



COMMITTEE OF ADJUSTMENT AGENDA

November 2, 2022 5:30 PM

MEETING - Civic Centre - Committee Room

Virtual Option:

[Click here to join the meeting](#)

Meeting ID: 232 844 743 20

Passcode: TJniXq

Or call in (audio only)

[+1 807-701-5988,,626215544#](#) Canada, Thunder Bay

Phone Conference ID: 626 215 544#

Page

1. Call to Order

2. Declarations, Municipal Conflict of Interest Act

3. Minutes of Previous Meetings

2 - 3 3.1 September 14, 2022

4. Committee Applications

4 - 24 4.1 A2-2022: 186 Eighth Street West Consent (Lot Addition)

25 - 36 4.2 A3-2022: 800-804 McKenzie Avenue Consent (Lot Creation)

5. Outstanding Items

None

6. Other Business

37 - 39 6.1 Committee Applications - Deadline November 4, 2022

7. Meeting Close



TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

September 14, 2022

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on September 14, 2022 from 5:31 p.m. to 5:53 p.m.

PRESENT: Gary Rogozinski (Chair), Christine Denby, Donald Taylor, Barry Jackson, Don Eldridge (virtual)

ALSO PRESENT: Cody Vangel, Mandi Olson

1. Call to Order/Roll Call

5:31pm

2. Declarations, Municipal Conflict of Interest Act

None

3. Minutes of Previous Meetings

3.1 March 16, 2022

- Moved by Christine Denby, seconded by Barry Jackson
- To remove Don Eldridge from the present attendance as he was away for this meeting
- All in favour
- Approved as amended

4. Committee Applications

4.1 A1-2022: Application for Minor Variance - 1061 Walker Avenue

- Municipal planner provided a summary on the application
- Applicant had the opportunity to further explain application
- No attendees or comments received from the Public on the application
- The Committee had the opportunity to ask questions to the applicant and Municipal Planner
- The Committee generally felt the four tests for a minor variance were maintained
- All members of the Committee voted in favour of approving the application
 - The Committee felt strongly that the circumstances and general site-specific properties led to approval of this application
 - The proposed location of the building on the lot was a large factor as it is set back in the property mitigating site line impacts to neighbours
 - The rear yard abutting the powerline corridor was also considered to assist with the decision
 - The Committee stated that this would not intend to set precedent, and that this was approved on a site-specific basis, and that if this were a more densely populated residential area or subdivision this may not have been approved

5. Other Business - None

6. Meeting Close

5:53pm

Chair, Committee of Adjustment

C. Vangel, Cbo/ Municipal
Planner Secretary to Committee of
Adjustment

ADMINISTRATIVE REPORT

Subject: A2-2022: Application for Consent – 186 Sixth Street West
Date: 2022-11-02
To: Committee of Adjustment
From: Cody Vangel, CBO/Planner



ISSUE

An application for consent (lot addition) File A2-2022 has been submitted by authorized agent Jim Strachan on behalf of the multiple owners of 186 Eighth Street West. The application proposes to sever an irregular section of land from 186 Eighth Street West and to add it onto 180 Eighth Street West.

180 Eighth Street West and 186 Eighth Street West both hold legal non-conforming residential uses.

PROPERTY HISTORY

Based on the information contained on file, the following building permits have been issued for 186 Eighth Street West:

- No. 393 (April 1959): 18' x 28' residence
- No. 1246 (July 1962): 12' x 24' addition to dwelling
- No. 466 (June 1959): concrete foundation under residence
- No. 2088 (October 1966): 16' x 24' garage
- 2001/037: addition to existing residence

Based on the information contained on file, the following consent applications have been approved for 186 Eighth Street West:

- B16/78: consent to transfer part of lots on HBC Reserve (1228, 1232, 1236 Cornwall rear 20ft of each property and 198 Eighth Street West easterly 20ft) (20ft added to these properties)
- B22/77: transfer the westerly 20ft of land adjoining Parts 1&2 of Plan 48R985. Dimension of land to be severed 20' x 250'

THE OFFICIAL PLAN

The official plan designation for the property is "Employment". The Employment area typically promotes various types of commercial, industrial, and economic developing uses. The Employment area does not typically promote residential uses.

It will be reiterated that the existing residential uses are legal non-conforming.

ZONING BY-LAW

The existing zoning for the property is Light Industrial (M1).

