

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - March 5, 2018 at 8:00 AM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u> Session #40	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of February 20th, 2018 meeting minutes.	2 - 3
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
6. <u>Items Referred from Council</u>	
6.1 Town of Essex Request for Support (ie: Offering School Properties to Municipalities).	4 - 5
6.2 Request Letter from Mr. G. Durbin - Use of an Existing Road Allowance for a Driveway. (This Item is Referred to the next Meeting to allow Administration to gather the necessary information).	6 - 7
7. <u>New Business</u>	
7.1 Northwest Catholic School Board Site Plan Control Agreement.	8
7.2 Zoning By-Law Amendment for 560 Webster Avenue.	9 - 16
7.3 Zoning By-Law Amendment for 201 Minnie Avenue.	17 - 24
8. <u>Outstanding Items</u>	
9. <u>Information</u>	
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Monday March 19th, 2018.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #39

February 20, 2018

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on February 20, 2018 from 8:00 a.m. to 9:10 a.m.

PRESENT: J. Caul, Chair, J. Albanese, Councillor.

ALSO PRESENT: D. Brown, CAO, T. Dennis, CBO/Planner, T. Rob, O&F Manager, P. Briere, Secretary, J. Cumming, Guest.

1. Call to Order

Session #39

2. Disclosure of pecuniary interest and the general nature thereof

None.

3. Approval of Previous Committee Minutes

3.1 Approval of February 5th, 2018 meeting minutes.

- Approved as presented.

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

None.

5. In-Camera

None.

6. Items Referred from Council

6.1 Request Letter from Boundary Waters Dragon Boat Club.

- There is nothing in this request letter for consideration by the Planning & Development Executive Committee.

7. New Business

7.1 Referral from Economic Development Advisory Committee - Urban Trees Deputation. (Please refer to attached information, as provided from EDAC).- The Planning & Development Executive Committee received a deputation from Mr. J. Cumming on Urban Trees and proper planning to sustain an urban forest within our community. A discussion was had on this item and the Planning & Development Executive Committee is recommending to the Operations & Facilities Executive Committee to follow the direction from the Province and the Municipal Act Amendments in regards to the development of a policy for the manner in which the municipality will protect and enhance the tree canopy and natural vegetation in the municipality.

8. Outstanding Items

None.

9. Information

None.

10. Non-agenda Items

None.

- 11. Adjourn / Next Meeting Date - 0910AM**
Monday March 5th, 2018.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee



February 1, 2018

Association of Municipalities of Ontario (AMO)
200 University Avenue, Suite 801
Toronto, Ontario M5H 3C6
Email: amo@amo.on.ca

Rural Ontario Municipal Association
200 University Avenue, Suite 800
Toronto, Ontario M5H 3C6
Email: roma@roma.on.ca

Ontario Municipalities

Re: Offering School Property to Municipalities

Dear Sir/Madam,

At its regular council meeting of January 15, 2018, Essex Town Council discussed the ongoing issue of school closures throughout Ontario. These school closures in many cases result in properties that are left as vacant and unused for substantial periods of time and this often results in properties that not only become eyesores for the affected communities but as well often have further negative impacts on the social and economic development of that community and its municipality.

Many municipalities might be interested in purchasing these properties for development and sustainment as a hub in their community. However the feasibility of this certainly becomes more daunting and for some municipalities even impossible when municipalities that are interested in purchasing must first (pursuant to current regulations) purchase these properties at fair market value with taxpayer dollars and then may need to spend further taxpayer monies in order to retrofit and/or remediate the building (s) on these properties.

Given the fact that these properties were already originally purchased and developed into schools using taxpayer dollars we ask that consideration be given to the fact that the taxpayers should not again have to purchase these properties at fair market value if the intent



is for the particular Municipality to develop and/or sustain these properties for the betterment of its community.

As a result of the discussion the following resolution was passed by Essex Town Council at its January 15, 2018 regular meeting:

Moved by Councillor Bondy

Seconded by Councillor Voakes

(R18-01-013) That the Town of Essex send a request to the Association of Municipalities of Ontario (AMO), ROMA and all other municipalities in Ontario requesting that when schools boards make decisions to close schools, that they have to offer the building to the local municipality for a dollar.

