

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - August 3, 2017 5:30 PM

MEETING - Civic Centre - Committee Room

Page

1. **Call to Order**
2. **Non-agenda items**
3. **Declarations, Municipal Conflict of Interest Act**
4. **Minutes of Previous Meetings**
5. **Committee Applications**
 - 5.1 B2-2017 Official Plan Amendment Application 4 - 31
605 McIrvine
 - 5.2 B3-2017 Zoning By-Law Amendment Application 32 - 42
605 McIrvine
6. **Other Business**
7. **Outstanding Items**
8. **Meeting Close**

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

June 29, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on June 29, 2017 from 5:30 p.m. to 5:52 p.m.

PRESENT: Tyson Dennis, Don Taylor, Gary Rogozinski, Charleen Mallory

ALSO PRESENT: Jorma and Heather Johnson, Kim and Curtis Jacobson

1. Call to Order - 5:30

Gary Rogozinski chaired the meeting.

2. Non-agenda items - 5:31 PM

None

3. Declarations, Municipal Conflict of Interest Act - 5:31

Don Taylor Declared Conflict of Interest on item A6-2017

4. Minutes of Previous Meetings - 5:31 PM

4.1 Approval of March 13, 2017 Meeting Minutes

Moved Charleen Mallory

Second Don Taylor

5. Committee Applications - 5:32-5:50 PM

5.1 A6-2017 Minor Variance

The application A6-2017 was introduced by Tyson Dennis Secretary/Treasurer of the Committee of Adjustment. The applicants were introduced and present at the meeting, Jorma and Heather Johnson. The application for an enlargement to a legal non-conforming addition to the North West Corner of the single detached dwelling was previously applied for in 2008, but the applicants did not meet the time line for applying and obtaining a building permit. The applicants re-applied and plan to have the same addition completed as they have grown out of the original home and need additional room for their expanding family. If the single family dwelling was located in an R1 or R2 residential zone, the single family dwelling would be legal. As this is zone a C2 area, it makes for a single family dwelling to be legal non-conforming. The approval was granted in 2008 with a condition of 2 years to apply for and obtain a building permit. The Committee voted in favour for permission being granted again for the addition. The applicant is apply for and obtain a building permit within 2 years of the decisions.

Moved Gary Rogozinski

Second Charleen Mallory

5.2 A7-2017 Minor Variance

The application A7-2017 was introduced by Tyson Dennis Secretary Treasurer of the Committee of Adjustment. The applicants were introduced and present at the meeting, Curtis and Kimberly Jacobson. The application was for an encroachment on the RD zoning front yard set-back from 20m to 7.5m. This area is zoned for Resource Development. The property has an embankment to navigable water which is very close

(2m) to the existing single family dwelling. The zoning by-law allows structures to be 15m from the top of any navigable and non-navigable water ways. The applicants were applying for a relief from front yard set-back as well as distance to the embankment. The Jacobson's explained they can only build on the west side of the property and need to consider building around a water well casing, septic field and geothermal lines buried underground. Over half of their property is considered swamp/waterway, so they are very limited to the area which they can expand their home on. The addition to the single family dwelling of 11mx11m would allow for an attached garage and living area which would allow room for their expanding family. The 7.5m front yard set back would be legal if this were zoning R1 which is the intent of the minor variance. The distance from the embankment with an 11mx11m addition would be 11m instead of 15m. Considering the land area/structures, these two minor variances meet the intent for minor variance. The Committee of Adjustment voted in favour for granting permission for an 11mx11m addition to be constructed and a permit applied for and obtained within 2 years of the decision.

Moved Charleen Mallory
Second Don Taylor

- 6. **Other Business** - 5:51 PM
 None
- 7. **Outstanding Items** - None
- 8. **Meeting Close** - 5:52 PM

Chair, Committee of Adjustment

T. Dennis, Chief Building Official

1921495 Ontario Limited
1251597 ONTARIO LIMITED
P.O. BOX 36
FORT ERIE, ONTARIO
L2A 5M6
905-991-8324 (FAX) 905-991-8323
E-mail: karen.romanyk@gmail.com

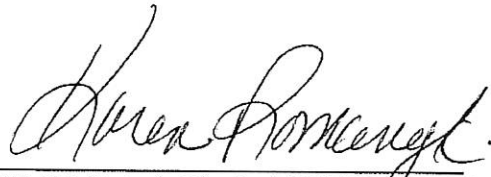
May 31, 2017

To whom it may concern:

RE: Town of Fort Frances
605 McIrvine PTN PT Lot 41 River Range Part 2 48R-3747 PCL 26018

This letter authorizes, Cheryl Rogoza, Evangelical Fellowship Church, to act as our agent for the purpose of processing any and all Zoning By-Law amendments and any Official Plan amendments that may need to be made in regards to the above noted property. We give him our authorization to release any information collected under this process and consent to use this or disclose to any person or body of any information that is collected under the authority of the Planning Act for the purpose of processing these forms/applications.

DATED: May 31, 2017


1921495 Ontario Limited/1251597 Ontario Limited



The Corporation of the Town of Fort Frances OFFICIAL PLAN AMENDMENT

Information and Material to be provided under Subsection 22(4) of the Planning Act

APPLICATION FOR AN AMENDMENT TO THE OFFICIAL PLAN

SECTION 17, PLANNING ACT, 1990, R.S.O.

(as per Regulation 543/06, SCHEDULE 1 – INFORMATION AND MATERIAL
TO BE PROVIDED WITH A REQUEST UNDER SUBSECTION 22(4) OF THE ACT)

Office Use Only	
File Number: <u>B2-2017</u>	Property Roll Number: <u>59-12-010-00608870</u>
Date Submitted: <u>June 26/17</u>	Date Deemed Complete: <u> </u>
Application Fee: <u>\$3000.⁰⁰</u>	Related File Number(s): <u>B3-2017</u>
APPLICANT INFORMATION:	

1.0 Applicant Information

Name of Owner 1921495 Ontario Limited <i>(Formerly 1251597 Ontario Limited)</i>	Name of Agent, if applicant is an agent by the owner Cheryl Rogoza on behalf of the Evangelical Fellowship Church
Mailing Address P.O. Box 36, Fort Erie ON, L2A 5M6	Mailing Address c/o 1723 Colonization Rd. W. Fort Frances, ON P9A 3V2
Telephone Main: 905-991-8324	Telephone 807-274-0009
Email kyeo@on.aibn.com	Email <u>cherylrogoza@aol.com</u>
Fax 905-991-8323	Fax 807-274-5702

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

2.0 Property Information

Municipal Address 605 McIrvine Road	
Lot/Block Part Lot 41	Registered Plan River Range
Part(s) Part 2	Reference Plan 48 R – 3747
Parcel No. (s) 26018	PIN (If Known) 56020-0110
Property Roll No.	Frontage 76.2 metres
Depth 200.86 metres	Area (sq m) 15,309 square metres

3.0 Other Applications

Is the subject land or any land within 120 meters of the subject land, the subject of an application made by the approval of an Official Plan amendment, Zoning By-Law amendment or minor variance?