A2-2022: APPLICATION FOR CONSENT – 186 SIXTH STREET WEST

There is no intended change of use as a result of this application. The applicant is simply looking to sever a segment of land from 186 Eighth Street West and add it to 180 Eighth Street West. The following table will outline the required general provisions for the M1 zone and compare this to the retained lands as well as the severed lands once added to 180 Eighth Street West:

Regulation	Required	Retained – 186 Eighth Street West	Severed & added – 180 Eighth Street West	Compliant
Lot Area (m2)				
- Without municipal sewage services	2050	N/A	N/A	N/A
- With municipal sewage services	1400	6,294	4,876	Yes
Lot Frontage (m)	30	41.3	32	Yes
Minimum Yard (m)				
- Front	7.5	Unchanged	Unchanged	N/A
- Interior Side	3.0	6.4	Greater than 3.0	Yes
- Exterior Side	7.5	N/A	N/A	N/A
- Rear	7.5	Greater than 7.5	Greater than 7.5	Yes
Maximum Lot Coverage (%)	65	Less than 65%	Less than 65%	Yes
Minimum Landscape Area (%)	20	Greater than 20%	Greater than 20%	Yes
Maximum Building Height (m)	20	Less than 20m	Less than 20m	Yes

PROVINCIAL POLICY STATEMENT

Upon review of the Provincial Policy Statement 2020 (PPS), it does not appear that the proposed severance would contravene the PPS as there is no proposed change in use, the current use is legal non-conforming, and the severed lands will be added to the neighbouring property instead of creating a new individual lot.

DIVISIONAL COMMENTS

- Fort Frances Fire Rescue
 - No issues
- Fort Frances Recreation and Culture
 - No issues
- Fort Frances Administration & Finance
 - No issues
- Fort Frances Operations and Facilities
 - No issues
- Fort Frances Building and Planning

- Municipal sewage services for both 186 Eighth Street West and 180 Eighth Street West extend westerly across 198 Eighth Street West onto Cornwall Avenue. It would be recommended that a condition be required to register the following easements to legalize these sewer services:
 - Easement over 198 Eighth Street West in favour of the owners of 186 Eighth Street West and 180 Eighth Street West for the sewer service across the lands.
 - Easement over 186 Eighth Street West in favour of the owners of 180 Eighth Street West for the sewer services across the lands.

OTHER

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

1.1.1.1. **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:

1.1.1.2. **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:

- It would be recommended that a condition be required to register the following easements to legalize these sewer services:
 - Easement over 198 Eighth Street West in favour of the owners of 186 Eighth Street West and 180 Eighth Street West for the sewer service across the lands.

- Easement over 186 Eighth Street West in favour of the owners of 180 Eighth Street West for the sewer services across the lands.
- 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 revised legal description of the severed and retained property for the issuance of the Certificate of Official.

