

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

It is the responsibility of the owner or authorized agent to provide complete and accurate information. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

FOR OFFICE USE ONLY	
FEE	FILE NO.
\$304.90	A13/2017
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	237 8th St W.
Tax Roll No.	59 - 12 - 010 - 007 - 279 - 15
Legal Description	PLAN SM138 PT 1071 48R 4286 PART 1
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	WAKKAI H GANDU FUTURES CORP
Application Contact	NEIL KABEL
Full Mailing Address	237 8th St W. FF. ON P9A 3G2
Telephone	274-8530 - 275-8545
Email	kabelola@shaw.ca
AGENT INFORMATION (if applicable)	
Company Name	
Application Contact	
Full Mailing Address	
Telephone	
Email	
Note - All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	
Contact/Reference	
Full Mailing Address	
Telephone	
Email	

1. Describe the nature and extent of relief applied for (indicate what the by-law requirement is, the relevant section of the by-law, and what you are proposing):

Section R2 of Zoning by-law - to permit

asking for retention zoning
by law section 3.20C
Original completion date
October 30 / 2017

2. Why is it not possible to comply with the provisions of the by-law? (Provide an explanation of the circumstances that hinder or restrict your ability to comply)

Funding was to be in May and
didn't come until middle August.
Weather permitting will do
as much as possible!

3. When did the current owner acquire the Property?

2010

4. Provide the date of construction for all buildings and structures on the Property.

Phase 1 - 2010 Phase 4 - 2017
Phase 2 - 2012
Phase 3 - 2015

5. What is the existing use of the Property?

Apartments

6. How long has the existing use of the Property continued?

2010

7. What is the existing use of the abutting properties?

North	South	East	West
Municipal Road	Residential	Residential	Residential

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:		232 feet
Depth:		530 feet
Area:		122,960 sq ft

9. **Building/Structure Particulars**
Describe the particulars (in metric) of all buildings and/or structures existing and proposed for the Property.

Main Building:	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		

PHASE I approximate 66 x 66
 PHASE II approximate 178 x 36
 PHASE III approximate 178 x 36
 PHASE IV approximate 178 x 36

# of Storeys:		
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:		
Rear Yard:		
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		
Accessory Building:	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		
Location of Building/Structure - Check geographic direction of Side Yard Setbacks		
Front Yard:		
Rear Yard:		
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		

Note – Above information to match Site Plan

10. **Check the appropriate box to Indicate connected or available services to the Property:**

Source of Service:	Municipal	Private
Water	X	
Sanitary Sewer	X	
Storm Sewer		X

11. Check the appropriate box to indicate access to the Property:

Source of Access:	Yes	No
Municipal Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Access Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. What is the Official Plan designation of the Property? Living

13. What is the Zoning of the Property? R2

14. Has the Owner ever applied for a minor variance or permission regarding the Property?
Yes ☒ No ☐ If Yes, provide details, including file number, date, decision, etc.

A4 2011

15. Is the Property the subject of a current application for consent under section 53 of the Planning Act, 1990, as revised? Yes ☐ No ☒ If Yes, provide details, including file number, date, etc.

16. **DECLARATION**

I/We, NEIL KABEL solemnly declare that all the statements contained in this application are true and 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

19th day of October, 2017

Kathryn Mae Lawson
A Commissioner, etc.

Neil Kabel
(Signature of Owner or Agent)

(Signature of Owner or Agent)

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

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

July 18, 2016

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on July 18, 2016 from 5:00 p.m. to 6:44 p.m.

PRESENT: Barry Jackson, Cindy Mason, Irene Laing, Viktor Nowak, Charleen Mallory, Doug Brown, CAO, Travis Rob, Secretary/Treasurer

ALSO PRESENT: Elinor Curtis and Lisa Ruppenstein (5:00 - 5:14pm), Cecil Horne (5:00 - 6:43pm), Neil Kabel (5:00- 6:43pm)

1. Call to Order - 5:03pm

2. Non-agenda items
None

3. Declarations, Municipal Conflict of Interest Act
None

4. Minutes of Previous Meetings

- 4.1 Approval of the minutes of the March 28, 2016 meeting
- Approved as circulated

Laing-Nowak THAT the minutes of the March 28, 2016 meeting be approved as circulated

CARRIED

5. Committee Applications

- 5.1 C1- 2016 - 1411 Colonization Road W - Application for temporary use by-law to permit a garden suite
- The property owner and garden suite tenant were in attendance to discuss the development with the committee. The application was considered and application for temporary use by-law for a garden suite at 1411 Colonization Road was granted

Mallory-Nowak THAT the application being C1-2016 being an application for temporary use by-law to permit the construction of a garden suite at 1411 Colonization Road West be approved

CARRIED

- 5.2 A2 - 2016 - 850 King's Highway - Minor Varince Application to reduce the side yard setback from 6m to 3.5m and buffer width from 3m to 1.5m
- Candice Micucci, the agent called into the meeting at 5:14pm until 5:26pm to speak to the application. The Minor Variance request was granted.

Laing-Mallory THAT the application being A2-2016 being an application for minor variance to reduce the side yard setback from 6m to 3.5m and reduce the buffer width from 3m to 1.5m be approved.

CARRIED

- 5.3 B1-2016 - Re-conveyance of H2O Power property for effluent line to Resolute Forest Products
- The agent for the owner was in attendance to speak to the matter and consent was granted for the severance and re-conveyance with conditions

Nowak-Laing THAT the application for severance and re-conveyance being application B1-2016 be approved with conditions

CARRIED

- 5.4 B2-2016 - Easement over Resolute Forest Products Property for access to H2O Power transmission lines
-The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Laing-Nowak THAT the application for consent for the purposes of establishing an access easement being application B2-2016 be approved with conditions

CARRIED

- 5.5 B3-2016 - Easement over Resolute Forest Products Property for access to H2O Power canal walls for maintenance
- The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Laing-Jackson THAT the application for consent for the purposes of establishing an access easement being application B3-2016 be approved with conditions

CARRIED

- 5.6 B4-2016 - Easement over Resolute Forest Products property for access to H2O Power Sluice Gates for maintenance
- The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Nowak-Mallory THAT the application for consent for the purposes of establishing an access easement being application B4-2016 be approved with conditions

CARRIED

6. Other Business

- 6.1 Request from Wahkaihanun Futures for extension to deadline for paving of parking area - 237 Eighth Street West. Relief granted by Minor Variance A4 - 2011
- The request was considered by the committee and after discussions on the future of the property, an extension was granted to October 31, 2017 for the completion of grading of the parking area at 237 Eighth Street West.

7. Outstanding Items

8. Meeting Close - 6:44pm

Chair, Committee of Adjustment

T. Rob, Chief Building Official