Yes ☐X No ☐ Zoning

If yes, and if known, please indicate the application file numbers, location, application status, purpose and the effect of the application on the Official Plan amendment proposed by this application.

A zoning amendment is also attached and proposes to change the Enterprise Zone currently on the lands to the Institutional Zone

4.0 Proposed Amendment

Name of Official Plan Designation TOWN OF FORT FRANCES OFFICIAL PLAN - _Employment Area_
Does the proposed Official Plan Amendment apply to lands subject to any aboriginal land claims or provincial/aboriginal co-management agreement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X
(If known, provide information you may have as an attachment to the application)

Have you consulted with Aboriginal Peoples on this request for a Plan Amendment?

Yes ☐ No ☒ X

(If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain and attach on a separate page.)

5.0 Nature of Proposed Amendment

Does the proposed amendment change, replace or delete a policy in the Official Plan?

Yes ☐ X No ☐

It adds a policy

If yes indicate the policy(ies) proposed to be changed, replaced or deleted (list all relevant Section No.'s – attach a separate sheet if necessary) **attached**

What is the existing Land Use Designation?

Employment Lands

What is the current use of the Subject Land?

Currently vacant/unoccupied --- former bingo hall

Does the proposed amendment add a policy to the Official Plan?

Yes ☐ X No ☐

If yes, what is the purpose of the proposed amendment?

Site specific text recognizing institutional zoning for the lands consistent with the assembly hall building form and also allowing for continuation of longer term employment opportunities through the Institutional Zone consistent with the assembly hall building form

N/A

Describe the reason for the request to change the Land Use Designation?

N/A

(attach an additional sheet if necessary)

If the proposed amendment changes, replaces, deletes or adds a Policy (text) of the Official Plan, the text of the requested amendment *must be attached*:

Yes ☐ X No ☐

“4.2.5 605 McIrvine Road

For the lands and premises being Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances, rezoning to the Institutional Zone shall be permitted consistent with Section 4.2.2 for current use as a church and providing the longer term continuation of employment opportunities consistent with the assembly hall building form currently on the property through the permitted uses list in the Institutional Zone. This amendment will also provide for utilization of a property that has remained vacant for a substantial period of time due to building form and location.”

5.0 Nature of the Proposed Amendment

A site-specific amendment to be added to the end of the text of Section 4.2 by adding a new 4.2.5 site-specific text to read:

"4.2.5 605 McIrvine Road

For the lands and premises being Parcel 26018, Part Lot 41, River Range, being Part 2, 48 R 3747, Fort Frances; rezoning to the Institutional Zone shall be permitted consistent with Section 4.2.2 for current use as a church and providing the longer term continuation of employment opportunities consistent with the assembly hall building form currently on the property through the permitted uses list in the Institutional Zone. This amendment will also provide for utilization of a property that has remained vacant for a substantial period of time due to the building form and location."

<p>Does the requested amendment <i>alter</i> all or any part of the boundary of an area of settlement* or <i>establish a new area of settlement*</i> in the municipality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>X</p> <p>If, Yes, attach the current Official Plan policies (if any) dealing with the alteration or establishment of an area of settlement.</p> <p><i>*area of settlement under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for urban uses including urban areas, urban policy areas, towns, villages, hamlets, rural clusters, rural settlement areas, urban systems, rural service centres, or future urban use areas, or as otherwise prescribed by regulation.</i></p>
<p>Does the requested amendment <i>remove</i> the subject land from an area of employment** in the municipality?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>X Institutional Zoning recognizes employment opportunities – Section 4.22 refers to Institutional Zoning</p> <p>If, Yes, attach the current Official Plan policies (if any) dealing with the removal of land from an area of employment.</p> <p>Zoning to Institutional Zone recognized in Section 4.2.2 and in this instance introduces permitted uses in the Institutional Zone that are both employment related and better suited to the assembly hall building form.</p> <p><i>** area of employment under Section 1(1) of the Planning Act, R.S.O., 1990, means an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses listed in subsection (5) or as otherwise prescribed by regulation. Under subsection (5), the uses within an area of employment are:</i></p> <ul style="list-style-type: none"> (a) manufacturing uses; (b) warehousing uses; (c) office uses; (d) retail uses that are associated with uses mentioned in clauses (a) to (c); and (e) facilities that are ancillary to uses mentioned in clauses (a) to (d).

6.0 Justification for the Amendment

<p>Describe the suitability of the subject land in terms of both physical characteristics and location for the proposed change in land use designation in this area.</p> <ul style="list-style-type: none"> - Lands are fully serviced and within the settlement area - Lands have no limiting topography, - Lands contain ample parking in place with aisleways and driveways - Building, parking, landscaping and property location are well suited to intended use - Ease of access to primary road - Institutional Zone can offer a variety of permitted uses that promote employment and that are suited to the assembly hall format of the building. - Location abuts other Institutional Zoning
<p>Indicate the compatibility of the change in land use designation with the existing uses in the area.</p> <ul style="list-style-type: none"> - Institutional and recreational land use immediately nearby - Property is of sufficient size so that there is a separation distance to abutting uses, and this distance also allows room for landscaping and buffering.

<ul style="list-style-type: none"> - No off site adverse effects to surrounding properties due to intended use or other potential land uses in the zone being requested.
<p>f</p> <p>Indicate why there is a need for a change in land use designation in this area.</p> <ul style="list-style-type: none"> - Intended immediate church use is not allowed in current zoning - Building has a specific assembly hall format and a location away from highway commercial traffic exposure that appears to be part of the reason that it has been vacant for a prolonged period of time. - Occupancy is important in order to maintain the viability of the larger area and to avoid deterioration of a practical and economically viable building.
<p>Describe why the proposed changes in policy is more appropriate than the relevant existing policy.</p> <p>The proposed changes would allow the existing building to be used for institutional activity consistent with institutional activity in the surrounding area, and would result in a long standing vacant and occupied building being returned to practical use for which it is well suited.</p>

7.0 Provincial Interests

<p>Please comment as to whether the requested amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act, R.S.O.,1990.</p> <ul style="list-style-type: none"> - Within settlement area and on full urban services - Institutional Zone continues to offer a range of employment related permitted land uses - Does not conflict with natural heritage, aggregate, agricultural or archaeological resources - Intended use and list of permitted uses in the Institutional Zone are compatible with surrounding land uses - Drainage in place and appropriate - Infill/reuse of existing vacant property
--