Carried

Council believes that providing the opportunity to purchase the buildings for a dollar would give municipalities a meaningful opportunity to ensure that these properties remain a key hub for social and economic development in their respective communities.

Should you have any questions or comments regarding this matter, please feel free to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Robert Auger".

Robert Auger, L.L.B.

Clerk, Legal and Legislative Services

Town of Essex

Email: rauger@essex.ca

RA/Im

To Whom it may concern:

Property at: RP 48R1346 PART 1 PCL 21949 (McIrvine Road)

We are requesting permission to put a driveway in about 200-300 feet down the existing road allowance beside the above property. The road allowance appears to be built up already to the gates. We would like to go past the gates to the 200-300 ft range.

Please consider.

Gary and Lori Durbin
RR1 Site 105-73
Fort Frances, Ontario
P9A 3M2
807-274-7486
807-275-9414





Date: February 23, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: The Northwest Catholic District School Board Site Plan Control Agreement

The Planning and Development Executive Committee will recall the announcement of The Northwest Catholic District School Board building a new school. Site preloading has been started and is estimated to be complete by April 2018.

The NCDSB and the Planning and Development Department have been working towards a Site Plan Control Agreement since late 2017. The site plan was complete until the announcement of funding being granted by the Provincial Government for an attached daycare facility to the new school.

Upon the new addition of the daycare, the site plan had to be restructured to accommodate more playground, hard surfaces, parking and changes to storm water management. The NCDSB sent final draft site plans to the Town on February 20, 2018. The plans were reviewed and changes to exterior lighting, storm water ponding and catch basin size needed to be updated on the plans.

The construction cost of the project has been estimated and submitted to the Town which a letter of credit will be held by the Town until the Planning and Development department is satisfied with the work completed. This is completed by all Site Plan Control Agreements executed by the Town and a developer.

By accepting this report, the Planning and Development Executive Committee agrees to enter into a Site Plan Control Agreement with the Northwest Catholic District School Board as final plans and site plan control agreement is drafted by administration and brought forward to Council for final approval.

Originally Signed

Tyson Dennis
Chief Building Official and Municipal Planner



Date: February 23, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner/Secretary, Treasurer of The Committee of Adjustment

Re Zoning Amendment of 560 Webster Avenue Fort Frances ON.

An application was received by the Planning and Development Division for an application of rezoning 560 Webster Avenue. The current zoning designation is I (Institutional). The application requests to change the zoning to R2 (Residential Type Two).

The application was on the Committee of Adjustments agenda at the February 21, 2018 meeting. The Committee of Adjustment had the opportunity to hear the applicant's reasoning for changing the zoning from I to R2. The applicant explained the building was recently purchased. The applicant is pursuing an opportunity of additional residential rental units in Fort Frances. The applicant is hoping to have the zoning changed to allow for three units to be built on the main level and eventually a fourth rental unit in the basement. The site map attached to the report shows options of parking if all four units are constructed. The other Town divisions were consulted, and no issues were brought forward for the changes.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Institutional to Residential Type 2. There were no public objections at the meeting, nor written objections submitted to the Planning and Development Department for the public meeting.

Attached to the report is the application for Zoning Amendment. Please review the application. The Planning and Development Department supports the zoning change as being a positive addition to residential development and recommends moving forward the zoning changes.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal

Notice of Public Record:

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

Complete Application:

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at tdennis@fortfrances.ca.