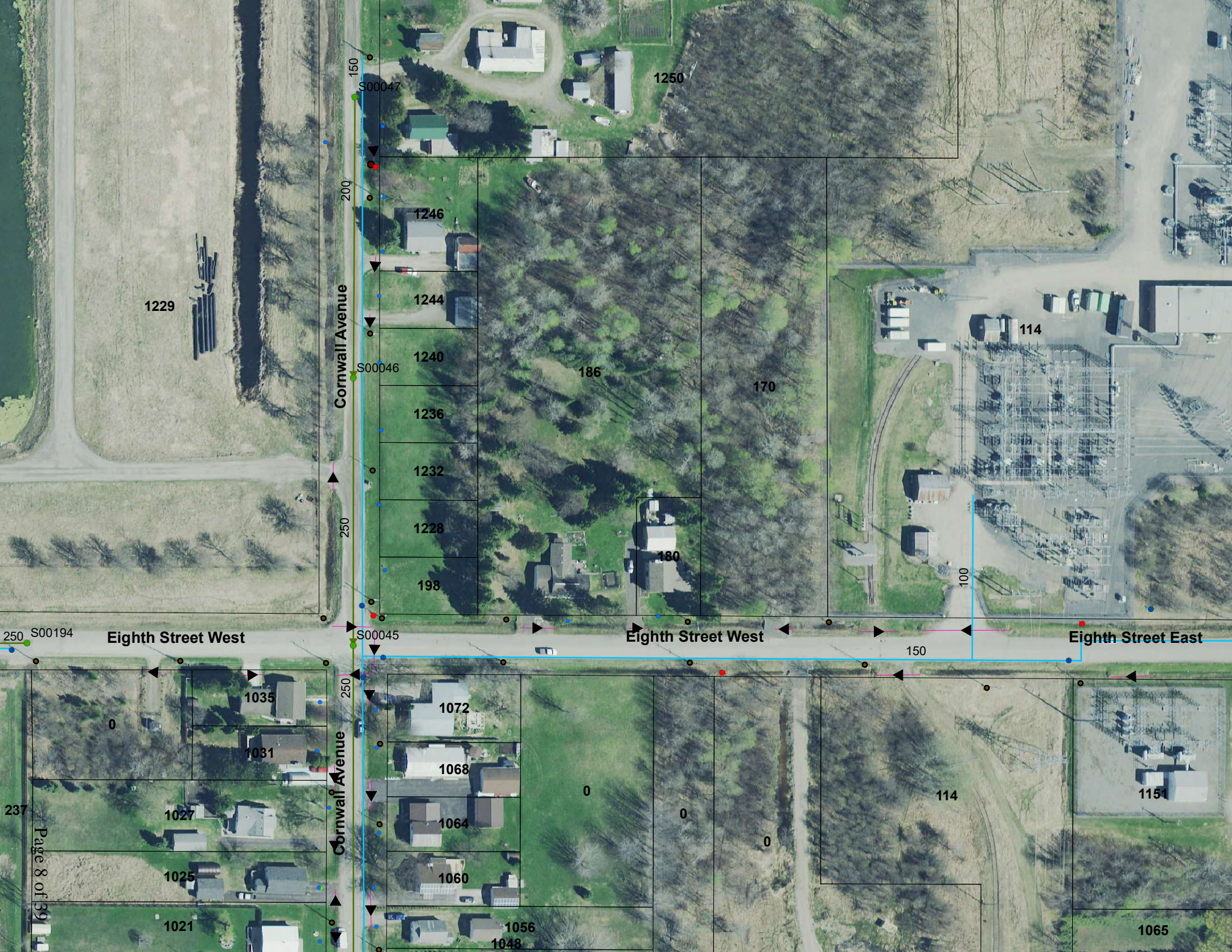
SUMMARY

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.







FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number: A2-2022			
Property: 186 Eighth Street West		Roll #: 591201000716700	
Date Application Received: Sept. 7, 2022		Date Fee Received: Sept. 7, 2022	
Date Application Complete: Oct. 5, 2022		Receipt #:	Application Fee: \$ \$585.15

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

1. Applicant Information

▶ 1.1	Name of Applicant Jim (James) Strachan	Home Telephone No. 807-274-3573	Business Telephone No.
	Address 180 Eighth Street West		Postal Code P9A 3G2
▶ 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) see Schedule attached hereto	Home Telephone No.	Business Telephone No.
	Address see Schedule attached hereto		Postal Code
1.3 Please indicate to whom all communications should be sent:		<input 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 Fort Frances	Township	Property Roll No.
	Property descriptor: 186 Eighth Street West	Lot/Section No.	Reference Plan No.
Other Information (parcel #, etc.) <small>PIN 66016-0039 PCL 13742 SEC RAINY RIVER SRO: PT HUDSON'S BAY COMPANY RESERVE MGRVINE AS IN SLT50811 EXCEPT SLT68540, PT 1 48R1493 & PT 1 48R1438; FORT FRANCES</small>			Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	If Yes, describe each easement or covenant and its effect		
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	If Yes, provide name, full mailing address and contact information of encumbrance holder		

SCHEDULE "A"

Joyce Irene Strachan
R.R. #1, 121-7
Fort Frances, ON P9A 3M2
Phone 807-274-3573

Dianne Sonia Halvorson
804 Vance St., Unit D
Lakewood, Colorado 80226
Phone: 213-716-0016

Marian Ogden
R.R. #1, 121-8
Fort Frances, ON P9A 3M2
Phone: 807-274-5016

William Gushulak
728 Riverview Drive
Fort Frances, ON P9A 2W2
Phone: 807-274-9258

Georgianne Rose Domanski
755 Riverview Drive
Fort Frances, ON P9A 2W4
Phone: 807-274-6430

Donald Allan Gushulak
200 Kingfisher Drive, Unit 31
Mono, ON L9W 0B3
Phone: 519-307-0240

