

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, McIlrvin 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	

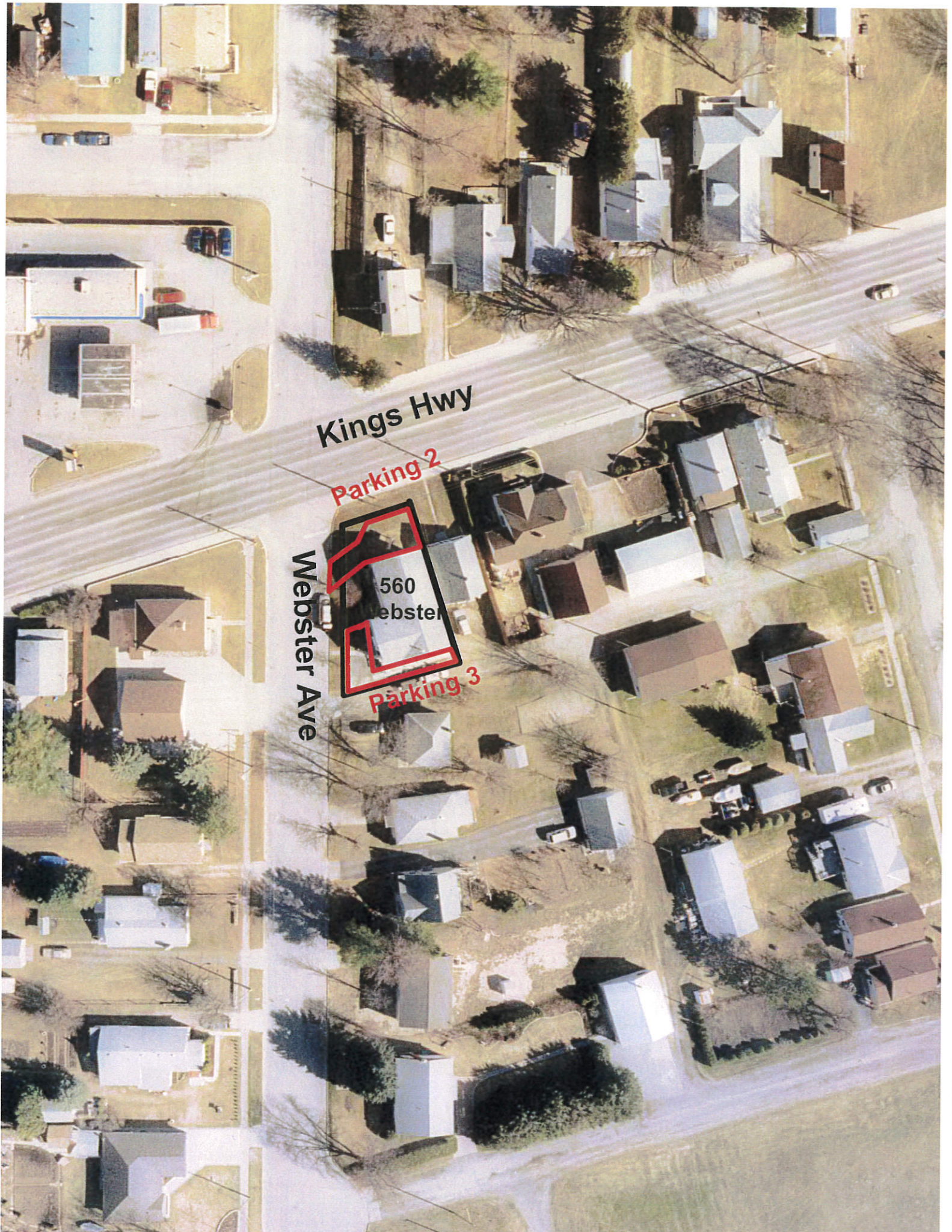
25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?		
a. a servicing options report,	Yes <input type="checkbox"/>	No <input type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:		
Ditch		
27. If known,		
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide file number and status of the application:		
b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide file number and status of the application:		
c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide Ontario Regulation number of the Order:		
28. A sketch showing, in metric units, the following:		
a. the boundaries and dimensions of the subject land.		
b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.		
c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (<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.		
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"/>		

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 ☐



Kings Hwy

Parking 2

Webster Ave

560
Webster

Parking 3

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	