APPLICATION TYPE (check one)

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

1. The name, address, telephone number and email address (if any) of the Applicant:	
Dave Petsnick 1345 Emo Rd, Fort Frances, On P9A 2V6 Ph - 807-275-5090 Email - revco@bellnet.ca	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
RBC, 343 Scott Street, Fort Frances, On P9A 1H1	
3. The current Official Plan designation of subject land:	Living Area
4. Describe how the application conforms to the official plan of the municipality?	
The proposal is to convert an existing vacant and underutilized institutional building to accommodate residential use, specifically an apartment dwelling. All forms of residential uses are permitted in the Living Area. The conversion qualifies as residential intensification and is on lands located within serviced area, which is encouraged (section 4.1.1.(d)) and will provide a variety of housing to meet demands (section 4.1.1.(c)).	
5. The current zoning of the subject land:	Institutional
6. The nature and extent of the rezoning requested:	
To change the zoning from Institutional (Place of Worship) to Residential Type Two (R2) and to recognize the location of the existing building as legal with applicable regulations for the intended use.	

7. The reason why the rezoning is requested.					
The property, zoned and previously used as a Place of Worship, is current vacant and unoccupied. The rezoning is requested to permit the conversion of the existing building to accommodate an apartment dwelling, a use that is not permitted by current zoning.					
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:					
560 Webster Avenue, Fort Frances, PIN 56019-0380, Parcel 1-1, Section SM127, McIrvine Township, Town of Fort Frances					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	7.62 m	Depth:	irreg	Area:	367.11 sq m +/-
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?					
municipal road that is maintained all year					

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:	
Not Applicable	
16. Existing uses of the subject land:	
Vacant Institutional (Place of Worship)	
17. Are there any buildings or structures on the subject land: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
Single storey wood frame structure approx. 1456 sq. ft. and 20.42 feet in height and setback 33 ft from front lot line, 14.5 ft from rear lot line, 5.25 ft from east lot line and ft from west lot line.	
19. The proposed uses of the subject land:	
Multi-Residential	
20. Are any buildings or structures proposed for the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
22. If known,	
a. the date the subject land was acquired by the current owner:	October 31, 2017
b. the date existing buildings or structures on the subject land were constructed: 1974	
c. the length of time that the existing uses of the subject land have continued:	
Since construction of building	
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:	
publicly owned and operated piped water system	
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:	
publicly owned and operated piped sewage system	

