

TOWN OF FORT FRANCES

AGENDA - PUBLIC MEETING

RE: PROPOSED ZONING BY-LAW AMENDMENT #03/14-A

COUNCIL CHAMBERS – June 9, 2014

6:45 or as soon following Committee of the Whole as can be held

MAYOR:

This Public Meeting is being held for the purpose of receiving comments on a proposed Zoning By-Law amendment and is a requirement of section 34 of The Planning Act.

During this meeting, an explanation will be made as to why the by-law is being proposed and what the effect of it will be. After the explanations have been made, anyone wishing to make presentation or comment in respect of the by-law will be provided an opportunity to do so. Before asking a question or making a statement, please approach the podium and clearly state your name for the record. Please note that in the interest of brevity information presented is to be limited to new information only.

I now declare this Public Meeting open at _____ pm.

CLERK:

1. In accordance with the requirements of The Planning Act, proper Notice of this meeting was given by publication in the Fort Frances Times and on the Town of Fort Frances website on May 15, 2014.
2. The explanation and effect of the Zoning By-Law amendment is as set out in the Notice, which reads as follows (Read Notice attached).

MAYOR:

1. Anyone wishing to receive written notice of the adoption of the Zoning By-Law is to leave their name with the Municipal Planner.
2. Does anyone present have any questions regarding the process or what has just been read?
3. Does anyone wish to speak in opposition to or in favour of the proposed by-law?
4. Does anyone have any questions?
5. The by-law will be considered later during the regular meeting of Council or otherwise as circumstances dictate.
6. There being no further comments or questions, I hereby declare this Public Meeting closed at _____ pm.



FORT FRANCES
BOUNDLESS

TOWN OF FORT FRANCES NOTICE OF PUBLIC MEETING Concerning a Proposed Zoning By-Law Amendment

TAKE NOTICE that an Application for a Zoning By-Law Amendment was received by the Council of the Corporation of the Town of Fort Frances and deemed complete on May 5th (File 3/14-A). A public meeting will be held pursuant to Section 34 of the Planning Act on Monday June 9, 2014 at 6:45 p.m. or as soon thereafter as can be accommodated following the regular Committee of the Whole meeting.

THE PURPOSE AND EFFECT of the proposed zoning by-law amendment is to change the zoning on the applicant's property bearing legal description: Parcel 22252 being Pt Res 1B parts 1 & 2 Plan 48R-1246 (roll #59-12-010-001-109-00) from the current Seasonal Residential (SR) to Residential Type One (R1) and recognize the existing single detached dwelling use and permit the property owner to conduct a home occupation from the premises.
See map below for property location.

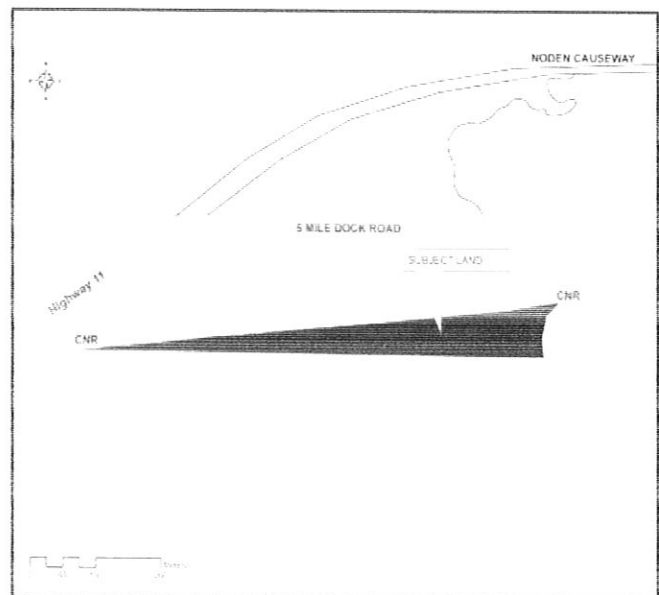
IF a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Frances before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Fort Frances to the Ontario Municipal Board.

IF a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Fort Frances before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed amendment is available for inspection during regular office hours at the Planning Department of the Municipal Office, 320 Portage Avenue or by calling Faye Flatt, Municipal Planner at (807)-274-5323 ex. 275 or by email at fiflatt@fort-frances.com.

DATE OF NOTICE: 15TH DAY OF MAY 2014

N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario





File No 3/14- A

APPLICATION FOR ZONING BY-LAW AMENDMENT

INFORMATION AND MATERIAL TO BE PROVIDED BY APPLICATION UNDER 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:

Alan Boivin 807-274-6381
Site 210- 11 R.R.#2 alandcarolboivin@hotmail.ca
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:

N/A

3. The current Official Plan designation of subject land:

Living

4. Describe how the application conforms to the official plan of the municipality?

S/R property is linked to the surrounding islands. My property is mainland and is our year round residence.

I am wishing to start a boat taxi service from my residence.

5. The current zoning of the subject land:

Seasonal Residential

6. The nature and extent of the rezoning requested:

Change from S/R to R1.

7. The reason why the rezoning is requested.

Home business is not allowed on S/R zoned property.

I would like this changed to R1 so I can go ahead with my business venture.

8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?