Joan Teresa Laughren
Lake Manitouwaba
#6 Channel View Road
Seguin, ON P2A 0B6
Phone 416-456-7276

Joanne Patricia Anderson
59 Lemarchant Road
Newfoundland Labrador, Newfoundland A1C 2G9
Phone 709-636-0323

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

James & Joyce Strachan

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

PIN 56016-0030 PCL 17070 SEC RAINY RIVER; PT HUDSON'S BAY COMPANY
FORT FRANCES AS IN SLT68540 SURFACE RIGHTS ONLY; FORT FRANCES

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

(complete each section)

Severed

Retained

► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	10.67m	41.3m
		Depth (m) (# of ft. x .3048)	152.40m	152.40m
		Area (ha.) (# of acres x .4047)	4031.71 m2	6294.12 m2
► 4.2	Use of Property	Existing Use(s)	Residential	Residential
		Proposed Use(s)	Residential	Residential
► 4.3	Buildings or Structures	Existing	Single detached dwelling	Single detached dwelling
		Proposed	None	None
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
		Municipal Road (maintained all year)	yes	yes
		Municipal Road (seasonally maintained)		
		Other Public Road		
		Right of Way		
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	yes	yes
		Privately owned & operated individual well		
		Privately owned & operated communal well		
		Lake or other water body		
		Other means		
► 4.6	Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system	yes	yes
		Privately owned & operated individual septic tank*		
		Privately owned & operated communal septic system		
		Privy		
		Other means		
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				
4.7	Other Services (✓ if service is available)	Electricity	yes	yes
		School Bussing	yes	yes
		Garbage Collection	yes	yes

- 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? **Employment**

- 5.2 What is the zoning, if any, of the subject land? **Light Industrial (M1)**

- 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

B22/77 - transfer westerly 20ft of land adjoining Parts 1 & 2 of Plan 48R985. (20ft by 250ft) - approved

B16/78 - transfer part of lots on HBC Reserve - 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.

- 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.

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.

Sanitary sewer for 180 and 186 Eighth Street (Lot addition property and retained property) connect to each other and route westerly across 198 Eighth Street where they tie into sanitary sewer on Cornwall Avenue

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Jim (James) Strachan 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 7th

day of Sept, 2021

L. Sekulich

Commissioner for Oaths, etc.

Jim Strachan

Applicant

Linda Anne Sekulich, a Commissioner, etc.,
Province of Ontario, for Clare Allan Brunetta,
Barrister and Solicitor
Expires September 9, 2022.

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, Joyce Irene Strachan 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 Jim (James) Strachan 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.

Aug 25, 2022
Date

Joyce Strachan
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

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, Dianne Sonia Halvorson of the City of Lakewood in the State of Colorado am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Jim (James) Strachan 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.

8-29-2022
Date

Dianne Sonia Halvorson
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

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, Donald Allan Gushulak of the Town of
 Mono in the Province of Ontario am the owner of the land
that is the subject of this application and, as evidenced by my signature below, I hereby authorize
Jim (James) Strachan 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.

Aug 22/2022
Date

Donald Allan Gushulak
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

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, Joan Teresa Laughren of the Town of Seguin in the Province of Ontario am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug 25 / 2022
Date

Joan Teresa Laughren
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 remember 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

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, Joanne Patricia Anderson of the City of Newfoundland
Labrador in the Province of Newfoundland am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug. 25, 2022
Date

Joanne Patricia Anderson
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

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, Georgianne Rose Domanski 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

Jim (James) Strachan 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.

Aug 29 / 2022
Date

Georgianne Domanski
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

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, William Gushulak 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

Jim (James) Strachan 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.

Aug 25, 2002
Date


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

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, Marian Ogden 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

Jim (James) Strachan 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.

Aug 25, 2022
Date

Marian Ogden
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





ADMINISTRATIVE REPORT

Subject: A3-2022: Application for Consent – 800-804 McKenzie Avenue
Date: 2022-11-02
To: Committee of Adjustment
From: Cody Vangel, CBO/Planner



ISSUE

An application for consent (lot creation) File A3-2022 has been submitted by authorized agent Lawrence A. Eustace on behalf of the Trustees of Ukrainian Greek Orthodox Church. The application proposes to sever 804 McKenzie Avenue (see attached sketch) and retain 800 McKenzie Avenue (see attached sketch).

