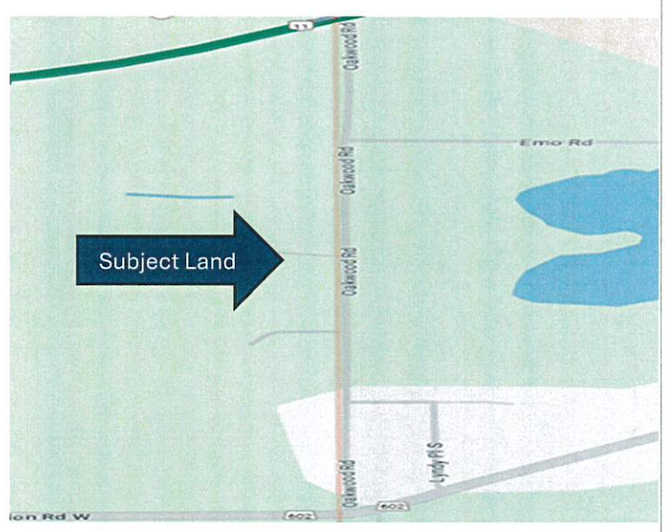
# PUBLIC NOTICE

## NOTICE OF COMPLETE APPLICATION, PUBLIC MEETING and OPEN HOUSE

| | |
|---|---|
| **What:** | Notice of Complete Application, Open House and Public Meeting, for an Official Plan Amendment (under Section 17 and Section 21 of the *Planning Act, R.S.O. 1990, c.P13, as amended*) |
| **When:** | Open House and Public Meeting: Thursday, June 19, 2025, commencing at 6:00 p.m. (CST)<br><br>Regular Meeting of Council: Thursday, June 19, 2025, will immediately follow the Public Meeting and Open House commencing at 7:00 pm or as soon thereafter |
| **Where:** | Alberton Municipal Office, 3 Highway 611 South, RR#1-B2, Fort Frances, Ontario, P9A 3M2 |
| **Regarding:** | File OPA-2025-01 |

### What is this?

Application has been received for an Official Plan Amendment to add a site-specific policy to the Official Plan Policy 2.2 of Section 2 for the Township of Alberton, that would give an exemption for the subject land to enable the property to be serviced with municipally piped water, and sanitary sewer services should same become available, by way of an extension from the Town of Fort Frances, to Fire# 147 Oakwood Road, Alberton – PIN 56021-0769, Part Lot 1 River Range, Crozier, PT 1, 48R4621, Township of Alberton




### Dialogue is encouraged:

You are invited to attend the Public Meeting and Open House to gather information and provide input regarding this matter.

Written comments on the application are encouraged and must be submitted on or before Thursday, June 19th at 2:00 p.m. (CST), to the CAO/ Clerk-Treasurer at RR#1-B2, Fort Frances, Ontario P9A 3M2 or via email at: albertonadmin@alberton.ca referencing the above file number. *Unless indicated otherwise, all submissions, including personal information, will become part of the public record.*

### For more information:

A copy of the application and supporting documents for the proposal may be obtained on the Township's website at www.alberton.ca under Public Notices, or in-person at the Township Office.

Please contact Lisa Sheppard, CAO/Clerk-Treasurer at 807-274-6053 if additional information is required.

If you wish to be notified of the future decision with respect to the application, you must submit a written request to the CAO/Clerk-Treasurer including your name and the address to which such notice should be sent.
If a person or public body does not share their views in writing to the CAO/Clerk-Treasurer or orally at the Public Meeting and Open House of June 19th, 2025, before a decision is made on June 19th, the person/public body:

(a) Is not entitled to appeal the decision of the Township of Alberton to the Ontario Land Tribunal; and
(b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Township of Alberton, May 22nd, 2025
Lisa Sheppard, CAO/Clerk-Treasurer

# The Corporation of the Township of Alberton

## OFFICIAL PLAN AMENDMENT APPLICATION FORM

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

Office Use Only

File Number: Property PIN Number:
Date Submitted: Date Deemed Complete:
Application Fee: Related File Numbers:

### 1. APPLICANT INFORMATION:

**PRIMARY CONTACT:** Jamie Davis
*All communication will be directed to the Primary Contact only.*

1.1 Applicant's Name
2491570 Ontario Limited

Authorized Signatory for Applicant's Company
Jamie Davis

Mailing Address
Site 105-7, R.R. #1
Fort Frances, ON P9A 3M2

Telephone Number: 807-271-4859
Fax Number: Nil

1.2 Agent's Name (if applicable)
n/a

Agent's Firm Name (if applicable)

Mailing Address

Authorization Letter from Owner Attached:
☐ Yes ☐ No

Telephone Number:
Fax Number:

1.3 **Registered Property Owner(s):**
*(List all owners and contact information if there are multiple owners - attach an additional sheet if necessary)*

☒ same as Applicant information above
☐ set out below

Registered Owner's Name
2491570 Ontario Limited

Mailing Address
same as above

Principal of Owner's Company
☒ same as Applicant information above
☐ set out below

Authorized Signatory for Owner's Company
Jamie Davis

Telephone Number: 807-271-4859
Fax Number: nil

*Note: If this application is signed by an agent on behalf of an owner-applicant, the owner-applicant's written authorization must accompany the application. If the owner-applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and either the corporation's seal must be affixed or a proper binding statement must be included. If there are multiple owners, all owners must sign the applicable sections of this application and of any supporting documents which require their signatures.*

APR 25 2025

## 2. PROPERTY INFORMATION:

2.1 Civic Address (fire number & street name): 147 Oakwoods Road ~~11 Highway 11/71~~, Alberton, ON

2.2 Property Tax Roll Number: 59-11-000-000-05104-0000

2.3 **Legal Description:**

Geographic Township *(check one)*: X Crozier ___ Roddick Parcel / PIN Number: 56021-0769

Registered Plan No.: 48R4621 Part Number on Registered Plan: 1

Section or River Range Lot # and part thereof, if applicable: Part Lot 1 River Range, Crozier

2.4 **Property Dimensions:**

Frontage: 60.95 metres Depth: 121.92. metres Area: .7431 hectares

## 3. PRECONSULTATION:

3.1 Have you preconsulted with the Township on this application prior to submitting it?

- [x] Yes
- [ ] No

3.2 Does the proposed Official Plan amendment apply to lands subject to any aboriginal land claims or subject to a provincial/aboriginal co-management agreement?