8.0 Declaration of Applicant or Authorized Agent

<p>COMPLETE IF APPLICANT IS THE OWNER</p>

OWNER'S CONSENT

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

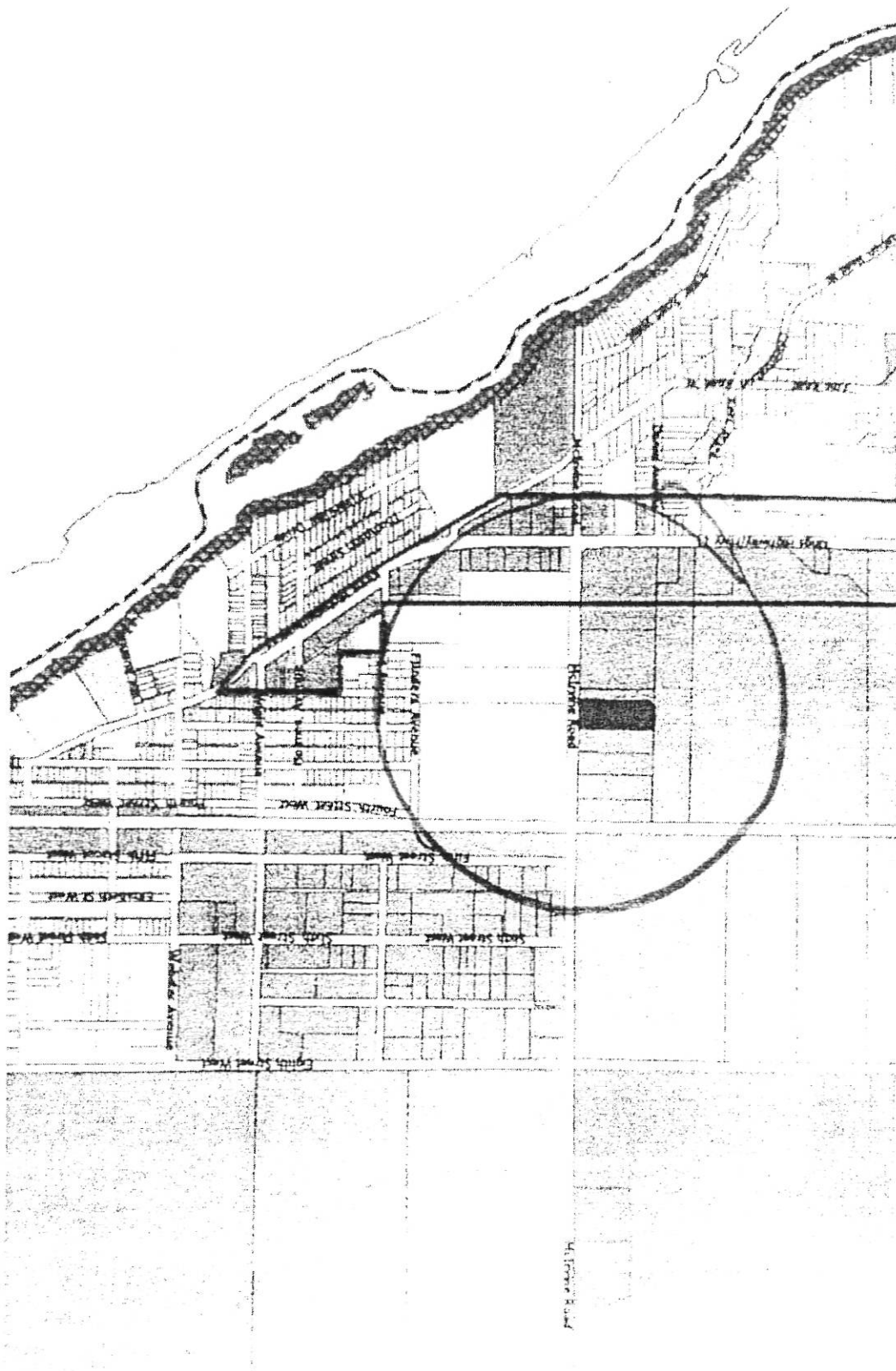
COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, Haren Romanyk FOR 1921495 Ontario Limited
a 1251597 Ontario Limited.
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 Evangelical Fellowship Church - Cheryl Roboza 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

May 31, 2017
Date

Haren Romanyk
Signature of Owner



Key Map

PART 1.

PLAN 48R-3747

Property Area: 154,715 sq. ft. (3,530 ac.)
 Building Footprint: 10,100 sq. ft. (232 ac.)
 Building Use: Single-Family Residential
 Occupant Load: 340 persons
 East Easement (Byway, Driveway)
 Corner C2 General Commercial
 1. 1 building space required: 1 space provided
 2. 75 parking spaces required: 72 provided
 3. Lot coverage: 6.5%
 4. Available parking area: 61,034 sq. ft. (14.07 ac.)

THE PROPOSED LOT LAYOUT IS SUBJECT TO THE RESULTS OF THE SURVEY.

PART 2.

PLAN 48R-3747

PART 3.

PLAN 48R-3747

SITE PLAN

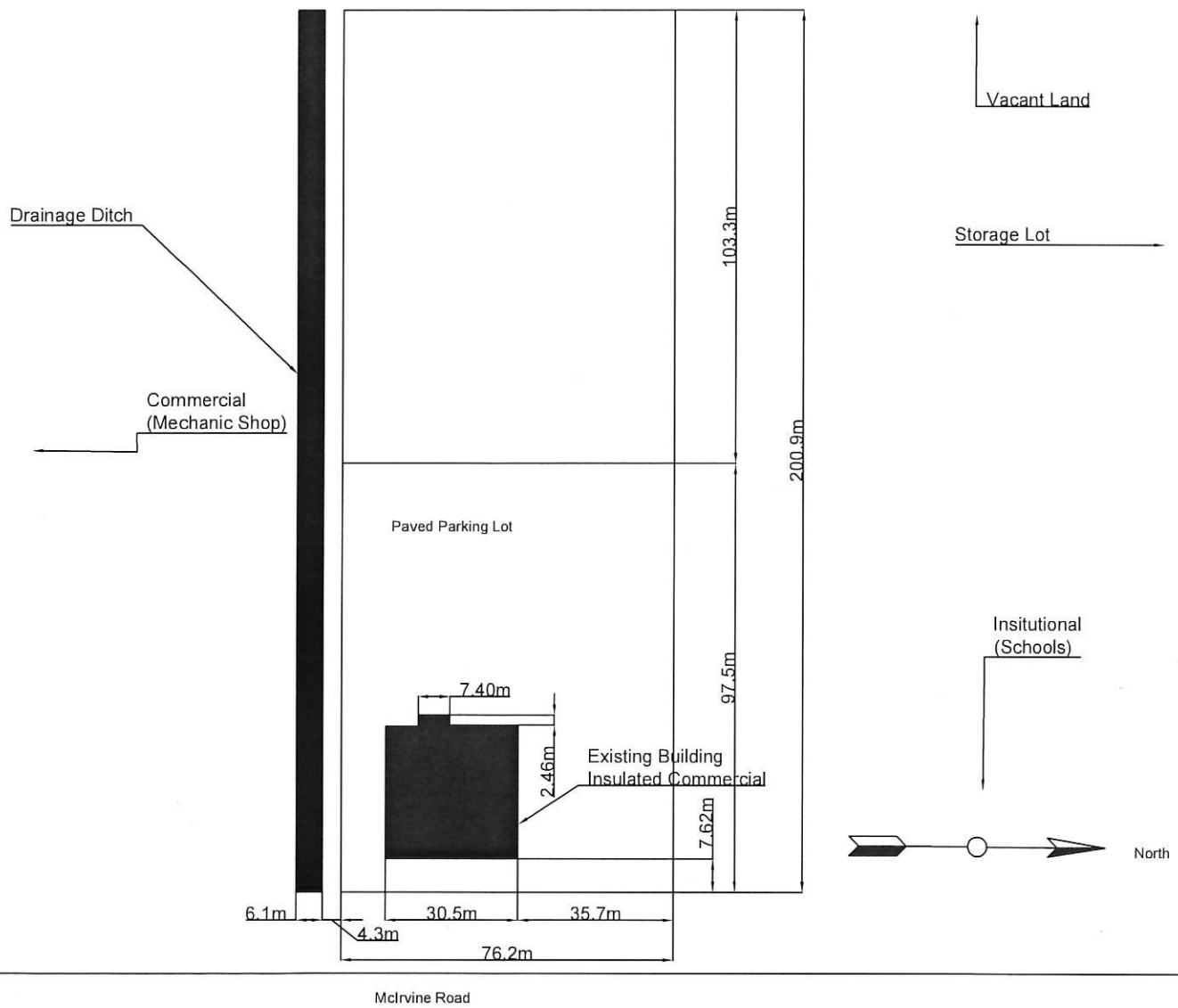
1. ALL LOT AREA, EXCEPT FOR THE LOT AREA, SHALL BE USED FOR THE PROPOSED DEVELOPMENT. 2. THE PROPOSED DEVELOPMENT SHALL BE USED FOR THE PROPOSED DEVELOPMENT. 3. THE PROPOSED DEVELOPMENT SHALL BE USED FOR THE PROPOSED DEVELOPMENT.