800 McKenzie Avenue will be retained for use as a place of worship and will retain the church building.

804 McKenzie Avenue will be severed, transferred and used for use as a single-family dwelling and will contain the church manse (dwelling).

PROPERTY HISTORY

The following building permits for the property are indicated on file:

- No. 0465 (August 1984): 30' x 12' addition to Church Manse
- No. 0911 (September 1985): Construct a covered deck to south side of church residence

THE OFFICIAL PLAN

The official plan designation for the property is "Living". The Living area promotes a variety of institutional uses as well as residential uses.

The current official plan designation is appropriate for the retained lands use as a place of worship, as well as the proposed severed lands use as a residential use.

ZONING BY-LAW

The existing zoning for the property is Institutional (I).

The proposed use as a place of worship for the retained lands is a permitted use in the Institutional zone. The following table will outline the required versus proposed regulations for the lands:

A3-2022: APPLICATION FOR CONSENT – 800-804 MCKENZIE AVENUE

Regulation	Required	Proposed	Compliant
Lot Area (m2)	550	793	Yes
Lot Frontage (m)	15	26.8	Yes
Minimum Yard (m)			
- Front	7.5	4.31	No
- Interior Side	7.5	8.63	Yes
- Exterior Side	7.5	7.17	No
- Rear	10.5	4.65	No
Maximum Lot Coverage (%)	50	Less than 50%	Yes
Minimum Landscape Area (%)	10	Greater than 10%	Yes
Maximum Building Height (m)	20	Less than 20m	Yes

It should be noted that the above highlighted non-compliances (in red) being the front, exterior side and rear yard setbacks are existing legally non-complying setbacks as the building had been situate on the property subject to these setbacks prior to the passing of the current zoning by-law. The newly proposed interior side yard will meet the minimum requirement of the Institutional zone. At this time, and given this, it does not appear warranted that a subsequent minor variance application would be necessary to rectify this.

The proposed use for the severed lands as a single-family dwelling is not a permitted use within the Institutional zone. A rezoning of the lands would be necessary to Residential Type One (R1). The following table will outline the required versus proposed regulations for the severed lands using the provisions of the R1 zone:

Regulation	Required	Proposed	Compliant
Lot Area (m2)	460	645	Yes
Lot Frontage (m)	15	21.8	Yes
Minimum Yard (m)			
- Front	7.5	7.01	No
- Interior Side	1.5	1.90 & 10.63	Yes
- Exterior Side	3.0	N/A	N/A
- Rear	7.5	9.12	Yes
Maximum Lot Coverage (%)	40	Less than 40%	Yes
Minimum Landscape Area (%)	20	Greater than 20%	Yes
Maximum Building Height (m)	12	Less than 12m	Yes
Minimum Floor Area (m2)	79	Greater than 79	Yes
Accessory Building Setback from Property Line (m)	1.5	0.57	No

It should be noted that the above highlighted non-compliances (in red) being the front yard setback and the accessory building setback are existing legally non-complying setbacks as the buildings had been situate on the property subject to these setbacks prior to the passing of the current zoning by-law. At this time, and given this,

it does not appear warranted that a subsequent minor variance application would be necessary to rectify this, however these can be included in the context of the rezoning and applicable by-law if deemed necessary.

PROVINCIAL POLICY STATEMENT

Upon review of the Provincial Policy Statement 2020 (PPS), it does not appear that the proposed severance would contravene the PPS as the proposed uses in general are existing and fit well within the surrounding residential neighbourhood.

DIVISIONAL COMMENTS

- Fort Frances Fire Rescue
 - No issues
- Fort Frances Recreation and Culture
 - No issues
- Fort Frances Operations and Facilities
 - No issues
- Fort Frances Building & Planning
 - Severed lands will require rezoning from I to R1

OTHER

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

1.1.1.1. **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:

1.1.1.2. **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:

1. That a rezoning application be submitted and approved by Council for the severed property in order to amend the zoning of the property from Institutional (I) to Residential Type One (R1) to permit the use as a single-family dwelling.
2. 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.
3. That the Municipal Planner be provided with the revised 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.