- [ ] Yes Band(s) Involved: _____
- [x] No
- [ ] Unknown

3.3 Have you consulted with Aboriginal Peoples on this request for an Official Plan amendment?

- [ ] Yes Band(s) Consulted: _____
- [x] No

*If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain on a separate page all steps taken and results thereof, and provide copies of relevant documentation, correspondence and contact information, and attach same to this application.*

## 4. OTHER APPLICATIONS:

4.1 Is the subject land, or any land within 120 metres (400 feet) of the subject land, the subject of an application made by the applicant for approval of an Official Plan amendment, Zoning By-Law amendment, or a minor variance?

- [ ] Yes
- [x] No

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

_____

_____

## 5. NATURE OF PROPOSED AMENDMENT

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

☐ Yes ☒ No

If yes, indicate the policy(ies) proposed to be changed, replaced or deleted *(list all relevant Section #s - attach a separate sheet, if necessary)*:

See Schedule attached

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

☒ Yes ☐ No

5.2 Does the proposed amendment change or replace a land use designation in the Official Plan?

☐ Yes ☒ No

If yes, indicate the land use designation(s) proposed to be changed or replaced *(attach a separate sheet, if necessary)*:

## 6. REQUESTED OFFICIAL PLAN AMENDMENT

6.1 Existing Land Use Designation: Business Development Area

Current Use of the Subject Land: Commercial - Plumbing Contractor

6.2 Requested Land Use Designation: not applicable

Proposed Use of the Subject Land: no change to use proposed

6.3 Is this a site-specific re-designation of a parcel of land in the Official Plan?

☐ Yes ☒ No

6.4 Describe the Reason for the Requested Change: *(attach an additional sheet, if necessary)*

See Schedule attached

6.5 Requested Additional Wording or Change to Existing Wording: *(attach an additional sheet, if necessary)*

Not applicable

## 7. JUSTIFICATION FOR THE AMENDMENT

7.1 Request for Change in Land Use Designation:

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.

not applicable. Change in Land Use Designation is not being requested.

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

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

7.2 Request for Change in Policy:

Describe why the proposed change in policy is more appropriate than the relevant existing policy.

See Schedule attached

## 8. RESIDENTIAL HOUSING INFORMATION (if applicable) ☒ Not Applicable

| | Current | | Proposed | |
|---|---|---|---|---|
| New Construction Proposed: | Yes ___ No___ | | Yes ___ No___ | |
| 8.1 Number of Units | | | | |
| 8.2 Height of Building: | | | | |
| 8.3 Number of Storeys: | | | | |
| 8.4 Ground Floor Area: | | ($m^2$) | | ($m^2$) |
| 8.5 Total Floor Area: | | ($m^2$) | | ($m^2$) |
| 8.6 Proposed Density: | | (/ha) | | (/ha) |
| 8.7 Housing Type: | | | | |
| 8.8 Type & Number of Units: | Bachelor: | | Bachelor: | |
| | # of Bedrooms: | | # of Bedrooms: | |
| | Other *(specify)*: | | Other *(specify)*: | |
| | AODA Accessible: | | AODA Accessible: | |
| 8.9 Parking Spaces: | Indoor: | | Indoor: | |
| | Outdoor: | | Outdoor: | |
| | AODA Accessible: | | AODA Accessible: | |

8.10 Housing Affordability

For proposed Official Plan amendments that include permanent housing (not seasonal), complete the following table. If lots are to be sold as vacant lots, indicate the lot frontage. Estimated selling price/rent information should be based on present market values/rents.
*Example: Semi-detached - 4 units; 1200 sq. ft/25 metres; $120,000 - $130,000*

| Dwelling Unit Type | Number of Units | Unit Size (sq. ft.) and/or Lot Frontage/Unit | Estimated Selling Price/Rent |
|---|---|---|---|
| Detached | | | |
| Semi-Detached | | | |
| Multiple Attached | | | |
| Apartment | | | |
| Other Type (specify): _____ | | | |

8.11 Is there any other information which may relate to the affordability of the proposed housing, or the type of housing needs served by the proposed Official Plan amendment? If yes, provide additional information in the space below.

