



Town of Fort Frances
 320 Portage Avenue
 Fort Frances, On P9A 3P9
 T: 807-274-5323
 F: 807-274-8479

www.fort-frances.com

APPLICATION FOR ZONING BY-LAW AMENDMENT

The Planning Act, RSO 1990, as amended (O'Reg. 545/06)

Notice of Public Record:

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

Complete Application:

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



APPLICATION TYPE (check one)

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

1. The name, address, telephone number and email address (if any) of the Applicant:	
Ryan Lundy 905 Phair Ave, Fort Frances, ON (807)271-0479 rlundy20@gmail.com	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
N/A	
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 application is to continue to use the land as residential, and to have the area be used for a single family home in the future.	
5. The current zoning of the subject land:	R-1 (H)
6. The nature and extent of the rezoning requested:	
Requesting the property be rezoned to R-1, removing the current "hold" on the property.	

7. The reason why the rezoning is requested.					
To allow the land to be serviced with well, septic, etc. to be able to be used in the future to build a single detached dwelling.					
8. Is the subject land within an area where the municipality has predetermined 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.					
If the hold were to be removed the land would fall under the R-1 zone. The requirements would be as follows: Minimum Lot Area = 460 m ² Minimum Lot Frontage = 15 m Minimum Yard Requirements: Front Yard = 7.5 m Interior Side Yard = 1.5 m Exterior Side Yard = 3 m Rear Yard = 7.5 m Maximum Lot Coverage = 40% Minimum Landscaped Open Space = 20% Maximum Height of Building = 12m Minimum Floor Area = 79 m ²					
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:					
Lot 19, 8th Street East, Fort Frances, ON P9A 1X7 Legally described as: PCL 12043 SEC RAINY RIVER; PT LT 19 RIVER RANGE MCIRVINE PARTS 1 & 2, RR138; FORT FRANCES O PIN#56017006					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	100.88 m	Depth:	87.43 - 114.76 m (irregular)	Area:	10,191.99 m (2.52 acres)
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					
N/A					
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.					
N/A					
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	
N/A	
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?	
Access is by a 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:	
N/A	
16. Existing uses of the subject land:	
- vacant land	
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:	
N/A	
19. The proposed uses of the subject land:	
To have serviced to build a single detached dwelling in the future.	
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:	
Single Detached Dwelling - 140-280 m ² (1500-3000 sqft) floor area, setback/lines/height to be determined (will comply with all minimum and maximum requirements).	
22. If known,	
a. the date the subject land was acquired by the current owner:	Unknown
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:	
N/A	
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:	
None, but currently proposing permission from Council for an individual well.	
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:	
None, but currently proposing permission from Council for a privately owned and operated septic 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? N/A	
a. a servicing options report,	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
Storm drainage is provided by ditches. It may also be provided by man-made swales in the future.	
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:	N/A
N/A	
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:	N/A
N/A	
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:	N/A
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 ☒ (N/A)

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, Ryan Lundy 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 22nd

day of July 2020

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Signature of Applicant or
Authorized Agent

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

Signature of Commissioner etc.

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**

Roslyn N Broman Bonny C Montgomery Elizabeth J. Guenette

I, Janet Eldret Lydia D Harris _____, 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 _____ Ryan Lundy _____ 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

7/13/2020 | 5:40 PM CDT

DocuSigned by:

Bonny C Montgomery

Date

7/14/2020 | 1:04 PM CDT

DocuSigned by:

Ed Bonarath

B589789B124A403...

Signature of Owner

7/14/2020 | 9:25 PM CDT

DocuSigned by:

Janet P. Dorst

CA19A81CDC25430...

7/13/2020 | 8:14 PM PDT

DocuSigned by:

Lydia Dianne Harris

638ADADAE89C4E3...

7/13/2020 | 6:57 PM CDT

DocuSigned by:

Roslyn N Broman

33CC7D16676B4E8...

[Back](#)[Overview](#)[Property Details](#)[Site & Structure](#)[Valuation & Sales](#)[PDF & Survey Print](#)[Demographic Comparables](#)[Tools](#)[Close](#)

Fort Frances

[Suggest an address correction](#)**Owner Name**ELDRET, JANET; HARRIS,
LYDIA DIANNE;
GUENETTE, ELI...Multiple Owners
(See Property Details)**Last Sale****\$0**

Jan 10, 2012

**Lot Size****333.83 ft**

Frontage

N/A

Depth

Measurements Available
(See Site & Structure)**Assessed Value****\$34,000**

Based on Jan 1, 2016

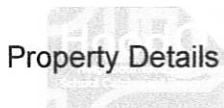
Phased-In Value**\$34,000**

2020 Tax Year

Legal Description

PCL 12043 SEC RAINY RIVER; PT LT 19 RIVER RANGE MCIRVINE PARTS 1 & 2, RR138; FORT FRANCES

Property Details



Google

© Google

GeoWarehouse Address

FORT FRANCES

Land Registry Office

Rainy River (48)

Owner Names

ELDRET, JANET; HARRIS, LYDIA DIANNE; GUENETTE, ELIZABETH JOHANN; MONTGOMERY, BONNY CHRISTINE; BROMAN, ROSLYN NAN

Ownership Type

Freehold

Land Registry Status

Active

Registration Type

Certified (Land Titles)

PIN

560170006

Site & Structure



Valuation & Sales

Map & Survey

Demographics

Tools

Close

ARN 591203000714500

PIN 560170006

Map data ©2020 Google

Lot Size Area: 109,705.67 ft² (2.518 ac) Perimeter: 1,335.30 ft
 Measurements: 286.85 ft x 343.09 ft x 376.50 ft x 330.96 ft
 Lot Measurement Accuracy: LOW

Assessment 1 ARN : 591203000714500

Site Frontage: 333.83 ft Depth: 0.00 ft

Structure Property Description: Vacant residential land not on water Property Code: 100

Phased-In Value Click to purchase the 4-year Phase-in Report Assessed Value
 \$34,000 \$34,000
 2020 Tax Year Based on Jan 1, 2016

Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Jan 10, 2012	\$0	Transfer by Personal Representative	ELDRET, JANET; HARRIS, LYDIA DIANNE; GUENETTE, ELIZABETH JOHANN; MONTGOMERY, BONNY CHRISTINE; BROMAN, ROSLYN NAN;	
Jan 10, 2012	\$0	Transmission by Personal Representative (Land)	ELDRET, JANET;	
Aug 27, 2004	\$1	Transfer	ELDRET, JANET; HARRIS, LYDIA DIANNE; GUENETTE, ELIZABETH JOHANN; MONTGOMERY, BONNY CHRISTINE; BROMAN, ROSLYN NAN; LEATHERDALE, LYDIA CHRISTINA;	
May 04, 1995	\$1	Transfer	LEATHERDALE, LYDIA CHRISTINA;	

Assessed Value