0

812

808

817

809

0

McKenzie Avenue

225

150

820

818

814

812

808

804

800

340

342

352

360

819

817

815

813

809

S02096

CL16080

150

Victoria Avenue

CL16082

S02255

S02022

CL16081

230

200

Fourth Street East

400

225

225

808

0

400

406

714

710

706

716

309

313

315

319

323

327

331

335

339

349

711

707

DL16082

CL16142

S02021

CL16086

DL16083

DL16084



FORT FRANCES

BOUNDLESS

APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number:	A3-2022		
Property:	800-804 McKenzie Avenue	Roll #:	591202000306600
Date Application Received:	591202000306700		
Date Application Complete:	Oct. 5, 2022	Receipt #:	
		Application Fee: \$	\$585.15

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

1. Applicant Information

▶ 1.1	Name of Applicant Lawrence A. Eustace Address	Home Telephone No.	Business Telephone No. 807-274-3247
▶ 1.2	510 Portage Avenue, Fort Frances, ON 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) Trustees of Ukrainian Greek Orthodox Church Address c/o Michael Hughes - Vice President RR #1 RMB 284 Fort Frances ON	Postal Code P9A 2A3	Business Telephone No. Postal Code P9A 3M2
1.3	Please indicate to whom all communications should be sent: <div style="display: flex; justify-content: space-between; align-items: center;"> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent </div>		

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 Fort Frances	Township	Property Roll No. 1912 02000306600 0000 1912 02000306700 0000 Reference Plan M5
	Property descriptor: 800-804 McKenzie Avenue Other information (parcel #, etc.)	Lot/Section No. Lots 12 to 15 Lots 13 to 16	Part No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes, describe each easement or covenant and its effect		
	Registered Plan No. SM-34 and SM-109 <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		

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
unknown

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

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

(complete each section)			
	Severed	Retained	
► 4.1 Dimensions			
Frontage (m) (# of ft. x .3048)	21.8		26.8
Depth (m) (# of ft. x .3048)	29.6		29.6
Area (ha.) (# of acres x .4047)	645		793
► 4.2 Use of Property			
Existing Use(s)	Living		Institutional
Proposed Use(s)	Living		Institutional
► 4.3 Buildings or Structures			
Existing	Living		Institutional
Proposed	Living		Institutional
► 4.4 Access (✓ appropriate space)			
Provincial Highway (secondary or primary)			
Municipal Road (maintained all year)	XX		XX
Municipal Road (seasonally maintained)			
Other Public Road			
Right of Way			
► 4.5 Water Supply (✓ appropriate space)			
Publicly owned & operated piped water system	XX		XX
Privately owned & operated individual well			
Privately owned & operated communal well			
Lake or other water body			
Other means			
► 4.6 Sewage Disposal (✓ appropriate space)			
Publicly owned & operated sanitary sewage system	XX		XX
Privately owned & operated individual septic tank*			
Privately owned & operated communal septic system			
Privy			
Other means			
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.			
4.7 Other Services (✓ if service is available)			
Electricity	XX		XX
School Bussing	XX		
Garbage Collection	XX		XX

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.

Not Applicable

5. Land Use

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

5.2 What is the zoning, if any, of the subject land? Institutional

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

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

Not Applicable

► 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.

▶ 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.

Not Applicable**10. Signature and Statutory Declaration**

- ▶ 10.1 Signature and Statutory Declaration of Applicant

I, Lawrence A. Eustace of the Town of Fort Frances
In the District of Rainy River, make oath and say OR solemnly declare that the

al 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 28th

day of September, 2022

Lawrence A. Eustace
Commissioner for Oaths, etc.

Lawrence A. Eustace
Applicant

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

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.

11.1

12. Owner's Authorization and Consent

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.

▶ 12.1

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

I, Michael Hughes 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

Lawrence A. Eustace 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.

28 Sept 2022

Date

Michael Hughes -Vice President
Trustees of Ukrainian Greek
Orthodox Church

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 remember 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



NOTICE

Applications are invited from qualified persons to serve on the following Boards and Committees for the upcoming Term 2022-2026:

	No. Required
OPERATIONS AND FACILITIES DIVISION	
Traffic Safety Committee.....	1
COMMUNITY SERVICES DIVISION	
Fort Frances Public Library Board	5
Museum & Cultural Centre Advisory Committee.....	5
Sister Betty Kennedy Centre Board of Management.....	5
Theatre Management Advisory Committee.....	2
PLANNING AND DEVELOPMENT DIVISION	
Business Improvement Area Board of Management (see special eligibility criteria below)	11
Committee of Adjustment	7
Fort Frances Municipal Non-Profit Housing Corporation	5
COUNCIL	
Citizen of the Year Committee.....	2
Fort Frances Police Services Board.....	1

Tenure limits are set according to By-law No. 53/16.

