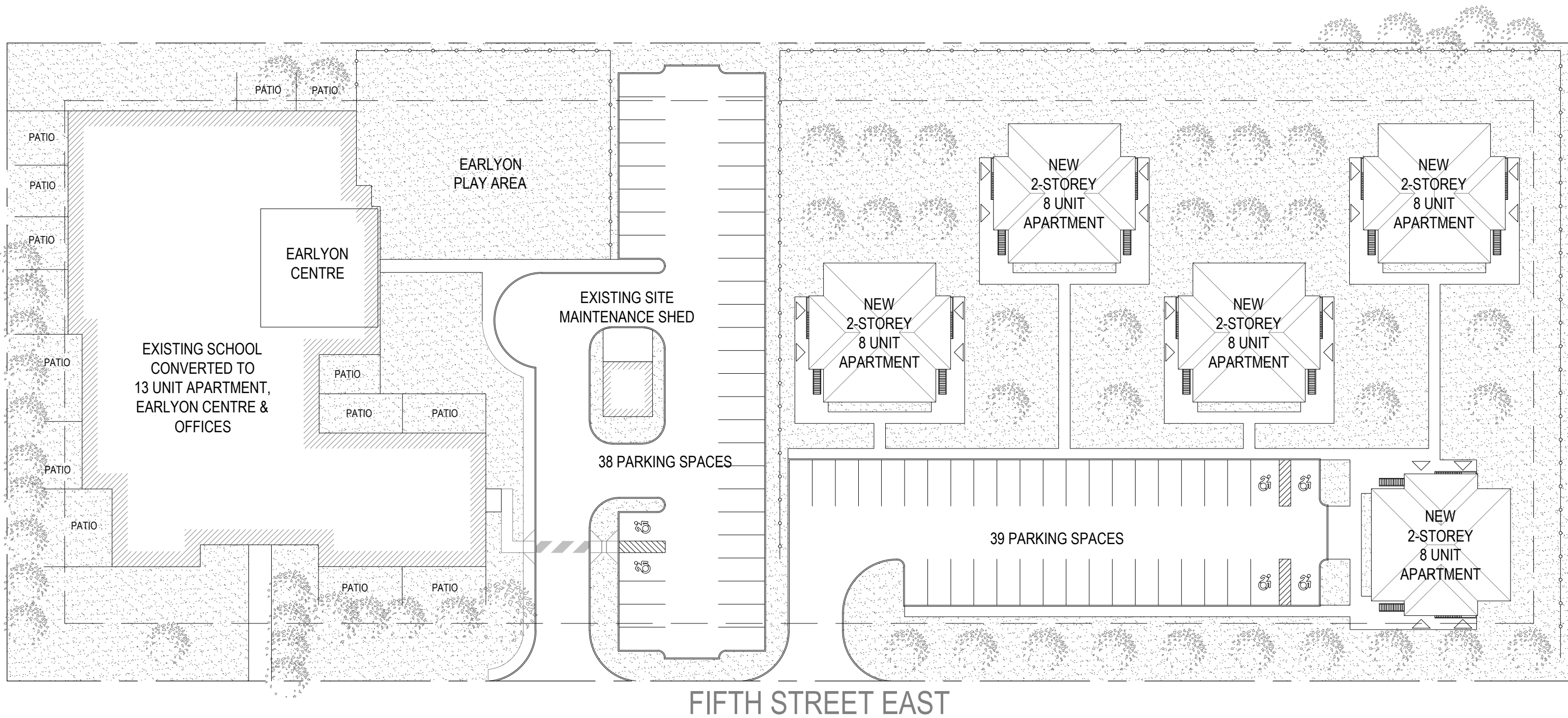
TYPICAL SECOND FLOOR x3



- RESIDENTIAL
- RRDSSAB ADMIN.
- EARLY-ON CENTRE
- RENTABLE OFFICE SPACE
- UTILITY

- 1. LIVING ROOM
- 2. DINING ROOM
- 3. KITCHEN
- 4. BEDROOM
- 5. BATHROOM
- 6. LAUNDRY/UTILITY
- 7. DEN/OFFICE





OPTION 'F'

CONCEPTUAL SITE PLAN

5TH STREET SCHOOL CONVERSION & 40 UNIT APARTMENTS
820 FIFTH STREET EAST, FORT FRANCES

SCALE 1:500