_____
_____
_____
_____

## 9. COMMERCIAL AND INDUSTRIAL INFORMATION (If applicable) ☐ Not Applicable

9.1 Building Dimensions (in metres): 36.57 x 9.14
9.2 Ground Floor Area: 334.45 (m2)
9.3 Total Floor Area: 334.45 (m2)
9.4 Mezzanine Level: nil (m2)
9.5 Building Height: 4.88 (m)
9.6 Total Parking Spaces: nil
# AODA Accessible: _____
9.7 Anticipated Construction Start Date: n/a
9.8 Proposed Date of Occupancy: Already occupied

## 10. SERVICING

10.1 Indicate the proposed sewage disposal system:
- ☐ (a) public piped sewage system
- ☐ (b) public or private communal septic system
- ☒ (c) individual septic system
- ☐ (d) other (specify): _____

*Note: If (b), (c) or (d) above are indicated, then a servicing options statement and/or hydrogeological report may be required.*

10.2 Indicate the proposed water supply system:
- ☒ (a) public piped water system
- ☐ (b) public or private communal well
- ☐ (c) individual well
- ☐ (d) other (specify): _____

*Note: If (b), (c) or (d) above are indicated, then a servicing options statement and/or hydrogeological report may be required.*

10.3 Indicate the proposed storm drainage system:

- [ ] (a) sewers
- [x] (b) ditches or swales
- [ ] (c) other (specify): _____

*Note: A preliminary stormwater management report may be required.*

10.4 Road access will be from:

- [ ] (a) Provincial Highway
- [x] (b) Municipal Road
- [ ] (c) Right-of-Way
- [ ] (d) other (specify): _____

10.5

| | Type of Servicing | Reports / Information Needed |
|---|---|---|
| Sewage Disposal | Publicly owned and operating sanitary sewage system | Municipal confirmation of sufficient uncommitted reserve sewage system capacity to service development proposal at the time of development application is required. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems. |
| | Public communal septic | A servicing options report and hydrogeological report is required where development generating effluent of more than 4,500 litres per day, as a result of development being completed. |
| | Privately owned and operated individual septic system | Development of 5 or more lots/units may require a servicing options report and a hydrogeological report. Development generating effluent of more than 4,500 litres per days requires a servicing options and hydrogeological report. Development generating effluent of 4,500 or less per day may require a hydrogeological report. |
| | Privately owned and operated communal septic system | |
| | Privy | Provide detail on location and size of outhouses. |
| | Other Means | To be described by applicant. |
| Water Supply | Publicly owned and operated piped water system | Municipal confirmation of sufficient uncommitted reserve water system capacity to service development proposal at the time of development application is required. |
| | Privately owned and operated individual well | Development of more than 5 lots/units on communal or individual well system may require a hydrogeological report |
| | Private owned and operated communal well | |
| | Lake or other water body | A Permit to Take Water may be required (taking more than 50,000 litres of water per day requires a permit from the Ministry of the Environment). |
| | Other means | To be described by applicant. |

## 11. CURRENT AND PREVIOUS USE OF THE SUBJECT LANDS

11.1 What is the current and previous use of the subject land?

Current Use(s): Commercial - Plumbing Contractor

All Previous Known Uses: Commercial

11.2 Current land use(s) carried on since: 1990s (or earlier)

11.3 Existing Building(s):

Number: 1
Number of Storeys: 1
Height: 16 ft
Ground Floor Area: 3600 sq. ft
Total Floor Area: 3600 sq. ft

11.4 Are any existing buildings designated as being architecturally and/or historically significant?

No

11.6 Existing land use(s) of surrounding lands:

South- residential
North-commercial
East - commercial
West-commerial

11.6 Has there been an industrial or commercial use of the subject land or adjacent lands?

- [ ] Yes
- [x] No

If yes, specify the use and the last year of that use: _____

11.7 Has the grading of the subject land been changed by adding earth or other material?

- [ ] Yes
- [x] No
- [ ] Unknown

11.8 Has a gas station been located on the subject land or land adjacent to the subject land at any time?

- [ ] Yes
- [x] No
- [ ] Unknown

11.9 Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

- [ ] Yes
- [x] No
- [ ] Unknown

11.10 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

- [ ] Yes
- [x] No
- [ ] Unknown

11.11 Has the land ever been the subject of an environmental order such as control, stop, preventative, clean-up or prohibition order?

- [ ] Yes
- [x] No
- [ ] Unknown

11.12 Have you ever been advised either formally or informally by the Ministry of Environment and Energy or another source that the subject land is or may be contaminated?

- [ ] Yes
- [x] No

If yes, explain: _____

11.13 What information did you use to determine the answers to the above questions?

Ministry of Environment Records

If YES to 12.6, 12.7, 12.8, 12.9, 12.10, 12.11 or 12.12, a previous use inventory is required which shows all former uses of the subject land or, if appropriate, the adjacent land.

## 12. PROVINCIAL PLANS

12.1 Is the subject land in the requested amendment covered by a provincial plan(s) such as the Northern Ontario Growth Plan?

[X] Yes [ ] No

If Yes, identify which provincial plan(s) and explain the current designation(s) of the subject land *(attach a separate page, if necessary)*.

The subject land is within a Northern Ontario Community and is covered by the Growth Plan for Northern Ontario

12.2 If yes to 13.1 above, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan(s)?

[X] Yes [ ] No

If yes, please explain *(attach a separate page, if necessary)*. Submit a copy of a planning report, if applicable.

See Schedule attached

12.3 Is the subject land the subject of a proposed amendment to a provincial plan?

[ ] Yes [X] No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.

## 13. PROVINCIAL POLICY

13.1 Is the requested amendment consistent with the Provincial Policy Statement (PPS)?

[X] Yes [ ] No

13.2 Explain how the requested amendment is consistent with the PPS *(attach a separate page, if necessary)*. Submit a copy of a planning report, if applicable.

See Schedule attached

13.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject land?

[ ] Yes [X] No

13.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?

☐ Yes ☒ No

13.5 Appendix 1 is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment. Please check all appropriate boxes in Appendix 1.

## 14. STORMWATER MANAGEMENT

14.1 The proposed stormwater management would be by: Existing ditches - no change proposed
A stormwater management plan is generally needed for large development proposals and should be prepared concurrently with any hydrogeological report, if required.

