

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

www.fortfrances.ca

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 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:	
Rosengarten Holdings INC Site 204-8 RR#2 C/O Kim Metke Fort Frances ON P9A 3M3	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
None.	
3. The current Official Plan designation of subject land:	Living (Application from Employment in January 2019)
4. Describe how the application conforms to the official plan of the municipality?	
The application to make this building into apartments fits with the Official Plan of providing affordable income which these units will be four units with accessible options to allow for easier access.	
5. The current zoning of the subject land:	C2 Commercial
6. The nature and extent of the rezoning requested:	
The nature and extent of the rezoning would accept the existing building site plan. The footprint of the building would not be enlarged and proper off-street parking to be compliant with the Zoning By-Law.	

7. The reason why the rezoning is requested.					
The reason for the request is to comply with the Zoning Designation allowing Residential in the building.					
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:					
PLAN SM 105 PT LOTS 3,4,& 5;PCL 3-2 & 3-3					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	18.5 m	Depth:	31.4	Area:	580.9 Meters Square
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 checked="" type="checkbox"/> No <input type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
<p>There has been an application to change the Official Plan designation from Employment to Living on the property located at 520 Scott Street. The 500 block of Scott Street has a mixed use of Commercial and Residential properties already located in this area of the Town. As stated in the Provincial Policy Statement the Town should provide a mix and range of employment and living uses. This change would allow for more living area, as well as occupying a building which has not had constant employment activity in the last ten years.</p>					
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?	
The main access for the property is Scott Street with alley access off Scott and First Street. The alley provides access to parking onsite.	
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:	
The existing use of the property is retail store sales which has not had constant use. Tenants have not been long term.	
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:	
Retail Store Building. Building area is 330 meter squared, front lot line setback 0.3 m, west side yard set back 2.7 m, east side yard set back 1.5 meter, rear lot line set back 11.0 meter, building height is roughly 7.0 meter, 14.3 meter x 23.08 meter is the foot print of the building.	
19. The proposed uses of the subject land:	
The proposed use of the building and land will be for an apartment building. Units will be ultimately determined by the Ontario Building Code Regulations and Zoning By-Laws. Ideally the building will have 3 to 4 rental units.	
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:	June 2008
b. the date existing buildings or structures on the subject land were constructed:	
Original was 1970's with extensive renovations in 1989. The existing footprint has not changed since 1989.	
c. the length of time that the existing uses of the subject land have continued: Since 1989.	

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:	
The system is provided by the Municipality.	
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:	
The system is provided by the Municipality.	
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:	
Storm water management is provided through ditches and land 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 (*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 ☐

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.



Armit Avenue

501

503

507

500

502

504

520

1800.00

Town of Fort Frances
320 Portage Avenue

Fort Frances, On P9A 3P9
T: 807-274-5323

APPLICATION FOR ZONING BY-LAW AMENDMENT

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

www.fortfrances.ca

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

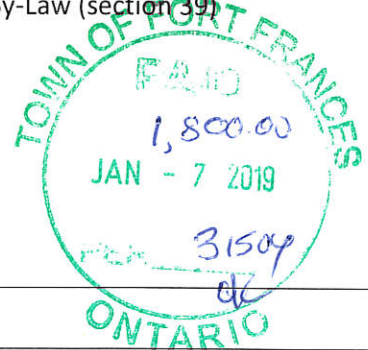
APPLICATION TYPE (check one)

☒ 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)



COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Kim I. Metke, 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.