SCALE 1/32" = 1'-0"

200
 VALLEY BUILDERS
 STECHESSEN
 KATZ
 1000 10th Street
 Port Huron, MI 48130
 810-426-1234
 810-426-1235

McIRV NE ROAD
 CENTRELINE OF ROAD
 ROAD LOWANCE BETWEEN SECTIONS 19 AND 20

Part 4
 48R-3747
 Part 5
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 Part 6
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 Part 7
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 Part 8
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Ontario
ServiceOntario

PARTIAL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

56020-0203 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RELEVATIONS IN CROWN GRANT *

PAGE 1 OF 1

PREPARED FOR BEN ROGOZA
ON 2017/01/11 AT 13:26:03

PROPERTY DESCRIPTION: FOR TOWN SEC BAINV GIVER: PT LT 41 RIVER RANGE MERIDIAN PT 2, 4803747, FORT FRANCES

PROPERTY REMARKS: CROWN GRANT SEE P553.

ESTATE/QUALIFIER: REGENTINE
FEE SIMPLE FIRST CONVERSION FROM BORN
ABSOLUTE

FIN CREATION DATE:
2003/05/26

OWNER'S NAMES: CAPACITY SHARE
BENO

1201097 ONTARIO LIMITED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
4883747	1999/10/09	PLAN REFERENCE			
673746	1999/10/16	NOTICE			THE CORPORATION OF THE TOWN OF FORT FRANCES
A17326	2001/06/01	TRANSFER	930,000		1201097 ONTARIO LIMITED

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICTURED THEM ALL OFF.

MANAHAN CONSULTING

897515 Ontario Limited
304 - 101 Syndicate Avenue North
Thunder Bay, Ontario
P7C 3V4

Phone 807 623 2823 ; fax 807 623 2823 ; email mancons@tbaytel.net

PLANNING JUSTIFICATION

THE PROPERTY – LEGAL DETAILS

The lands have a municipal address of 605 McIrvine Road and a legal description of PCL 26018 SEC Rainy River, Pt Lot 41 River Range McIrvine Pt 2, 48R- 3747 Fort Frances.

PURPOSE AND INTENT

The basic premise of this planning justification is that the property at 605 McIrvine Road be rezoned to either include the permitted uses found in the Institutional Zone or be rezoned into the Institutional Zone.

The immediate intent is to allow the congregation of Evangelical Fellowship Church to use the property as a place of worship – a use that is contained in the current list of permitted uses in the Institutional Zone, while in the longer term continuing a list of possible future uses that support employment and at the same time are suited to the current assembly hall building that exists on the land.

THE PROPERTY AND SURROUNDING LANDS

The building is a one story structure with a 947 square metre footprint, situated on a parcel of land with approximately 74 metres frontage on McIrvine Road and having a lot area of 15,309 square metres. The building is complemented with asphalt parking and driveway area of approximately 5,667 square metres capable of supporting occupancy of up to 300 persons. 122 parking spaces are provided, including 6 barrier free spaces. This is well in excess of the 75 spaces that are required.

The interior of the building includes a foyer and a large open hall with complimentary side administration and client service space. The property is serviced with natural gas, as well as municipal electricity, sewer and water, telephone and municipal road.

The property is located in the west side of Fort Frances, along an interior road that accesses from King's Highway.

Lands to the east are used as a major recreation area, Fort Frances High School, Confederation College, and an elementary school. Surrounding additional uses include an old farmer's market now being redeveloped into a veterinary clinic, Peterbilt (a truck repair and fueling business), a storage yard, Uniongas shop and storage yard, and various empty lots. A Rail line also exists in the area.

McIrvine Road is a linking road providing access to the north end of Fort Frances as well as servicing the municipal landfill site, airport and numerous dwellings. Traffic flow along McIrvine Road is impacted from time to time by railway traffic intersecting the road.

CHURCH'S RATIONALE FOR ACQUIRING THESE LANDS

The Evangelical Fellowship Church of Fort Frances has a congregation of approximately 50 to 60 adults and about 12 children, and normally experiences parking involving 15 to 20 vehicles for Sunday morning services. Some weekday activity such as Bible study groups occur with much smaller attendance and parking.

Employment by the church has typically consisted of a Pastor and janitorial staff, and may from time to time or in the future include a youth Pastor and/or a Church Secretary.

The Church has outgrown its present location, and has a purchaser for the property if they do relocate.

The Bingo Hall building is one level -- a feature that is important to elderly and handicapped members and visitors. The hall format is immediately useable and requires minimum renovation.

There is adequate parking whereas the current location involves parking that spills into a residential street and generates congestion and overcrowding of street parking. The McIrvine Road location has significantly less traffic on weekends when the Church is most active, but the schools are closed.

The Church has considered renovation at its current site, however the square footage of the lot does not allow for any appreciable building expansion. The basement is already maximized and is not suitable for handicapped use. In addition, the cost of an elevator in a cramped space is prohibitive.

The Church obtained permission to accumulate funds in 2009 from Revenue Canada in order to save for a new building. This permission expires in 2019.

Over the last eight years the Church has also carried out a comprehensive search for alternative locations and properties that would require a financially manageable investment in renovation. This included an offer made for the old public library building. The Bingo Hall property has been found to be the most appropriate -- the existing building is useable in its current form and there is adequate parking and on site aisleway space as well as space for landscaping and on site activities.

