



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. 252 or by email at [trob@fort-frances.com](mailto:trob@fort-frances.com).

APPLICATION TYPE (check one)

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

1. The name, address, telephone number and email address (if any) of the Applicant:	
DAVID LOVISA 101-952 LAWSON AVE, KELLOWNA B.C V1Y 6T1 (250) 859-0919 <a href="mailto:davelovisa@gmail.com">davelovisa@gmail.com</a>	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
/	
3. The current Official Plan designation of subject land:	LIVING
4. Describe how the application conforms to the official plan of the municipality?	
- REMOVING HOLD OFF EXISTING PROPERTY FOR RESIDENTIAL USE - PROVIDING A PROPERTY FOR A SINGLE DETACHED DWELLING	
5. The current zoning of the subject land:	R1-H
6. The nature and extent of the rezoning requested:	
REMOVE THE HOLD ALLOWING FOR A SINGLE DETACHED DWELLING WITH PRIVATE WATER AND SEWER SERVICES	

7. The reason why the rezoning is requested.			
To Allow For A Single Detached Dwelling			
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.			
MINIMUM AREA 460M <sup>2</sup> MINIMUM FRONTAGE 15M MAX HEIGHT 12M		FRONT SETBACK - 7.5M SIDE SETBACK - 1.5M REAR SETBACK 7.5M	
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:			
PORT OF LOT 21, RIVER RANGE, TOWNSHIP OF MCIRVINE NOW IN THE TOWN OF FORT FRANCES, DISTRICT OF RAINY RIVER, DESIGNATED AS PART 1 THROUGH 6 OF REFERENCE PLAN 48R-4004			
10. The frontage, depth and area of the subject land (in metric):			
Frontage:	367.89M	Depth:	99.67M
		Area:	36,667 M <sup>2</sup>
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			

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:
No
16. Existing uses of the subject land:
VACANT LOT
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:
SINGLE DETACHED DWELLING
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:
MARCH 02/2002
b. the date existing buildings or structures on the subject land were constructed:
NIL
c. the length of time that the existing uses of the subject land have continued:
NIL
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:
No
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:
No

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 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:	
Ditches + Swales	
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 type="checkbox"/> No <input checked="" 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 ☐

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, ALAN WERENKO of the City Waterloo 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 25th

day of November 20 16

Signature of Applicant or  
Authorized Agent

Kathryn Mae Lawson

Signature of Commissioner etc.

Kathryn Mae Lawson, a Commissioner, etc.,  
District of Rainy River, for the Corporation  
of the Town of Fort Frances.

PLEASE NOTE:

1. The Owner must complete the Owner's Consent.
2. If the applicant is not the Owner, the application must be accompanied by an Authorization of Owner.
3. 12 copies of this application are required for processing accompanied by the required fee.
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, DAVID LOVISA, am the owner of the land that is the subject of this consent 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.

Nov 1 / 2016  
Date

[Signature]  
Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, \_\_\_\_\_, 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 \_\_\_\_\_ 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

PLAN OF TOPOGRAPHICAL SURVEY OF  
PART OF LOT 21  
RIVER RANGE  
TOWNSHIP OF McIRVINE  
NOW IN THE TOWN OF FORT FRANCES  
DISTRICT OF RAINY RIVER  
DESIGNATED AS PARTS 1 THROUGH 6  
ON REFERENCE PLAN 48R-4004

SCALE - 1:1000  
20m 0 25 50m  
METRES

CONTOUR INTERVAL = 0.1 METRES

W. J. BOWMAN LTD.  
2005



**ELEVATION NOTE**

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO  
MINISTRY OF TRANSPORTATION ONTARIO BENCH  
MARK No. 8006738361 LOCATED 0.72 km EAST  
OF THE WEST END OF THE MOORE CAUSEWAY,  
HAVING AN ELEVATION OF 336.815 METRES,  
CANADIAN GEODETIC VERTICAL DATUM.

**BEARING REFERENCE**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT  
OF PARTS 1, 2 AND 3, AS SHOWN ON PLAN 48R-4004, HAVING A  
BEARING OF NORTH.