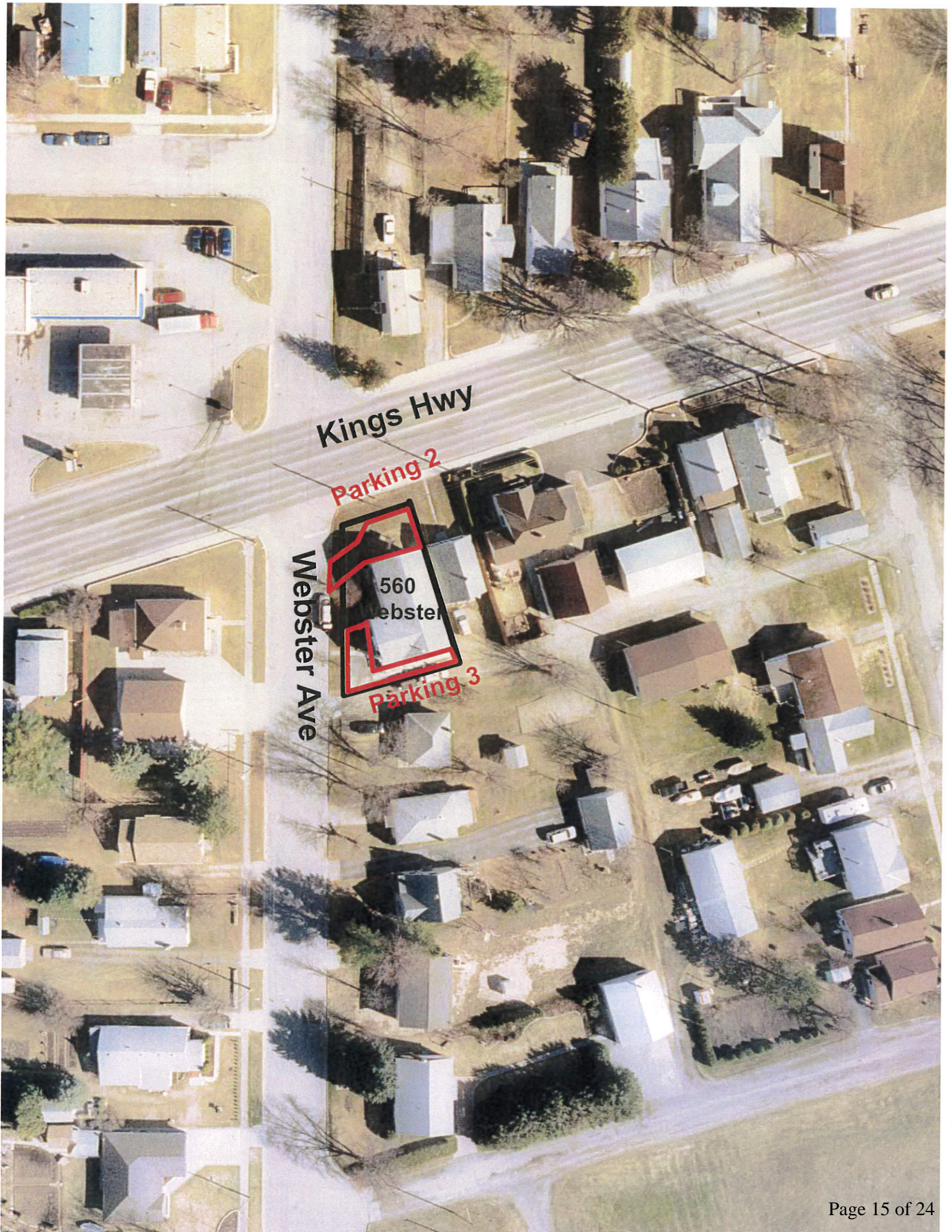
<p>25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?</p>		
<p>a. a servicing options report,</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>b. a hydrogeological report</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p>26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:</p>		
<p>Ditch</p>		
<p>27. If known,</p>		
<p>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"/></p>		
<p>If yes, provide file number and status of the application:</p>		
<p>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"/></p>		
<p>If yes, provide file number and status of the application:</p>		
<p>c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		
<p>If yes, provide Ontario Regulation number of the Order:</p>		
<p>28. A sketch showing, in metric units, the following:</p> <ul style="list-style-type: none"> 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 (<i>for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks</i>). 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. 		
<p>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 <input checked="" type="checkbox"/> No <input type="checkbox"/></p>		

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 ☐



DAVID PETSNIK

Receipt Number: 20409

Tax Number: HST #106984586 RT0001

Date: February 1, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	1	\$0.00	\$309.10	N/A
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$2,109.10	
Taxes:					\$0.00	
Total Receipt:					\$2,109.10	
Cheque:					\$309.10	
Cheque:					\$1,800.00	
Total Amount Received:					\$2,109.10	
Rounding:					\$0.00	
Amount Returned:					\$0.00	



Date: February 23, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner/Secretary, Treasurer of The Committee of Adjustment

Re Zoning Amendment of 201 Minnie Avenue Fort Frances ON.

An application was received by the Planning and Development Division for an application of rezoning 201 Minnie Avenue. The current zoning designation is TC (Tourist Commercial). The application requests to change the zoning to R2 (Residential Type Two).

The application was on the Committee of Adjustments agenda at the February 21, 2018 meeting. The Committee of Adjustment had the opportunity to hear the applicant's reasoning for changing the zoning from TC to R2. The applicant explained the property was owned by the Town of Fort Frances and was surplus land for sale. The applicant is pursuing an opportunity of additional residential condo units in Fort Frances. The site plan attached to the application shows two buildings as a four-unit and a three-unit complex. The other Town divisions were consulted, and no immediate concerns were brought forward. There are sewer lines in the area being upgraded with check valves and a larger manhole being installed on Scott Street in 2018 which will allow sufficient upgrades to the local infrastructure for this development.

The Committee of Adjustment has made the recommendation of allowing a zoning designation change from Tourist Commercial to Residential Type 2. There were no public objections at the meeting, nor written objections submitted to the Planning and Development Department for the public meeting.