The Bingo Hall has been vacant for an estimated 10 years save only for a short term use as a teaching facility supporting mine employment for the nearby New Gold mine being developed to the west of Fort Frances.

RELEVANT PLANNING DOCUMENTS

Ontario's Northern Growth Plan

The Northern Growth plan generally is a document targeted at the macro scale within the region and offers little practical guidance and direction at the property specific scale. Notwithstanding, it does encourage municipal stewardship of lands that could support employment activities and promotes residential, commercial and institutional activities to be located on full urban infrastructure.

Ontario's 2014 Provincial Policy Statement

The 2014 Provincial Policy Statement narrows the perspective and in doing so begins to offer policy that has direct application. Relevant policies and guidance includes;

- Section 1.1 Building Strong Healthy Communities
 - Promote development that avoids environmental or public health and safety concerns
 - Improving access for persons with disabilities or the elderly
 - Making available sufficient land to meet the needs of land uses that exist within the community
 - Making lands available initially via intensification and redevelopment
- Section 1.1.3 making settlement areas the focus of growth and development and ensuring their long term viability.
- Section 1.2.6 speaks to compatibility of land uses, particularly where major facilities are involved.
- Section 3 Employment
 - Providing for an appropriate range of employment and institutional uses to meet long term needs of the community
 - Providing and maintaining a range of suitable employment sites

- Section 1.3.2 directs that employment lands may be converted to non-employment uses through a comprehensive review where it has been demonstrated that such lands no longer are required for employment purposes and there is a need for the conversion.

Municipal Official Plan

The Municipal Official Plan delivers guidance and direction to Council and administration in the making of land use decisions.

- Section 4 - Land Use Designations
 - Introduces the concept and designations of living areas and employment areas
 - 4.1 Living Areas – focus on residential activity and related local commercial, institutional and recreational uses associated with everyday residential activity.
 - Small scale institutional uses to include places of worship, elementary schools, medical clinics and offices, typically within walking distances. Will require amendment to the zoning by-law.
- Section 4.2 Employment Areas
 - Provide opportunities to develop a broad range of employment opportunity
 - To ensure that there is sufficient flexibility to adapt to change and opportunities quickly
 - To encourage development
 - The Town will protect its employment areas and will require extensive justification for any proposed conversion to non-employment uses
- Section 4.2.2 Permitted Uses in Employment Areas
 - Will include industrial, commercial and business uses
 - The zoning by-law will further divide these areas into different Industrial, Commercial and Institutional Zones.
- Section 5.10 Support Studies may be required including storm water management, geotechnical studies, parking and a planning justification (shall be required and shall show how policies of the official plan are being met).

PLANNING CONSIDERATIONS

The existing building has a distinct assembly hall building form. In addition, the existing property is not located on a main thoroughfare or highway that would typically be sought out by commercial endeavours for access and visibility.

These features most likely have contributed to the building being available for sale for an approximate period of ten years.

Some of the permitted uses in the Enterprise Zone are not well suited to the assembly building hall form. Examples include a car wash, convenience store, greenhouse, or personal service establishment. Others are sensitive to location (most often near other commercial activities, and/or to major traffic route exposure). Examples are a retail store, gas bar, or convenience store. Other permitted uses are additionally sensitive to the aesthetic of the neighbourhood around them. Examples are a hotel or motel, or a restaurant. It should be noted that the permitted use of a tavern in the Enterprise Zone could be problematic for the schools located nearby.

Some of the permitted uses in the Institutional zone appear more suited to the assembly hall use and less sensitive to location, including a community centre, community health and resource centre, day nursery, municipal government uses, place of worship, or school (i.e. a private school).

The Official Plan states that the municipality will protect its Employment lands and will, where conversion is being proposed, require extensive justification for such a requested change. In this policy statement (Section 4.2) the Official Plan does introduce the concept that conversion is a possibility. Section 4.2 also contains a statement that the municipality should apply sufficient flexibility to adapt to change.

The Bingo Hall building has been for sale for an estimated ten years, and attracted little interest. Its value as measured by a declining asking price is further evidence that the building form and location are of interest only to a minority of economic activities.

Section 4.2.2 of the Official Plan indicates that the zoning by-law will divide employment areas into different Industrial, Commercial, and Institutional Zones -- the key point being that institutional uses are seen as employment generating and zoning for institutional uses is enabled by this section. Clearly uses such as hospitals, medical clinics, municipal and government uses, nursing homes are viewed as macro employment sources, while arenas, ambulance stations, community centres, fire stations, and libraries contribute lesser employment but may well be at a level similar to that of the former Bingo Hall. A place of worship contributes employment at a very marginal level, but does indeed support positions such as Pastor, Custodian and Church Clerk or Administrator.

The commitment to protecting employment has a distinct focus on avoiding conversion, but also should involve the flexibility that is referred to in section 4.2 and also encompass other municipal actions such as capital budget spending, program and theme identification (i.e. gateway concept) and from time to time acting to ensure that chronic vacancies are addressed.

In this instance the Bingo Hall has sat empty for most of ten years, contributing nothing to the economic growth or the financial well being of the municipality.

In the general vicinity, a few commercial restaurants along the Highway are closed and vacant. Economic planning should have regard to such trends in an area and explore measures to ensure that such vacancies do not become widespread or dominate an area. The flexibility referred to in the Official Plan is well suited to be used as a tool to achieve broader land use activities where this is occurring.

Lands across the street are zoned Institutional and reflect both a macro scale economic level of activity in the high school and college and living area scale activity at the elementary school level. The Institutional Zone exists now in this immediate area and there would not be an element of intrusion should these lands be added to that zone. Land uses in the Institutional Zone would also be compatible with the nearby existing institutional zoned uses.

At the same time, most of the uses in the Institutional Zone continue to offer employment opportunities at some level, and thus the overall intent and integrity of the Employment Area Official Plan designation is maintained.

Surrounding land uses include industrial activity: such lands owned by Loblaws as a possible food store, small vacant lands and a Union Gas vehicle storage shop; Peterbilt truck repairs and a new vet clinic, and the schools and activity area. The intended church would be entirely compatible with the schools and activity area and the vet clinic, and would, due to its off-hour activity focus, not encounter adverse affects from the truck repair, food store or gas company vehicle storage operations. The former Bingo Hall property is laid out so that an area of landscaping exists along the lot line abutting the Peterbilt property and an additional separation area appears to exist separating the two uses. The Church could further landscape their lands to if they wished to do so.

From a practical perspective as well, the current church location is problematic to its surrounding area and perhaps even to the Highway (parking and the possibility of children straying onto the highway). Resolution of such areas where off site impacts denigrate surrounding neighbourhoods and where safety and well being may be at risk is an objective of the Official Plan and municipal planning program. In this case, the desired relocation rectifies existing problems and does not create similar issues at the chosen new location.