## 15. OTHER

15.1 If there is any other information that may be useful to the Township/Ministry in reviewing this application (i.e., efforts made to resolve outstanding objections or concerns), explain below or attach a separate page.

See Schedule attached

15.2 If applicable, include the original or certified copy of the supporting information and material.

15.3 Include original or certified copy of other information and material that is required to be provided by the Official Plan.

Complete the Application checklist.

Complete the table in Appendix 1.

## 16. AGREEMENT TO INDEMNIFY

The Owner/Applicant agrees to reimburse and indemnify the Township of all fees and expenses incurred by the Township to process any application, including any fees and expenses, attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal, if necessary to defend Council's decision to support this application.

## 17. APPLICATION FEE:

The required fee for the processing of this application shall be in accordance with the Township's current tariff of fees as set out in By-Law #01/25 and is currently $5,000.00 plus all consultant and legal fees and costs, advertising costs, disbursements and charges incurred by the Township. A certified cheque for the required amount must accompany the application at the time of submission or the application will not be processed. Is the application fee enclosed?

☒ Yes ☐ No

## 18. NOTICE OF COLLECTION OF INFORMATION - *Freedom of Information and Protection of Privacy Act*

Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding this collection should be forwarded to the Township Clerk.

## 19. APPOINTMENT OF AGENT

I, _____, am the owner of the land that is the subject of this application for Official Plan amendment and, as evidenced by my signature below, I hereby authorize _____ to make this application on my behalf.

I, _____, am the owner of the land that is the subject of this application for an Official Plan amendment and for the purpose of the *Freedom of Information and Protection of Privacy Act*, I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

## 20. AFFIDAVIT OR SWORN DECLARATION FOR THE PRESCRIBED INFORMATION

I, Jamie Davis, of the Twp of Alberton, in the District of Rainy River, make oath and say (or solemnly declare) that the information contained in this form and the accompanying material (including that prescribed by the Ontario Regulation for Official Plans and Official Plan amendments) is true.

Sworn (or declared) before me
at the Town of Fort Frances
In the District of Rainy River
this 31ST day of MARCH
20 25.

L. Sekulich
Commission of Oaths

Linda Anne Sekulich, a Commissioner, etc.,
Province of Ontario, for Clare Allan Brunetta,
Barrister and Solicitor.
Expires September 9, 2025

Applicant / Owner (Deponent / Declarant) Signature

*If there are multiple owners, all owners must sign the applicable sections of this application and of any supporting documents which require their signatures.*

SCHEDULE OF ADDITIONAL INFORMATION

5.1 **Does the proposed amendment add a policy to the Official Plan √Yes . No**

The amendment proposes to add a site-specific policy to the Official Plan 2.2 for the Corporation of the Township of Alberton that would provide an exemption for the Subject Property enabling it to be serviced with municipally piped municipal water service by way of an extension from the Town of Fort Frances as required in Section 2.2 and 5.2 of the Official Plan.

6.4 **Described the Reason for the Requested Change:**

The requested amendment to the Official Plan is primarily based on the health and safety of any occupants (travelling public, tourists, general population, etc) of the property (hereinafter referred to "Visitors") as it relates primarily to the ability of the property owner to provide adequate quality safe drinking water.

Since the Walkerton water crisis, the Province has enacted strict laws for treating, monitoring and testing municipal drinking water. As a result, drinking water standards have changed considerably. Unfortunately, these regulations protect sources of water used for municipal drinking supplies only and do not address the protection of private, stand-alone wells.

There is always potential for contamination and to ensure the quality of water is not compromised regular inspections and testing is required to ensure the supply is protected and maintained. With up to 40% of rural wells containing bacterial concentrations such as E. coli, exceeding the provincial standards(1), providing a reliable and safe source of drinking water is a priority to the property owner.

Municipal residential water is subject to numerous legislative requirements (e.g., Safe Drinking Water Act, 2002, O Reg 170.03, O Reg 128/04, O Reg 169/03, O Reg 188/07, Ontario Water Resources Act, O Reg 287/04, etc.) and is subject to the oversight of the Ministry of Environment and Energy. In accordance with legislation, the Ministry has amongst other things, established detailed inspection, training and certification compliance requirements for municipal water. Based on inspection compliance risk framework, most recent Inspection Rating for the Town of Fort Frances was 91.70% (2). The extension of water services from the adjacent municipality would not only eliminate the ongoing monitoring and well water testing required of the property owner but ensure the property owner and any Visitors will be provided with drinking water that certified, licensed and reliable.



(1) Nancy Gouchér, co-ordinator of the Forum for Leadership on Water (Flow Canada), suntimeswalkerton.wordpress.com/2010/05/19/province%E2%80%99s-water-system-transformed-by-crisis/.

(2) *O Reg 170/03 Schedule 22 Annual Summary Report: Fort Frances Drinking Water System – Large Municipal Residential Drinking Water System*, January 1, 2019 to December 31, 2019, Drinking Water System #220000978, prepared by Craig Miller, P Eng (fortfrances.civicweb.net/document/114502)

7.2 **Request for Change in Policy – Described why the proposed change in policy is more appropriate than the relevant existing policy.**

The proposed amendment is more appropriate than the existing policy for a number of reasons. The Subject Property is immediately adjacent to a built urban environment with existing services. The Town of Fort Frances offers quality piped municipal drinking service (in certain areas) water to its residents. Permitting the Subject Property to receive this service from the adjacent municipality will provide a more consistent water quality for the Owner and visitors to the Subject Property.

The proposed amendment will not jeopardize nor take away from the rural character of the area as no other changes are proposed for the property nor will it have a financial impact on the Township of Alberton as all costs will be borne by the property owner.

