



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](mailto: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:	
Ann Roisin, Estate Trustee for the Estate of Alfred Albert Roisin aka Fred Roisin 571 Rocky Point Road, Shuniah, ON, P7A 0Y3 807-629-1250 <a href="mailto:anne.roisin@hotmail.com">anne.roisin@hotmail.com</a> (also known as Anne Roisin)	
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:	R1 - Residential Type One Living
4. Describe how the application conforms to the official plan of the municipality?	
See Schedule "A" attached.	
5. The current zoning of the subject land:	R1 - Residential Type One
6. The nature and extent of the rezoning requested:	
Duplex dwelling - to add this as a site specific Permitted use, subject to the zoning provisions of the R1 zone	

7. The reason why the rezoning is requested.			
To permit the continued use as a duplex 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 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:			
Parcel 157-1 Sec 5M50; Lt 157 Pl 5M50 McIrvine; Fort Frances PIN 56017-0672 (LT) 1037 Third Street East, Fort Frances, ON P9A 1S3			
10. The frontage, depth and area of the subject land (in metric):			
Frontage:	31.99'	Depth:	130'
Area:	4,158.7 sq.ft.		
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 - municipal road			

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: <b>N/A</b>	
16. Existing uses of the subject land:	
<b>Residential duplex.</b>	
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:	
<b>See Building Location Survey attached</b>	
19. The proposed uses of the subject land:	
<b>Residential duplex.</b>	
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:	
<b>N/A</b>	
22. If known,	
a. the date the subject land was acquired by the current owner:	<b>MAY 31, 1993</b>
b. the date existing buildings or structures on the subject land were constructed:	
c. the length of time that the existing uses of the subject land have continued: <b>20 YEARS</b>	
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:	
<b>Yes - municipal water</b>	

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:	
Yes - municipal sewer 	
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:	
SEWER	
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 ☐ 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, Ann Roisin of the Town of Shuniah in the District of Thunder Bay ~~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

✓ CITY OF THUNDER BAY ✓  
Town of Fort Frances, in the  
✓ in the DISTRICT OF THUNDER BAY ✓  
District of Rainy River, this 27<sup>TH</sup> ✓

day of JANUARY 2022.

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Ann Roisin, Estate Trustee  
Signature of Applicant or  
Authorized Agent  
for the Estate of Alfred Albert  
Roisin (aka Fred Roisin)



Signature of Commissioner etc.

~~In accordance with O. Reg 431/20~~  
~~administering Oaths or Declaration remotely.~~

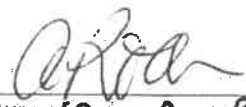
**PLEASE NOTE:**

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**

I, ANN ROISIN, ESTATE TRUSTEE FOR ESTATE OF ALFRED ALBERT ROISIN, deceased, <sup>OWNER'S CONSENT</sup> 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.

JANUARY 27, 2022  
Date

  
Signature of Owner ANN ROISIN, ESTATE TRUSTEE  
FOR ESTATE OF ALFRED ALBERT ROISIN  
(aka FRED ROISIN)


**COMPLETE IF APPLICANT IS NOT THE OWNER**

**AUTHORIZATION OF OWNER**

I, ANN ROISIN, ESTATE TRUSTEE FOR THE ESTATE OF ALFRED ALBERT ROISIN (aka FRED ROISIN) 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 Kevin W. Brothers 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

JANUARY 27, 2022  
Date

  
Signature of Owner  
ANN ROISIN, ESTATE TRUSTEE  
FOR THE ESTATE OF ALFRED ALBERT ROISIN  
(aka FRED ROISIN)

### Schedule A

#### **4. Describe how the application confirms to the official plan of the municipality**

**It is our understanding that this Application will confirm to the Official Plan of Fort Frances on account of the fact that it allows for a second dwelling unit in the premises directly. This is particularly in light of the fact that the up-to-date zoning by-law came into effect on or about 2020.**



SCALE 1 INCH = 20 FEET