Traffic generated by the Church would be expected to be much less than that involved in a maximum capacity of 300 persons attending the former Bingo Hall, perhaps

involving more than one sitting. In addition, church activities focus on Sundays and a few evening study classes (typically at a much less than full congregation level of attendance). Total traffic volume can be expected to be reduced where compared to the Bingo Hall. Ample parking is provided, and the property has well laid out aiseways and driveways to meet the needs of a congregation that has typically involved 50 to 60 adults and their dozen or so children.

The Congregation has obtained a traffic opinion from a professional firm indicating that traffic generation from the Church would be less than that generated from the prior Bingo Hall, and that such traffic would occur in off hours to normal business traffic with the possible exception of a wedding or a funeral. The traffic opinion concludes that a full traffic transportation impact and pedestrian study is not needed for the church relocation to this property.

In other related planning considerations, the location is within the generally built up area of the municipality and is serviced by a full array of urban services. There are no outstanding wetlands, archaeological or agricultural resource issues or concerns or matters of drainage that would arise from use of the building for institutional uses as opposed to Enterprise Zone uses.

CONCLUSION

The Official Plan in section 4.2 indicates that Institutional Zoning is a part of the zoning package that should be applied to the Employment Area land use designation, and the request being made in this instance is to rezone to the Institutional Zone.

The Institutional Zone already exists in the immediate area.

The Institutional Zone appears to contain a list of permitted uses that are more suited to the current building form and location.

The expected church relocation and immediate use of this property is not incompatible with the surrounding character of the area. At the same time the Institutional Zone contains alternative uses of land that continue to implement the employment objective of the official plan.

A ten year vacancy and underutilization of the property is a clear and definitive demonstration of the lack of ability of the current asset (the building hall form) and the location of the property to participate in a meaningful way in the real estate marketplace.

Given the unique building form and location, and the history of underutilization of these lands, along with the Official Plan support to using the Institutional Zone as well as more direct Enterprise zoning to achieve employment objectives, a rezoning to the

Institutional Zone would be consistent with the Official Plan. The inherent and in Section 4.2 specifically stated need for flexibility allow such broader application in local problematic situations such as where a viable property has remained vacant for an extended time period.

Should the municipality be reluctant to support an Official Plan conformity, applications to site-specifically amend the Official Plan and at the same time amend the zoning by-law would also be consistent with good planning principles and objectives.

RECOMMENDATION

That the property at 605 McIrvine Road be removed from the Enterprise Zone and be rezoned to the Institutional Zone.

An accompanying Official Plan site specific amendment could be added to clarify and confirm the intent to terminate a lengthy vacancy situation and to establish a long term continuation of opportunity for employment related use that is consistent with the assembly hall building form on the property.

Attached : traffic opinion

897515 ONTARIO LIMITED - MANAHAN CONSULTING

897515 Ontario Limited is a legal corporation owned and operated by Don Manahan. Don is a member of the Ontario Professional Planning Institute and has been involved in the field of land use planning for approximately 35 years, focussing upon Northwestern Ontario.

Don has been employed in various Ontario government land use planning regional offices; was City Planner and Deputy Director of Planning in the City of Thunder Bay; and has been in private consulting for in excess of 15 years.

897515 Ontario Limited delivers planning consulting services to a number of municipalities in the Thunder Bay area, and has been involved in planning activities as far west as Ignace, Red Lake, and Kenora. Typically services relate to specific problem resolution, or to the processing of planning documents (including official plan updates, zoning amendments). The company also works with local development companies, private citizens, and participates in various projects and studies (i.e. providing land use advice to land appraisers; participating in detailed studies, or providing Ontario Municipal Board planning representation).

A second area of involvement has been the Ontario Municipal Board and Don has given planning evidence at an estimated 40 Board hearings, and been qualified, without being contested, as an expert in the field of land use planning at each of these.

Don is also a member of Thunder Bay Ventures and Chairman of the Investment Committee for that organization (a Fednor supported organization providing loans to qualifying economic development initiatives that generated or that maintain employment opportunities, where traditional financial institutions are not prepared to fund or to fund in total).



May 16, 2017

17M-01100-00-101

Cheryl Rogoza, Treasurer
Evangelical Fellowship Church
560 Webster Avenue
Fort Frances, Ontario P9A 3H8

RE: Letter of Opinion Regarding Traffic Transportation Impact and Pedestrian Study

Dear Cheryl:

INTRODUCTION

WSP Canada Group Limited (WSP) was retained by the Evangelical Fellowship Church (Church) to provide an opinion of the need to prepare a Traffic Transportation Impact and Pedestrian Study for the conversion of a former bingo hall to a church facility. The Church is proposing to purchase and convert the former bingo hall building located at 605 McIrvine Road.

BACKGROUND

The Town of Fort Frances identifies McIrvine Road is a Class 4 Collector roadway; this reflects the road geometry, posted speed, maintenance standards, expected traffic volumes, etc. McIrvine Road is a two lane undivided paved roadway with rural drainage and no sidewalks.

According to information provided by the Town's Operations & Facilities Division, in the area in question (north of Kings Highway) McIrvine Road has a posted speed of 50 km/hr, reducing to 30 km/hr in the school zone. The Town expects that traffic levels for a Class 4 Collector would be between 2,000 to 3,000 vehicles per day (vpd). The intersection at Kings Highway and McIrvine Road is controlled by traffic signals. Staff at the Operations & Facilities Division noted that traffic volumes can be high at start/end of school day to/from the Fort Frances High School and Confederation College across the street, with southbound queues at the traffic signals at Kings Highway. Traffic is considered light at other times of the day, with no traffic issues, and minimal on a Sunday.

The former bingo hall is on a 3.78 acre (1.53 hectare) parcel on the west side of McIrvine Road. The building is located in the southeast corner, with one private approach onto McIrvine Road near the midpoint of the property frontage, immediately north of the building. The building size is around 10,190 sq. ft. and was originally designed to accommodate up to 300 people. There is a paved parking lot with around 120 spaces, including six barrier-free spaces – the spaces are located to the north and west of the existing building.

TRAFFIC GENERATION

WSP has been asked to comment on the difference in traffic generation between a bingo hall and the proposed church use. WSP reviewed the Institute of Transportation Engineers' (ITE) *Trip Generation Manual – 9th Edition* to compare estimated trip generation.

111-93 Lombard Avenue
Winnipeg, MB, Canada R3B 3B1

Tel.: +1 204 943-3178

Tel.: +1 204 943-4948
Fax: Winnipeg, MB, Canada R3B 3B1
wsp.com

Land Use 473 addresses Casino/Video Lottery Establishment – there are no bingo hall-specific trip rates. The only available rate is for the afternoon (pm) adjacent street peak hour, with a trip rate of 13.43 vehicles per hour (vph) per 1,000 sq. ft. of building area, with 56 percent inbound, and 44 percent outbound. Forecast trips would therefore be 13.43×10.19 for around 135 trips, with 75 vph inbound and 60 vph outbound.