12.2 **Does the requested amendment confirm/not conflict with the policies contained in the applicable provincial plan(s)? ✓ Yes No.**

The Growth Plan for Northern Ontario, 2011 (the "Plan") was prepared under the Places to Grow Act, 2005 to enable decisions about growth to be made in ways that sustain a robust economy, and build strong communities (Plan, S 1.2). Among the guiding principles of the Plan is to promote a healthy environment and approach decisions about growth built on community priorities, strengths and opportunities and, perhaps of the most significant relevance to the application under consideration, the efficient use of infrastructure, including planning integrated across natural and municipal boundaries (Plan, s.1.2).

The Plan is structured around six theme areas – economy, people, communities, infrastructure, environment, and Aboriginal Peoples. The Plan specifically speaks to communities connecting to each other and working together to achieve shared economic, environmental and community goals. At policy 4.2.1, the Plan encourages all municipalities, either individually or collaboratively with neighbouring municipalities to prepare long-term community strategies to support goals and objectives of the Plan and to achieve accommodation of the diverse needs of all residents, now and in the future and optimized use of existing infrastructure. Policy 2.2.2 includes water and waste technologies and services as an existing and emerging priority economic sector for Northern Ontario, encouraging collaboration between municipalities at policies 2.3.12 and 5.2.

Furthermore, at policy 6.3.2, the Plan encourages municipalities to co-ordinate planning for potable water, stormwater, and wastewater systems within communities which they share inland water sources and/or receiving water bodies, to help contribute to the protection of surface water features and ground water features. Policy 6.3.5 further encourages municipalities to create measures to protect and preserve water quality and water quantity.

The preamble to Section 5 of the Plan, identifies water infrastructure as efficient, modern infrastructure that is critical to Northern Ontario's future, and community infrastructure that is (one of) the building blocks for economic growth. Throughout the Plan, policies and priorities are identified related to skills development, health, research and development, business innovation, sector diversification, and much more with the success of each dependent upon the necessary infrastructure being in place to support and sustain them. In addition, section 5.2 establishes that infrastructure planning, land-use planning, and infrastructure investments be coordinated and wherever feasible utilize approaches and technologies that reduce energy and water use, increase efficiencies, and promote intensification (s. 5.2.4) with all municipalities encouraged to co-ordinate with neighbouring communities and industry to improve the long-term viability and sustainability of infrastructure investments (s.5.2.5). The goal of the Plan to coordinate with the neighbouring community to increase efficiencies and promote intensification is supported and maintained in this proposal along with the identified vision to promote long term viability of investment as the proposed infrastructure will be installed to public standards with no financial impact on public funds and provide future opportunities for intensification should it be deemed appropriate for the community.

Although the Township of Alberton and the Town of Fort Frances have not yet embarked on the suggested path of the Plan in regards to the long term community strategies, the proposal by this application to service the Subject Property with municipal water service extended and acquired from the Town of Fort Frances, would appear to indicate a willingness to cross municipal boundaries to achieve a beneficial goal and to that end, demonstrate how the requested amendment does not conflict with the goals and vision of The Growth Plan for Northern Ontario

**13.2 Explain how the requested amendment is consistent with the PPS.**

The Provincial Policy Statement, 2020 ("PPS") enacted in May 2020 under the Planning Act, provides overall direction on matters of provincial interest related to land use and development in Ontario. The PPS sets the policy foundation regulating the development and use of land. The key objective include: building strong communities, wise use and management of resources, and protecting public health and safety. In respect of the exercise of authority affecting a planning matter, decisions are required to be consistent with the PPS.

The proposal to permit the Subject Property to be serviced with municipal water service from the adjacent municipality will assist the property owner in ensuring reliable water is available to property owners and Visitors of the property which will improve the quality of life as well as ensure no adverse effects as a result of contamination of drinking water.

This proposal does not conflict and, more importantly, is consistent with the policy direction of the PPS, in regard to sustaining healthy, livable communities by:

- avoiding the need for the unjustified and/or uneconomical expansion of infrastructure (s. 1.1.5.5)
- promoting development that is compatible with the rural landscape and can be sustained by rural service levels (s.1.1.5.4)
- managing and/or promoting growth and development that is integrated with infrastructure planning, which crosses single municipal boundaries; infrastructure; and public service facilities; population, housing and employment projections based on regional market areas (s. 1.2.1)
- protecting the use of employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (s.1.3.2.6)
- optimizing the use of existing infrastructure and public service facilities before consideration is given to developing new infrastructure and public service facilities, (s. 1.6.3)
- promoting the efficient use of public service facilities (municipal water service) and ensure this service is provided in a manner that is efficient and financially viable, protects public health and safety, co-located in community hubs to promote service integration (ss. 1.6.1 & 1.6.5)
- efficient use shall be made of existing infrastructure (s. 1.6.3); and

- supporting the long-term economic prosperity by promoting opportunities for economic development and community investment-readiness.

APPENDIX "A"

Draft Amendment No. _____ to the
Corporation of the Township of Alberton Official Plan, By-Law # _____
Re: Application for Official Plan Amendment
147 Oakwood Road, Alberton

---

AMENDMENT NO. ____

To the

OFFICIAL PLAN

For the

CORPORATION OF THE TOWNSHIP OF ALBERTON

This Amendment No. ___ to the Corporation of the Township of Alberton Official Plan, By-Law # ____, which has been adopted by the Council for the Corporation of the Township of Alberton, is hereby approved in accordance with Section 17 and 21 of the Planning Act, RSO 1990, c P.13 as Amendment No. _____ to the Corporation of the Township of Alberton Official Plan, By-Law # _____.