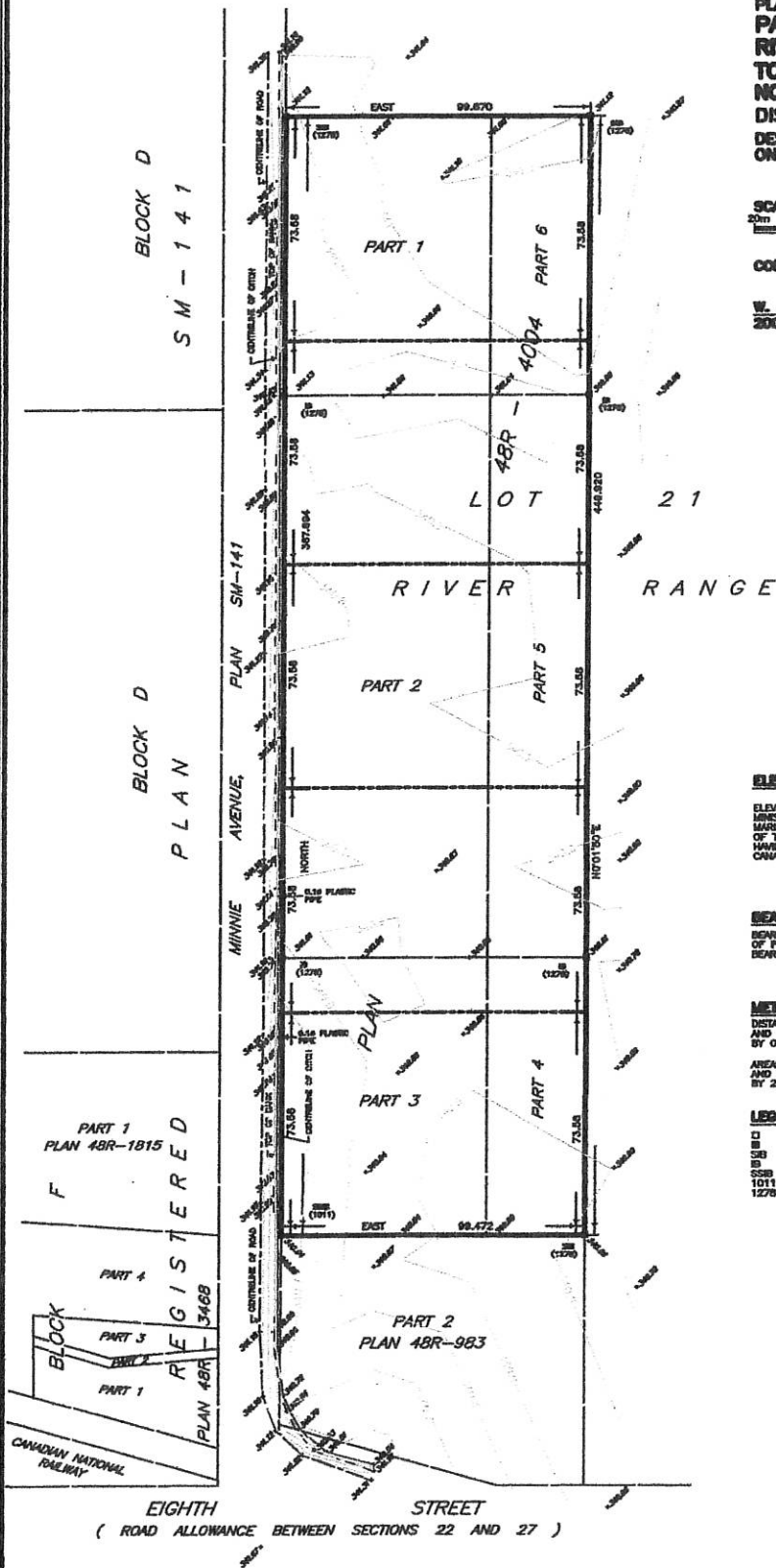
**METRIC**

DISTANCES 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.

**LEGEND**

BM DENOTES A PLANTED SURVEY MONUMENT  
SMB DENOTES A FOUND SURVEY MONUMENT  
SB DENOTES STANDARD IRON BAR  
SB DENOTES IRON BAR  
SSB DENOTES SHORT STANDARD IRON BAR  
1011 DENOTES H. A. SMITH, O.L.S.  
1278 DENOTES W. J. BOWMAN LTD.



**W. J. BOWMAN LTD.**  
ONTARIO LAND SURVEYORS  
408 SCOTT STREET FORT FRANCES, ONTARIO  
P.O. BOX 447 P4A 3M8  
PHONE: (807) 274-4504 FAX: (807) 274-4253  
EMAIL: wjb@bowman.net

CLIENT: LOVISA  
JOB No. FF3013 F.J. No. M84 31-37 Drawing No. **FS-1082**

## Tyson Dennis

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**From:** Dave Lovisa <davelovisa@gmail.com>  
**Sent:** Thursday, November 17, 2016 10:06 PM  
**To:** Tyson Dennis  
**Cc:** Al Werenko  
**Subject:** Signing authority

To: Tyson Dennis - Town of Fort Frances

I, David Lovisa, give Al Werenko, my joint partner in the Minnie Ave. property, the full authority to sign all legal documents, including zoning by-law amendments.

From : Dave Lovisa

Sent from my iPad