



Town of Fort Frances  
320 Portage Avenue  
Fort Frances, ON P9A 3P9  
T: 807-274-5323  
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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.



### 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |
| Ian Anthony McKay<br>807-271-0856<br>ian@mckaypts.com<br>840 6th St W<br>Fort Frances, ON<br>P9A3T6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |
| 2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |
| James Alan Burnett<br>724 Third St W<br>Fort Frances, ON<br>P9A 3B6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |
| 3. The current Official Plan designation of subject land:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Employment            |
| 4. Describe how the application conforms to the official plan of the municipality?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                       |
| We comit to the community Strategic Direction of quality of life is exactly what RefleXion Studio brings. As for the current Policy Direction 2.2.2, (v.) we will work hard to retain our youth for sports, and familys by offering and engaging and health focuses acitivitys not found currently in Fort Frances (vii.). We offer support to all ages to offer preventive health care for seniors and youth to our (xi.) to aid in lessening the burden of our understaffed health care facilities. 2.4.2 (xi.) Fort Frances will enhance community health and wellness services in the municipality |                       |
| 5. The current zoning of the subject land:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Light Industrial (M1) |
| 6. The nature and extent of the rezoning requested:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |
| Primairry request is to allow my building and yard site for use as a recreation or fitness establishment. This would allow me to train in the facility i also receive and manufacture products for home & commerical gyms.                                                                                                                                                                                                                                                                                                                                                                             |                       |

|                                                                                                                                                                                                     |        |        |        |       |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------|-------|-----------|
| 7. The reason why the rezoning is requested.                                                                                                                                                        |        |        |        |       |           |
| M status does not permit a fitness center, both inside and outdoors.                                                                                                                                |        |        |        |       |           |
| 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.                                                                     |        |        |        |       |           |
| N/A                                                                                                                                                                                                 |        |        |        |       |           |
| 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:       |        |        |        |       |           |
| PL 24-1 SEC 48 M357; LT 24 PL 48 M357 MCIRVINE; FORT FRANCES                                                                                                                                        |        |        |        |       |           |
| 10. The frontage, depth and area of the subject land (in metric):                                                                                                                                   |        |        |        |       |           |
| Frontage:                                                                                                                                                                                           | 40.6 M | Depth: | 72.5 M | Area: | 2943.5 M2 |
| 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                                                         |        |        |        |       |           |
| N/A                                                                                                                                                                                                 |        |        |        |       |           |
| 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.                                                        |        |        |        |       |           |
| N/A                                                                                                                                                                                                 |        |        |        |       |           |
| 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 |        |        |        |       |           |
| N/A                                                                                                                                                                                                 |        |        |        |       |           |
| 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, 6th Street West in Fort Frances and Maintained year round.                                                                                                                                     |        |        |        |       |           |

|                                                                                                                                                                                                                                                                                                                                                |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 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:                                                                                                                                                                                                                                                                                                         |      |
| I have deliveries of large equipment needing a large door to bring into my studio delivered by a flatbed or lift system on a truck. I then assemble on site, or transfer to site to assemble. Customize on site to suit the needs of the customer with the help of fabricators down the road at <span style="float: right;">Busch's</span>     |      |
| 17. Are there any buildings or structures on the subject land: Yes <input checked="" 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 Main steel building is 40X50, 4.2672 high, Aprox 30 feet from 6th st W.<br>Aprox 30 feet from rear lot line. 6 feet of the left lot line, 30 feet off the left lot line.<br>1 freight container for storage, 2.43m High aprox 100 feet from 6th st W., 2 feet from rear lot<br>6 feet of the left lot line, 15 feet off the left lot line. |      |
| 19. The proposed uses of the subject land:                                                                                                                                                                                                                                                                                                     |      |
| Build and customize Fitness Equipment for home gyms<br>Recive orders in bulk<br>Outdoor/Indoor classes and coaching<br>Nutrition Sales                                                                                                                                                                                                         |      |
| 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:                                                                                                                                                                                                                                                                                | 2001 |
| b. the date existing buildings or structures on the subject land were constructed:                                                                                                                                                                                                                                                             | 1990 |
|                                                                                                                                                                                                                                                                                                                                                |      |
| c. the length of time that the existing uses of the subject land have continued:                                                                                                                                                                                                                                                               |      |
| Unknown                                                                                                                                                                                                                                                                                                                                        |      |
| 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:                                                                                                                                       |      |
| Yes, Public - fort Frances Waer and Sewer Access                                                                                                                                                                                                                                                                                               |      |

|                                                                                                                                                                                                                                                                                                                                      |                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 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, Public Fort Frances                                                                                                                                                                                                                                                                                                             |                                                                     |
| 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                                                                                                                                                                                                                                                                                                                              |                                                                     |
| 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.

DECLARATION  
Of Applicant or Authorized Agent

I, Ian McKay of 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.

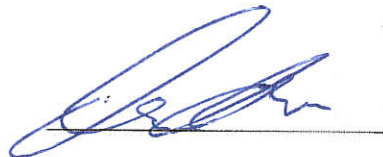
DECLARED before me at the

Town of Fort Frances, in the

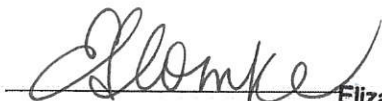
District of Rainy River, this 6th

day of August 2020

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)  
)  
)  
)  
)  
)



Signature of Applicant or  
Authorized Agent



Signature of Commissioner etc.  
Elizabeth Slomke, 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 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**

**OWNER'S CONSENT**

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

\_\_\_\_\_  
Date

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

**COMPLETE IF APPLICANT IS NOT THE OWNER**

**AUTHORIZATION OF OWNER**

I, Texas A. Bennett, 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 IAN McKay 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

JUNE 17/2020  
Date

[Signature]  
Signature of Owner