The provisions of By-Law No. 53/16 require appointees to the above Boards to be residents of the Town of Fort Frances and be eligible to be a member of Council. Exceptions are: 1.) Business Improvement Area Board of Management appointees must be assessed tax with respect to land in the Business Improvement Area or be tenants obligated to pay such tax with respect to land in the BIA or nominees of Corporations so assessed (as per By-law 32/78) and 2.) Fort Frances Public Library Board may include appointees from Alberton, ON as per the Public Libraries Act.

Applications received will be referred to the respective Executive Committee for recommendation to Council.

Applications submitted online at this link are preferred <https://fortfrances.civicweb.net/Portal/BoardApplication/>. Applications will be received up to 4:30 p.m., Friday November 4th, 2022. A paper copy of this application form can be obtained at the Front Desk of the Civic Centre. For further information, please contact the Municipal Clerk at 320 Portage Avenue, phone number 274-5323 ext. 1215, fax 274-8479, e-mail town@fortfrances.ca or contact the respective Division Manager.

Gabrielle Lecuyer, AOMC
Municipal Clerk
Dated this 28th of Sept, 2022

APPLICATION TO SERVE ON A
TOWN OF FORT FRANCES
Board / Committee

Please complete this form in its entirety (please print); failure to do so will result in the rejection of your application. All applicants will receive a written response to your application.

Collection of personal information on this form is in accordance with the Municipal Act, 2001.

Questions about the collection of this information or the completion of this application may be directed to the Municipal Clerk / FOI Coordinator, Town of Fort Frances, 320 Portage Avenue, Fort Frances, ON P9A 3P9 or phone 1-807-274-5323 ext. 1215 or e-mail glecuyer@fortfrances.ca

BOARD / COMMITTEE OF INTEREST

Please specify which Board / Committee (B/C) on which you wish to serve. If you wish to serve on more than one B/C, please complete a separate application for each Board / Committee you wish to serve.

CONTACT INFORMATION

Name: _____

Mailing Address: _____

Telephone (home): _____ Telephone (work): _____

E-mail Address: _____

ELIGIBILITY

- | | | |
|--------------------------|--------------------------|--|
| Yes | No | |
| <input type="checkbox"/> | <input type="checkbox"/> | I am a Canadian Citizen (or landed immigrant) |
| <input type="checkbox"/> | <input type="checkbox"/> | I am a resident of Fort Frances |
| <input type="checkbox"/> | <input type="checkbox"/> | I am at least 18 years of age |
| <input type="checkbox"/> | <input type="checkbox"/> | I presently serve on other Council appointed Boards / Committees |
- If yes, please specify: _____

QUALIFICATIONS

Interest in Position: Please provide details with respect to your interest in serving on this B/C. If you require additional space, please attach a separate piece of paper.

Education and Training: Please provide details with respect to any relevant education or training you possess which may be relevant to your role on the B/C.

Employment and Experience: Please describe any current or past work or volunteer experiences and skills that may be relevant to your role on the B/C.

Additional Information: Please share any other information, including other volunteer work, which you believe will support your application.

APPLICANTS UNDERSTANDING OF COMMITMENT AND EXPECTATIONS

As a B/C applicant, I understand that Appointed Citizens are expected to attend meetings (1-3 hours each) on a monthly or bi-monthly basis, and I commit to making myself available to attend such meetings.

I understand that my involvement on the B/C is advisory in nature, and that under no circumstances shall I act on behalf of or for the Town of Fort Frances or purport to have the authority to bind the Corporation.

I have reviewed the Terms of Reference for the B/C for which I am applying or the appropriate By-law, and I agree that, if appointed, I will carry out the mandate of that B/C in accordance with those Terms of Reference or appropriate By-law and any other direction from Council.

I understand that all B/Cs and their members follow Council Meeting Procedures, Code of Conduct and other guiding documents, and I agree to adhere to and conduct myself in accordance with those rules and regulations.

☐ I agree to the Commitment and Expectations stated above for the B/C for which I am applying.

Signature Date

APPLICATION FORM SUBMISSION INSTRUCTIONS

Please submit this Application Form (fully completed) to:

Town of Fort Frances

Attn: Gabrielle Lecuyer, Municipal Clerk

320 Portage Avenue, Fort Frances, ON P9A 3P9

glecuyer@fortfrances.ca