Date

Jan 7/2019

Signature of Owner

[Signature]

KIM METKE

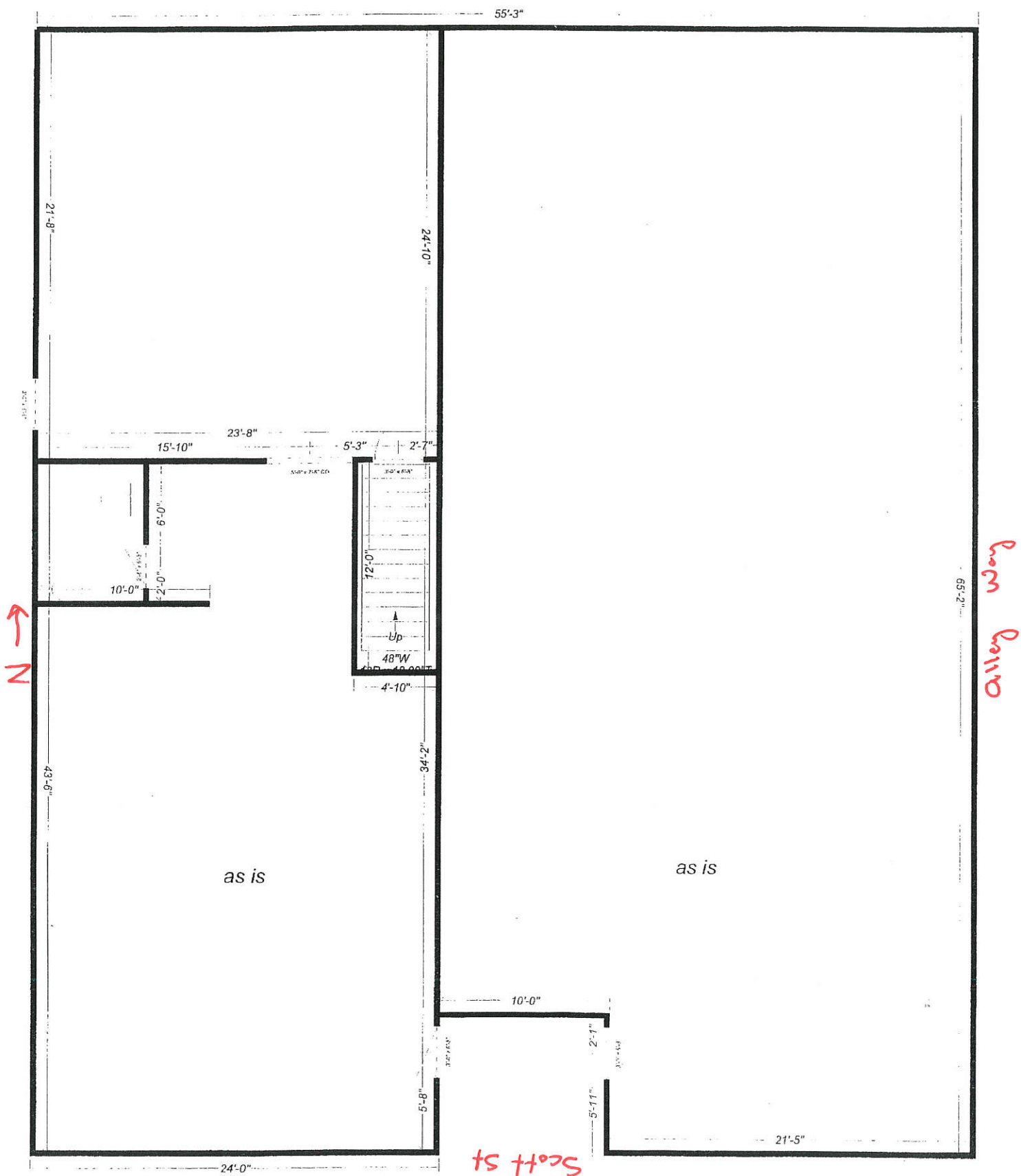
Receipt Number: 31504

Tax Number: HST #106984586 RT0001

Date: January 7, 2019

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
General	67	ZONING BY-LAW ADMENDMENT	N/A	\$0.00	\$3,000.00	N/A
Subtotal:					\$4,800.00	
Taxes:					\$0.00	
Total Receipt:					\$4,800.00	
Cheque:					\$4,800.00	
Total Amount Received:					\$4,800.00	
Rounding:					\$0.00	
Amount Returned:					\$0.00	



↑
N

Can
alley way

Scott St

Scott St.

Alley Way

N →