No If yes, provide information relative to these requirements.					
No					
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:					
Pt Res RR481246 Parts 1&2 PCL22252					
I do not have a civic address. No street name or house number.					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	86.25	Depth:	Irregular	Area:	9 Acres
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
No If yes, provide details of the official plan that deals with the matter					
No					
12. Is the application to remove land from an area of employment?					
No If yes, provide details of the official plan that deals with the matter.					
No					
13. Is the subject land within an area where zoning with conditions may apply?					
No If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
No					
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?					
Maintained by Couchiching F/N					

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:	
No	
16. Existing uses of the subject land:	
Permanent residence	
17. Are there any buildings or structures on the subject land: Yes	
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:	
See sketch attached	
19. The proposed uses of the subject land:	
Permanent residence	
20. Are any buildings or structures proposed for the subject land? No	
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:	Sept. 01/1984
b. the date existing buildings or structures on the subject land were constructed:	
House 1950 Shed 1989	
c. the length of time that the existing uses of the subject land have continued:	
House since 1950	

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:	
Lake	
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:	
Septic	
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,	No
b. a hydrogeological report	No
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
No	
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:	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:	
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?	
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.

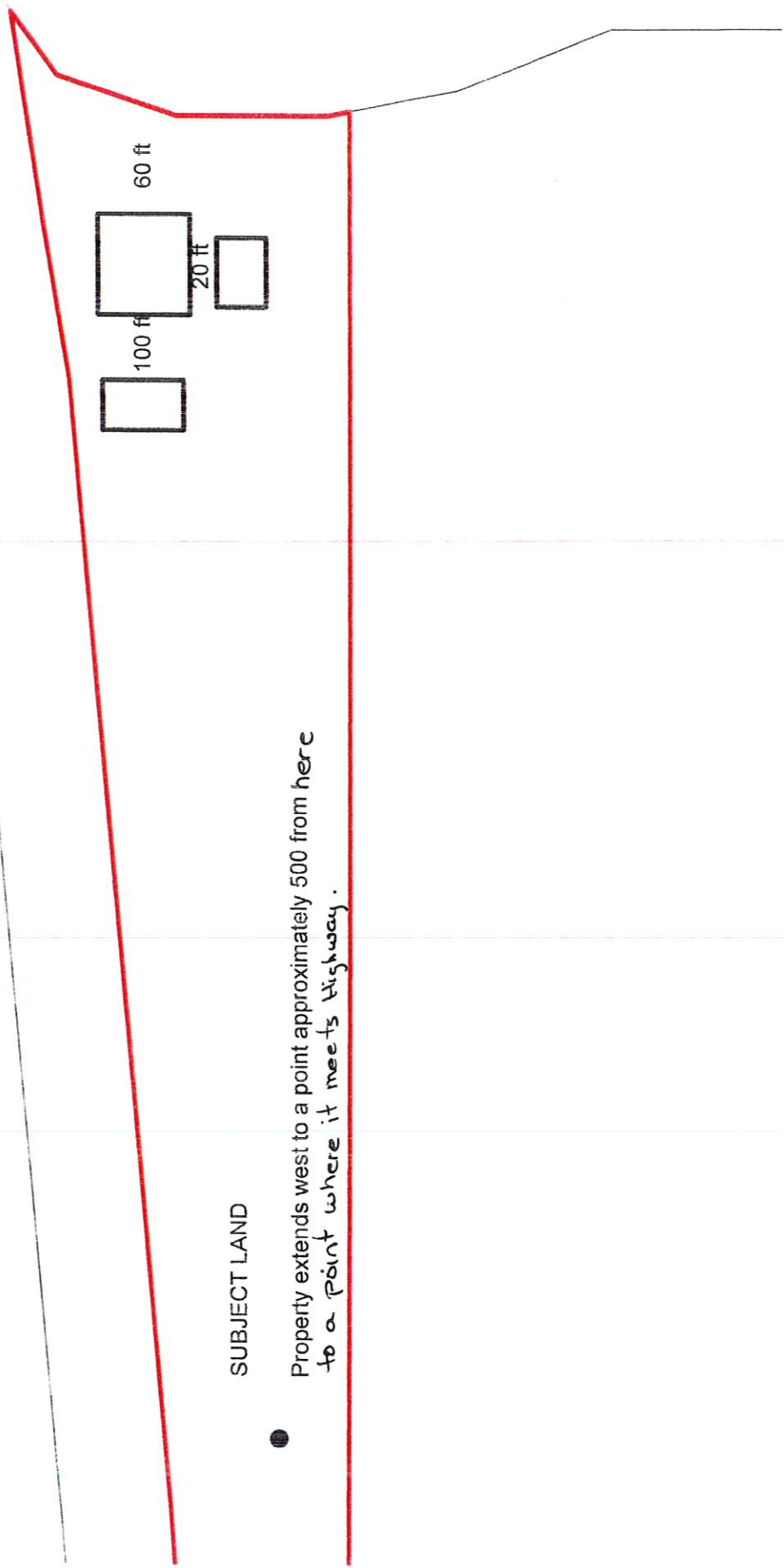
29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes

30. Is the subject land within an area of land designated under any provincial plan or plans?
Yes

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes

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

N ↑



SUBJECT LAND

- Property extends west to a point approximately 500 from here to a point where it meets highway.

N
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