Land Use 560 addresses Church facilities. Trip rates are provided on a per 1,000 sq. ft. basis and a per seat basis. Forecast trip generation for a weekday, based on the ITE rates, are:

- 9.11 vpd/1,000 sq. ft. – 9.11×10.19 for around 95 vpd
- 0.56 vph/1,000 sq. ft. in the am street peak hour – 0.56×10.19 for around 5 vph
- 0.55 vph/1,000 sq. ft. in the pm street peak hour – 0.55×10.19 for around 5 vph
- 0.61 vpd/seats – 0.61×300 for around 185 vpd

Forecast trip generation for a Sunday, based on the ITE rates, are:

- 36.63 vpd/1,000 sq. ft. – 36.63×10.19 for around 375 vpd
- 12.04 vph/1,000 sq. ft. in the peak hour – 12.04×10.19 for around 125 vph
- 1.85 vpd/seats – 1.85×300 for around 555 vpd
- 0.61 vph/seats in the peak hour – 0.61×300 for around 185 vph

As can be seen, there are different results for trip generation per building size vs. seats, but in all cases, the forecast trips are significantly less for the weekday peak hour since the highest activity period for this church is on a Sunday.

The above analysis assumed full capacity of the building. However, the Church has indicated that there will be minimal activity on weekdays, with the pastor at the site at times, along with possible visitors. A Tuesday Bible study/prayer service typically attracts less than 10 vehicles, including the pastor. It is assumed that this would result in up to 10 entry trips and 10 exit trips in less than one hour at either end of the service. Assuming this is during the evening, this should have a minimal traffic impact, and is likely less than the bingo hall may have generated during the same time period.

The primary service for the Church is on Sunday morning, with up to 25 vehicles entering, including the pastor. It is assumed that this would result in up to 25 entry trips and 25 exit trips in less than one hour at either end of the service. Given that the Town staff indicated that there is light traffic on McIlrvine Road on a Sunday, the traffic related to the Church is not expected to be problematic.

TRAFFIC TRANSPORTATION IMPACT STUDY GUIDELINES

The Town of Fort Frances *Official Plan* (October 2011) discusses Traffic Transportation Impact Studies (TTIS) in Section 5.10.4. It does not identify specific trigger points which would result in the requirement to prepare a TTIS, but does note that a study may be required, based on terms of reference developed by the Town.

MTO has specific TTIS guidelines, but also do not specify a trigger point when a study is required. The City of Thunder Bay have guidelines for a Traffic Impact Study (TIS), which includes a trigger point for requiring a TIS to be prepared, specifically, "When a proposed development is expected to generate 100 or more vehicle trips in total (inbound and outbound) during the peak design hour".

WSP has prepared many TIS's in a variety of road jurisdictions, and have found that the most significant traffic volumes occur in the weekday morning or afternoon peak hour, or in an area of intensive retail development, possibly midday on a Saturday. Sundays are generally a lower traffic volume day on roadways.

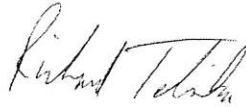
CONCLUSIONS

In conclusion, WSP does not believe that a Traffic Transportation Impact and Pedestrian Study is required for the Church for the following reasons:

- Traffic generation is expected to be less than the previously approved use, namely, a bingo hall.
- Typically, peak traffic times for churches are on Sunday morning; the exception may be for a funeral or wedding service, although these are not regular events.
- Roads are generally designed to accommodate peak traffic, which typically occurs during weekday morning or afternoon peak hour, or in the case of an area of intensive retail development, midday on a Saturday. This generally means that surplus capacity on the street is available on a Sunday.

We trust that this letter provides the needed information on the need for a Traffic Transportation Impact and Pedestrian Study. If there are questions concerning the contents of this letter, contact the undersigned at richard.tebinka@wsp.com or at 204-272-2003.

Yours sincerely,



Richard Tebinka, P.Eng.
Regional Manager

RST/kr

In Canada, **WSP** is one of the largest professional services firms with approximately 8,700 employees; mainly engineers, technicians, scientists, environmental experts and architects based in all Canadian provinces.

WSP is a home-grown Canadian multinational firm with a global market leadership that ranks them in the top 10 in the world. For more information visit: www.wsp-pb.com/en/WSP-Canada/Who-we-are/

Richard Tebinka, M.A.Sc., FITE, P.Eng.

Richard is an accomplished project manager with more than 35 years of experience providing transportation studies for many residential, commercial, industrial, and institutional developments in the western provinces, northwestern Ontario, Minnesota, and North Dakota.

Richard's multidisciplinary project experience includes policy planning and implementation such as transportation master plans and development plans, as well as project-specific development including commercial, residential and office construction.

In recognition of his extensive background and expertise in transportation planning, in 2013 Richard was appointed as a member of the Board of Directors of the Association of Consulting Companies, Manitoba. For more information visit: www.mmmgrouplimited.com/experts/richard-tebinka/



Evangelical Fellowship Church
560 Webster Ave.
Fort Frances, Ontario
P9A 3H8

May 28, 2017

Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Re: Applications for Re-zoning & Official Plan Amendment

To Whom It May Concern,

We have been saving and searching for a new church building since 2009. In all that time we've found nothing that suits our needs as well as the former Bingo Building located at 605 McIrvine Road. Our current building is very cramped, and young parents are always afraid that their young children will slip out of the building and run onto the highway. Some of us have mobility issues and going downstairs for potlucks is difficult. Parking on Webster Avenue is not ideal for us as well as the neighbors. The entrance onto Kings Highway can be risky due to the blind corner – especially in the winter. The Bingo Building will meet the most of our needs for the most affordable price. We would be so grateful if you would approve our applications for re-zoning and Official Plan amendment. Thank you for your time and consideration.

Sincerely,

The Congregation of the
Evangelical Fellowship Church

David & Melba Caravan
Anne McCarty

Mark & Margrit
Seiber

Catherine Albert
Margrit Gerber
Susanne Gerber
Trent & Val Evans

M. P.
Tina P.
Shelby Parker

Camelia J.
A. Fisher
Melissa Wilson
Kathleen

T. White
M. Whitfield

W. O.

X Bz
Jina Fresen
K. S. M.

John H.
A. Whitman

Harshad Chaudhary
N. I.

1921495 ONTARIO LIMITED
P.O. BOX 36
FORT ERIE, ONTARIO L2A 5M6
905-991-8324 905-991-8323(FAX)
Email karen.romanyk@gmail.com

May 30, 2017

Town of Fort Frances,
320 Portage Avenue,
Fort Frances, On P9A 3P9

RE: Property owners at 605 McIrvine Road roll # 010-006-08870-0000
(former Fort Frances Bingo Hall)

To Whom it May Concern:

We are writing this letter to support the Evangelical Fellowship Church's
Application for rezoning of the property our company owns at 605 McIrvine Road.

This property has basically been vacant since December 2006. It was a new building
that was constructed and finished in mid-2006 to relocate the Fort Frances Bingo Hall.

The business was relocated in July 2006 but due to numerous economic factors which
included non-smoking regulations and unfair competition with the Aboriginal Bingo Hall
the business never became viable. After months of large losses, a financial decision was
made to close the business.