Attached to the report is the application for Zoning Amendment. Please review the application. The Planning and Development Department supports the zoning change as being a positive addition to residential development and recommends moving forward the zoning changes.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal

Notice of Public Record:

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

Complete Application:

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at tdennis@fortfrances.ca

APPLICATION TYPE (check one)

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

1. The name, address, telephone number and email address (if any) of the Applicant:	
David Beazley Site 218-98, RR2 Fort Frances, ON P9A 3M3 <u>Davidebeazley@gmail.com</u> 807 274 9681 807 275 7076	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Fort Frances Surplus Property	
3. The current Official Plan designation of subject land:	Tourism/Commercial
4. Describe how the application conforms to the official plan of the municipality?	
Sections 2.3 and 2.4 of the Official Plan describe maintaining a sustainable Town, accessible community, and safe community. The addition of independent retirement housing is a positive step for the Town increasing the demands for the community by maintaining proper infrastructure upgrades and population density.	
5. The current zoning of the subject land:	Tourism/Commercial
6. The nature and extent of the rezoning requested: Tourism/Commercial to R2	

7. The reason why the rezoning is requested. To enable construction of 6-8 condo units					
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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, provide information relative to these requirements.					
No minimum or maximum density requirements but maximum principal building may be 12 m and accessory building may be 5 m.					
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:					
Lots 12,13 & 14 Part of Lot 11, Par of Lane (closed by by law 1492) Registered Plan SM-129, Town of Fort Frances, Rainy River					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	53.42m	Depth:	East 65.64m West 71.49m	Area:	3662 sq/m
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					

14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?	
Yes, North Laneway	
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:	
16. Existing uses of the subject land:	
Vacant Tourism/Commercial space	
17. Are there any buildings or structures on the subject land: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
19. The proposed uses of the subject land:	
R2 Development	
20. Are any buildings or structures proposed for the subject land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
Please see draft site plan attached to this application.	
22. If known, The design will be consistent with the current: R2 Zoning requirements	
a. the date the subject land was acquired by the current owner:	In process
b. the date existing buildings or structures on the subject land were constructed:	
n/a	

c. the length of time that the existing uses of the subject land have continued:

75+ YEARS

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:

Publicly owned and operated piped water system

24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:

Public owned and operated piped sewage disposal system

25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?

A) a servicing options report, Yes ☐ No ☒

B) a hydrogeological report Yes ☐ No ☒

26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:

West side swale, North, East and south serviced by storm drainage system

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 ☐ No ☒

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 ☐ No ☒

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 ☐ No ☒

If yes, provide Ontario Regulation number of the Order:

