

**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](mailto: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:	
David Beazley Site 218-98, RR2 Fort Frances, ON P9A 3M3 <a href="mailto:Davidebeazley@gmail.com">Davidebeazley@gmail.com</a> 807 274 9681 807 275 7076	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Fort Frances Surplus Property	
3. The current Official Plan designation of subject land:	Tourism/Commercial
4. Describe how the application conforms to the official plan of the municipality?	
Sections 2.3 and 2.4 of the Official Plan describe maintaining a sustainable Town, accessible community, and safe community. The addition of independent retirement housing is a positive step for the Town increasing the demands for the community by maintaining proper infrastructure upgrades and population density.	
5. The current zoning of the subject land:	Tourism/Commercial
6. The nature and extent of the rezoning requested: Tourism/Commercial to R2	

7. The reason why the rezoning is requested. <b>To enable construction of 6-8 condo units</b>					
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.					
<b>No minimum or maximum density requirements but maximum principal building may be 12 m and accessory building may be 5 m.</b>					
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:					
<b>Lots 12,13 &amp; 14 Part of Lot 11, Par of Lane (closed by by law 1492) Registered Plan SM-129, Town of Fort Frances, Rainy River</b>					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	53.42m	Depth:	East 65.64m West 71.49m	Area:	3662 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?	
<b>Yes, North Laneway</b>	
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:	
<b>Vacant Tourism/Commercial space</b>	
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:	
<b>R2 Development</b>	
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:	
<b>Please see draft site plan attached to this application.</b>	
22. If known, The design will be consistent with the current: <b>R2 Zoning requirements</b>	
a. the date the subject land was acquired by the current owner:	<b>In process</b>
b. the date existing buildings or structures on the subject land were constructed:	
<b>n/a</b>	

c. the length of time that the existing uses of the subject land have continued:

**75+ YEARS**

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:

**Public owned and operated piped sewage disposal 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 ☐ No ☒

B) a hydrogeological report Yes ☐ No ☒

26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:

**West side swale, North, East and south serviced by storm drainage system**

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 ☐ No ☒

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 ☐ No ☒

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 ☐ No ☒

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 ☐



**Town of Fort Frances**  
320 Portage Avenue  
Fort Frances Ontario P9A 3P9

# RECEIPT OF PAYMENT

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CONDO CORPORATION

Receipt Number: 20319

Tax Number: HST #106984586 RT0001

Date: January 31, 2018

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
Subtotal:					\$1,800.00	
Taxes:					\$0.00	
Total Receipt:					\$1,800.00	
Cheque:					\$1,800.00	
Total Amount Received:					\$1,800.00	
Rounding:					\$0.00	
Amount Returned:					\$0.00	