_____ _____

Date

Amendment No. ____ to the Corporation of the Township of Alberton Official Plan, By-Law #_____, consisting of the map, designated as Schedule "A" and the explanatory text as attached as Part B hereto, was prepared on behalf of the Corporation of the Township of Alberton under the provisions of the Planning Act, RSO 1990, c.P.13.

This Amendment was adopted by the Council of the Corporation of the Township of Alberton by By-Law No. _____ in accordance with the provisions of Sections 17 and 21 of the Planning Act on the _____ day of _____, 2025

_____

Lisa Sheppard, CAO/Clerk-Treasurer
Township of Alberton
RR #1-B2
Fort Frances, Ontario
P9A 3M2

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STATEMENT OF COMPENENTS

PART A – THE PREAMBLE does not constitute part of the Amendment

PART B – THE AMENDMENT consisting of explanatory text and key map of the "Subject Property" constitutes Amendment No. _____ to the Corporation of the Township of Alberton Official Plan, By-Law #_____.

PART C – THE APPENDICES does not constitute part of the Amendment. These appendices contain the background information and planning considerations associated with the Amendment.

## PART A – PREAMBLE

1. Purpose

The Purpose of the amendment is to add a site-specific policy to the Official Plan Policy 2.2 in order to permit a site-specific exemption to permit the property to receive municipally pipe water and sanitary sewer services from the adjacent municipality.

2. Location

The Amendment is site specific to the land municipality known as 147 Oakwood Road, Alberton, ON

3. Basis

The Subject Property is located on the west side of Oakwood Road. The subject Property is a .7431 ha. commercial lot upon which is located a commercial building. The owner of the Subject Property would like to receive water services and, should they become available, sanitary sewer services, from the adjacent municipality so as to provide a more reliable and higher quality services to any visitors or occupants of the commercial businesses located on the Subject Property.

In order to achieve the desired goal it is necessary to introduce a policy regarding the site-specific exemption.

PART B – THE AMENDMENT

Introductory Statement

All of this part of the document entitled "Part B – The Amendment" consisting of the following text and key map of the Subject Property constitutes Amendment No. ____ to the Official Plan for the Corporation of the Township of Alberton.

The Amendment

The proposed Official Plan Amendment is a site-specific special policy proposed to be recorded as follows:

(a) The land use map attached as Schedule "A" to the Corporation of the Township of Alberton Official Plan By-law # _____ is to be amended by designating the land affected by the Amendment as "Site Specific Policy Area 2.2.2" as shown on Schedule "A" attached hereto.

(b) Subsection 2.2 of Section 2. Basis is to be amended by adding to it the following subsection:

2.2.2 **PIN 56021-0769 Part Lot 1 River Range, Crozier, PT 1, 48R4621, Township of Alberton, 147 Oakwood Road, Alberton**

For the land municipally identified above and illustrated in the Kay Map as set out in Schedule "A" as "Site Specific Special Policy Area 2.2.2" located on the west side of Oakwood Road, notwithstanding or in addition to, other policies of the Official Plan, the following shall apply:

(a) The primary source of servicing to the property is permitted to be municipally owned piped water and sanitary sewer services received by way of extension from the adjacent municipality (Town of Fort Frances) with all costs of or related to same, whether initial or ongoing, being the sole responsibility of the registered owner(s).

Schedule "A" – Key Map

PART C – APPENDICES

The following appendices do not constitute part of Amendment No. ____ to the Corporation of the Township of Alberton Official Plan. They are not intended to form part of the document receiving the formal approval of the Minister of Municipal Affairs, but are included as information supporting the Amendment.

Appendix I - Basis of Amendment

Appendix II - Adjacent Land Uses

Appendix III - Planning Considerations

Appendix IV - Environmental and Servicing

Appendix V - Public Participation

PART C, APPENDIX 1 – BASIS OF AMENDMENT

Basis:

The owner of the subject property has made application to amend the Township Official Plan in order to permit the Subject Property to be serviced with municipal water and sanitary sewer services from the Town of Fort Frances.

The basis of the application is that municipally piped water services will, in the first instant, meet the required stands of the Safe Drinking Water Act and provide the owner and persons attending on the property with a higher and consistent quality of drinking water, and provide a more reliable and less problematic method of waste disposal than a private system.

PART C. APPENDIX II – ADJACENT LAND USES

The following is a summary of the existing land uses in the vicinity of Subject Property:

(a) North:
The property to the north of the Subject Property is designated as "Business Development Area" in the Official Plan and zoned as "BP-Business Park" in the Township of Alberton Zoning By-law.

(b) South:
The property to the south of the Subject Property is designated as "Residential Area" in the Official Plan and zoned as "Residential" in the Township of Alberton Zoning By-law.

(c) West:
The property to the west of the Subject Property is designated as "Business Development Area" in the Official Plan and zoned as "BP-Business Park" in the Township of Alberton Zoning By-law.

(d) East:
The Town of Fort Frances is located to the east of the Subject Property and is separated from the Corporation of the Township of Alberton by Oakwood Road. This area of the Town of Fort Frances is designated as EMPLOYMENT AREA and zoned "Light Industrial" within the "Economic Gateway Area". The area is a built-up urban area serviced fully on municipal piped water and sanitary sewer.

PART C, APPENDIX III – PLANNING CONSIDERATIONS

No land use conflicts, existing or imminent, have been identified. The location of the Subject Property does not fall within any land use constraints, ie mine hazard, flood area, nor is it within the influence area of a landfill site or sewage treatment facility, or a pit or quarry. None of the surrounding land use designations would generate a land use conflict with the proposal to service the Subject Property with municipal services.