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

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

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

30. Is the subject land within an area of land designated under any provincial plan or plans? Yes ☒ No ☐

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes ☒ No ☐

CONDO CORPORATION

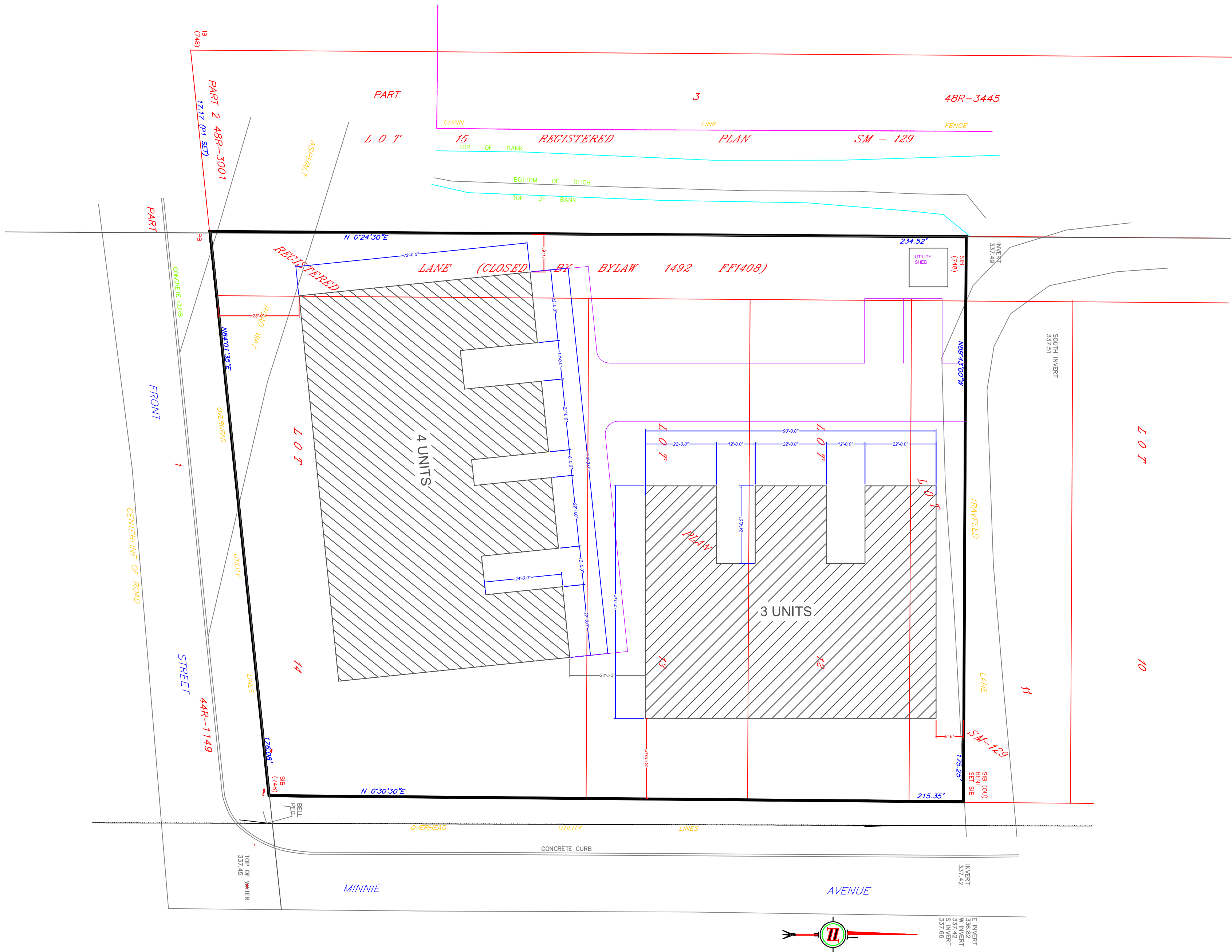
Receipt Number: 20319

Tax Number: HST #106984586 RT0001

Date: January 31, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$1,800.00	
Taxes:					\$0.00	
Total Receipt:					\$1,800.00	
Cheque:					\$1,800.00	
Total Amount Received:					\$1,800.00	
Rounding:					\$0.00	
Amount Returned:					\$0.00	



General Notes

This plan is copyrighted and all rights are reserved including the right of reproduction in whole or in part except by Country Classic Home Designs written consent. This plan is not to be reproduced by anyone, any method, including blueprinting, photocopying, tracing, photography, redrawing or by any other means.

This plan may not be used by anyone for repeat construction, on sale brochures, advertising, or any other purpose without the written consent of Country Classic Home Designs. This plan may not be knowingly furnished to others for such purposes and in particular

a. The right to building only one structure from the plan you have purchased is granted exclusively to the owner/ building contractor. Unlawful reproduction of this plan absolves Country Classic Home Designs from all responsibility as to the accuracy of the drawings, and we may take suitable legal action against the copier under copyright laws.

b. If any building is constructed from this plan other than the one for which the plan was purchased, we have the right according to copyright laws to recover the value of the building, less the cost of construction.

Deviation from the plan without written consent by Country Classic Home Designs absolves Country Classic Home Designs of all legal responsibility as prescribed by law, including errors and omissions.

COUNTRY CLASSIC HOME DESIGNS
Illegal copy if not in red
BCIN.30584

No.	Revision/Issue	Date



Project Name and Address

Scale

As Noted

Sheet