



## ZONING BY-LAW AMENDMENT 8/98-WW

THE FOLLOWING INFORMATION AND MATERIAL IS PROVIDED PURSUANT TO  
SUBSECTION 34(10.1) OF THE PLANNING ACT (Ontario Regulation 545/06)

1. The name, address, telephone number and email address (if any) of the Applicant:					
Town of Fort Frances 320 Portage Avenue Fort Frances, On P9A 3P9					
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 Area
4. Describe how the application conforms to the official plan of the municipality?					
All forms of residential development are permitted in the Living Area (s 2.1.2). The proposal conforms to and is supported by section 2.1.3 where residential development is encouraged as intensification within existing development areas.					
5. The current zoning of the subject land:					Institutional/Open Space
6. The nature and extent of the rezoning requested:					
The proposal is to change the zoning on the subject land to Residential Type Two (R2).					
7. The reason why the rezoning is requested.					
Property being rezoned to accommodate the creation of residential building lots that will be deemed surplus and sold for development.					
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:					
Part of Block C Plan SM-112					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	136.55 m. +/-	Depth:	130 m. +/-	Area:	17,750 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?	
Access to property is by way of public road municipally 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:	
N/A	
16. Existing uses of the subject land:	
The land is occupied by a non-operational elementary school with open space	
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:	
The existing building is approximately 12,391 sq. ft. but is slated for demolition.	
19. The proposed uses of the subject land:	
The proposed use of the subject land is single family residential.	
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:	
Buildings proposed for the subject land include all forms of single detached dwellings and accessory structures appurtenant thereto in accordance with zoning regulations.	
22. If known,	
a. the date the subject land was acquired by the current owner:	2010
b. the date existing buildings or structures on the subject land were constructed:	
1955	
c. the length of time that the existing uses of the subject land have continued:	
Not applicable	
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 & operated piped system	
24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage system, a privately owned and operated individual or communal septic system, a privy or other means:	
Publicly owned & operated piped 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"/> N/A <input checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:		
Storm drainage is provided by ditches		
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:		8/98-GG
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		
31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
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, Faye Flatt, Municipal Planner for the Town of Fort Frances, 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.

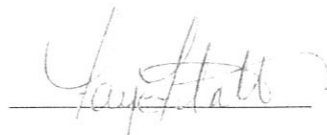
DECLARED before me at the

Town of Fort Frances, in the

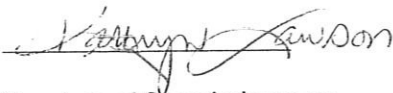
District of Rainy River, this 2<sup>nd</sup>

day of November, 2012

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Signature of Applicant or  
Authorized Agent



Signature of Commissioner etc.

Kathryn Mae Lawson, a Commissioner, etc.,  
District of Rainy River, for the Corporation of the  
Town of Fort Frances. Expires August 17, 2013.

# Proposed 16 Lot Subdivision (Williams Avenue at Fifth St. E.)