The property is designated Business Development in the Township Official Plan. Commercial uses are among the uses permitted in this designation. No change is proposed for the current use of the property, which is Commercial.

The Official Plan contains policies that, encourage cost-effective development and the efficient delivery of services within the Township (s. 3.5); encourage and promote economic activity (s.3.7), and encourage a coordinated, approach regarding land use planning matters which cross municipal boundaries including managing and/or promoting growth and development and infrastructure, public service facilities and waste management systems (s 8.6.1).

Notwithstanding that the servicing is proposed to come from the adjacent municipality, the proposal meets the objective in regards to use of existing infrastructure. The proposal conforms to and is in keeping with the policies and permitted uses of the Official Plan, the Provincial Policy Statement, 2020, and does not conflict with the Growth Plan for Northern Ontario, 2011.

PART C, APPENDIX IV – ENVIRONMENTAL AND SERVICING

Environmental Issues:

No environmental issues have been identified. There are no anticipated detrimental effects on the environment as a result of this proposal. If approved the installation of municipal services will be required to comply with applicable Ministry of Environment regulations.

Servicing:

The Subject Property is adjacent to an existing developed roadway where full municipal water services are available, and full municipal sanitary sewer services may become available. Extensions to the services will be by qualified person employed by or on behalf of the Town of Fort Frances with regular required inspections. The property owner will enter into a service agreement with the Town of Fort Frances similar to other agreements for the same purpose.

PART C, APPENDIX V – PUBLIC PARTICIPATION

Pursuant to the requirements of the Planning Act, a public meeting was held on

_____, 2025.

Applicant's Statutory Declaration

Re: Application for Official Plan Amendment
147 Oakwood Road, Alberton

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IN THE MATTER OF 147 Oakwood Road, Alberton, Ontario
and an Application to amend the Township of Alberton Official Plan
pursuant to Sections 17 and 21 of the Planning Act, RSO 1990, cP.13

STATUTORY DECLARATION

I, Jamie Davis, of the Township of Alberton, in the District of Rainy River, make oath and say that:

1. I am the agent named in the application by 2491570 Ontario Limited to amend the Corporation of the Township of Alberton Official Plan and as such have knowledge of the matters herein deposited to.

2. The proposed amendment seeks an exemption from the requirements that a lot be serviced with private well and so as to permit the property located at 147 Oakwood Road, Alberton to receive municipally piped water serves from the Township of Fort Frances.

3. It is my opinion that the proposed Official Plan amendment is consistent with the policy statements issued under subsection 3(1) of the Planning Act, and that it confirms to or does not conflict with any applicable provincial plan or plans.

4. This Affidavit is made in support of an Application to the Township of Alberton for approval of a proposed official plan amendment and for no fraudulent or improper purpose.

SWORN before me
at the Town of Fort Frances
in the District of Rainy River
this 31 day of March, 2025

L. Sikulich

Commissioner, etc.

Jamie Davis

Linda Anne Sikulich, a Commissioner, etc.
Province of Ontario, for Clare Allan Brunetta,
Barrister and Solicitor.
Expires September 9, 2025

Ontario ServiceOntario

LAND REGISTRY OFFICE #48

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

56021-0769 (LT)


PREPARED FOR Linda001
ON 2025/03/11 AT 08:24:32

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

PROPERTY DESCRIPTION: PART LOT 1 RIVER RANGE, CROZER PART 1 48R4621; TOWNSHIP OF ALBERTON

PROPERTY REMARKS: CROWN GRANT SEE P3158, P3170. PLANNING ACT CONSENT IN DOCUMENT RD42356.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
DIVISION FROM 56021-0735

PIN CREATION DATE:
2021/07/17

OWNERS' NAMES
2491570 ONTARIO LIMITED

CAPACITY SHARE
ROWN

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CERD |
|---|---|---|---|---|---|---|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/07/17 ** | | | | | | |
| A70054 | 1998/05/08 | NOTICE | | | THE CORPORATION OF THE TOWNSHIP OF ALBERTON | C |
| 48R4621 | 2021/05/14 | PLAN REFERENCE | | | | C |
| REMARKS: RD42252. | | | | | | |
| RD42356 | 2021/05/28 | TRANSFER | $44,000 | GEORGE ARMSTRONG CO. LIMITED | 2491570 ONTARIO LIMITED | C |
| RD44015 | 2021/12/16 | CHARGE | $287,492 | 2491570 ONTARIO LIMITED | ROYAL BANK OF CANADA | C |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

METRIC

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

AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

COORDINATES BELOW ARE DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE AND ARE REFERRED TO UTM ZONE 15, NAD83 (CSRS)(2010).