We actively advertised the property for sale/and or lease. There was no interest or inquiries
basically until December 2013 when Seven Generations Education Institute inquired about
renting the property to use for a training school. We entered into a one year lease in Feb
2014 with them after they applied for a minor zoning variance to allow for the school
usage which was approved by the Town. There was never traffic studies requested for this.
Seven Generations vacated the property two months early as the funding ran out.

Since then, there were no other inquires for lease or purchase until the Evangelical
Fellowship Church called our Real Estate agent in September 2016 and subsequently an
Offer was presented and accepted.

Cont'd

605 McIrvine Road, Fort Frances, On

As you can appreciate we were very pleased that finally we would be able to sell this property which has been a financial hardship for the company for the last ten years.

It was a brand new 10,000 sq.ft. building back in 2006. We have maintained the building, paid taxes, utilities, insurance (at a premium because for the vacancy) and had it regularly inspected to keep it in good shape for the last 10 years.

We would hope that the Church's application for rezoning will be approved given the fact the Seven Generations school had been given approval for their minor variance and that there is a High school immediately across the road from the Bingo Hall Property.

The Church would be a low traffic generator for most of the week days, peaking mainly in the evenings and Sundays in comparison to other business that are located on McIrvine and surrounding streets.

We have been a good corporate owner within the Town of Fort Frances keeping our vacant building well maintained and strongly support the rezoning application of the Church so the Sale can be completed so this property does not continue to be a financial burden for us.

We hope that the Town can see its way clear to approve the rezoning application for the Evangelical Fellowship Church.

Yours truly,

Karen Romanyk
Administrator/Controller
(Former Fort Frances Bingo Hall)
1921495 Ontario Limited (formerly 1251597 Ontario Limited)
P.O. Box 36
Fort Erie, On L2A 5M6

1921495 Ontario Limited
1251597 ONTARIO LIMITED
P.O. BOX 36
FORT ERIE, ONTARIO
L2A 5M6
905-991-8324 (FAX) 905-991-8323
E-mail: karen.romanyk@gmail.com

May 31, 2017


To whom it may concern:

RE: Town of Fort Frances

605 McIrvine PTN PT Lot 41 River Range Part 2 48R-3747 PCL 26018

This letter authorizes, Cheryl Rogoza, Evangelical Fellowship Church, to act as our agent for the purpose of processing any and all Zoning By-Law amendments and any Official Plan amendments that may need to be made in regards to the above noted property. We give him our authorization to release any information collected under this process and consent to use this or disclose to any person or body of any information that is collected under the authority of the Planning Act for the purpose of processing these forms/applications.

DATED: *May 31, 2017*


1921495 Ontario Limited/1251597 Ontario Limited

Notice of Public Record:

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

Complete Application:

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 252 or by email at trob@fort-frances.com.

APPLICATION TYPE (check one)

- ☒ Zoning By-Law Amendment (section 34)
 ☐ Removal of Holding Provision (section 36)
☐ Removal of Interim Control By-Law (section 38)
 ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:

Cheryl Rogoza on behalf of the
Evangelical Fellowship Church
560 Webster Street
Fort Frances, Ontario

Under purchase and sales agreement with owner noted below

2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:

1921495 Ontario Limited (Formerly 1251597 Ontario Limited)
PO Box 36
Fort Erie, Ontario ; L7A 5M6

3. The current Official Plan designation of subject land:

Employment Lands

4. Describe how the application conforms to the official plan of the municipality?

- Site- specific Official Plan amendment is being processed along with this application.
- Section 4.2.2 allows Institutional Zone to be used
- Flexibility also indicated as needed in particular situations - i.e. where long term vacancy occurs

5. The current zoning of the subject land:

Enterprise Zone

6. The nature and extent of the rezoning requested:

Change zone from Enterprise to Institutional , suited to an assembly building form					
7. The reason why the rezoning is requested.					
- Immediate intent is to use the property as a church – a use permitted by the Institutional Zone. In the longer term, several Institutional Zone permitted uses are better suited to the assembly hall building form and facilitate employment.					
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:					
Part of Lot 41, River Range, being Part 2, 48 R 3747 605 McIrvine Road					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	76.2 metres	Depth:	200.86 metres	Area:	15,306 square metres
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.					
- Institutional Zone can be used to implement employment objectives (4.2.2) and is more suited to the assembly hall building form; flexibility to address the issue of a long standing vacant building					
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?	
Municipal road	
15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
n/a	
16. Existing uses of the subject land:	
Vacant/unoccupied building – for several years Former bingo hall	
17. Are there any buildings or structures on the subject land: Yes <input type="checkbox"/> X 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:	
<ul style="list-style-type: none"> - Assembly hall building form; one storey 929m2; height 5.8m - - See attached drawing -- bingo hall and related parking and landscaping 	
19. The proposed uses of the subject land:	
<ul style="list-style-type: none"> - Church 	
20. Are any buildings or structures proposed for the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X	
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:	
22. If known,	
a. the date the subject land was acquired by the current owner:	2001
b. the date existing buildings or structures on the subject land were constructed:	
2005 – 6	

c. the length of time that the existing uses of the subject land have continued:	
- Used as a bingo hall for only a short period of time and has remained unoccupied since expect only for a short period of use for teaching related to the Emo Newgold mine project	
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:	
- Municipal water	
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:	
- Municipal sewer	
25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?	
a. a servicing options report, n/a	Yes <input type="checkbox"/> No <input type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
Ditches	
27. If known,	
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide Ontario Regulation number of the Order:	

28. A sketch showing, in metric units, the following:

- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

- In settlement area and fully serviced
- Continues to implement employment opportunity in the long term and, although minimal, there is employment with the intended church use
- Does not conflict with resources of interest to Ontario
- Compatible with surrounding land uses and does not impart adverse effects to such nearby activities
- Redevelopment/reuse of longstanding vacant property

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, CHERYL ROGOZA 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 6th

day of June 2017

)
)
)
)
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)
)



Signature of Applicant or
Authorized Agent



Signature of Commissioner etc.

Kathryn Mae Lawson, 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, _____, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Date

Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, Herbert Romanyk FOR 1921495 Ontario Limited
a 1251597 Ontario Limited
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 Evangelical Fellowship Church - Cheryl Roboza 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

May 31, 2017
Date

Herbert Romanyk
Signature of Owner

PART 1,

PLAN 48R-3747

Property Area: 154,715 sq. ft. (3.53 acres)
Building Footprint: 10,500 sq. ft. (241 sq. m.)
Building Area: 10,500 sq. ft. (241 sq. m.)
Occupancy: 100 persons
Zoning: R22 (Residential)
1. 25' front setback
2. 10' side setbacks
3. 10' rear setback
4. Maximum lot coverage: 6.25%
5. Maximum lot area: 154,715 sq. ft. (3.53 acres)
6. Maximum lot width: 117' 6" (33.9 m.)
7. Maximum lot depth: 1,304' 11" (398.1 m.)

PART 2,

PLAN 48R-3747

PART 3,

PLAN 48R-3747

SITE PLAN

[SEE ALSO THE PLAN FOR PARTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000]

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