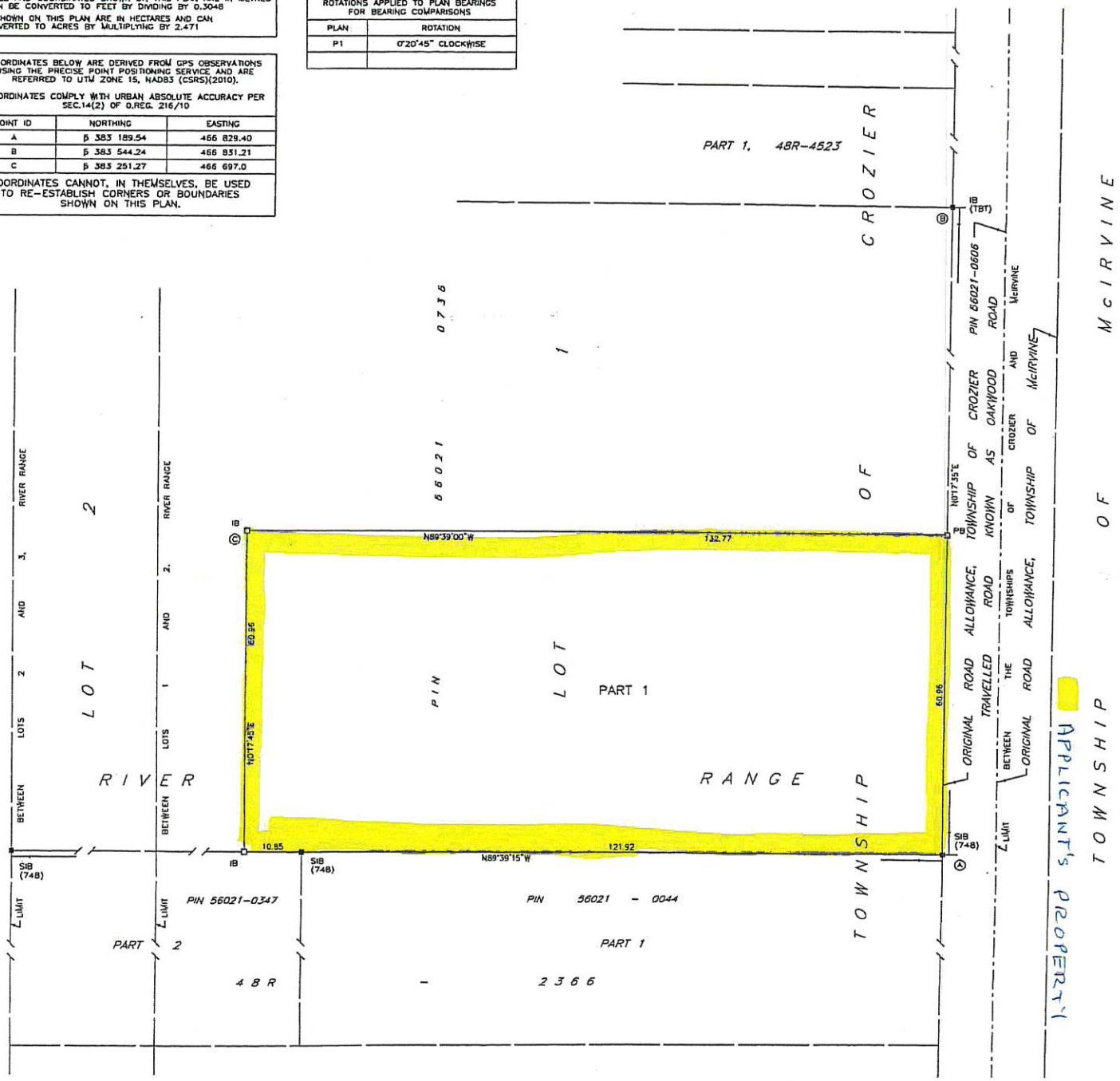
COORDINATES COMPLY WITH URBAN ABSOLUTE ACCURACY PER SEC.14(2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|---|---|---|
| A | 5 383 189.54 | 466 829.40 |
| B | 5 383 544.24 | 466 831.21 |
| C | 5 383 251.27 | 466 697.0 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ROTATIONS APPLIED TO PLAN BEARINGS FOR BEARING COMPARISONS

| PLAN | ROTATION |
|---|---|
| P1 | 0°20'45" CLOCKWISE |
| | |




PLAN 48R-4621

Received and deposited

May 14th, 2021

April Sarkany

Representative for the Land Registrar for the Land Titles Division of Rainy River (No.48)

PARTS SCHEDULE

| PART | LOT | PIN | AREA |
|---|---|---|---|
| 1 | PART OF LOT 1, RIVER RANGE | PART OF 56021-0735 | 0.81 ha |

THIS PLAN COMPRISES PART OF PIN 56021-0735

PLAN OF SURVEY OF
PART OF LOT 1, RIVER RANGE
TOWNSHIP OF CROZIER
MUNICIPAL TOWNSHIP OF ALBERTON
DISTRICT OF RAINY RIVER

SCALE – 1:500

5m 0 10 20m

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N01°17'35"E BY REAL TIME KINEMATIC (RTK) OBSERVATIONS, UTM ZONE 15, NAD83 (CSRS)(2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999564.

LEGEND

| | |
|---|---|
| □ | DENOTES A PLANTED SURVEY MONUMENT |
| ■ | DENOTES A FOUND SURVEY MONUMENT |
| SIB | DENOTES STANDARD IRON BAR |
| IB | DENOTES IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| PB | DENOTES PLASTIC BAR |
| 748 | DENOTES D.F. WALTON, O.L.S. |
| TBT | DENOTES TBT ENGINEERING LTD. |
| MEAS | DENOTES MEASURED |
| P1 | DENOTES REFERENCE PLAN 48R-2366 |
| P2 | DENOTES REFERENCE PLAN 48R-4523 |
| PIN | DENOTES PROPERTY IDENTIFICATION NUMBER |
| // | DENOTES NOT TO SCALE |

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF APRIL, 2021.

2021/05/13
DATE

PETER de HAAN
PETER de HAAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-12143


TBT ENGINEERING
CONSULTING GROUP
TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

1918 YONGE STREET, THUNDER BAY, ON P7E 6T9
T: (807) 624-5150 F: (807) 624-5161 www.tbte.ca


| DRAWN BY: H.W. | CHECKED BY: PdeH | DATED 2021/05/13 |
|---|---|---|

DWG No.: Y:\Projects\2021\21-150 Davis\Microsurvey\21-150 Davis Ref Plan.dwg