

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	A6/20/17
PAYMENT RECEIPT STAMP	
Paid.	

PROPERTY INFORMATION	
Property Address	570 Scott Street
* Tax Roll No.	59 - 12 - 020 - 002 - 10000
Legal Description	570 Scott Street PALB WPT LOT PCL 4331
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Jorma + Heather Johnson
Application Contact	Jorma Johnson
Full Mailing Address	570 Scott Street, Fort Frances, ON P9A 1H4
Telephone	807-276-2175 (Jorma) 276-0333 (Heather)
Email	
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	RBC
Contact/Reference	Dana-Lynn Begin
Full Mailing Address	343 Scott Street Fort Frances, ON P9A 1H1
Telephone	274-
Email	

- 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 4.1 of Zoning by-law – to permit G2-R1  
As being zoned . we cannot add on to our residential home.

**APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION**

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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)

We would like to add on to our residential home which is zoned Commercial.

3. When did the current owner acquire the Property? Sept 26/08

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

House was built in 1930

5. What is the existing use of the Property? Home.

6. How long has the existing use of the Property continued? ? 1930

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

North	South	East	West
Residential	Scott Street	Commercial.	Residential.

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:		50'
Depth:		165'
Area:		8250'

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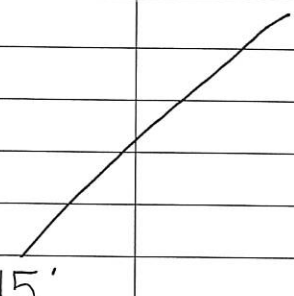
9. **Building/Structure Particulars**  
Describe the particulars (in metric) of all buildings and/or structures existing and proposed for the Property.

Main Building:	Existing	Proposed
Ground Floor Area:	1052'	544
Width:	24'4"	17'
Length:	48'10"	32'
# of Storeys:	1	1

Location of Building/Structure – Check geographic direction of Side Yard Setbacks

Front Yard:	28'	28'
Rear Yard:	91'	56'
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	195'	195"
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	6'	6'

Accessory Building: *Shed*

Accessory Building:	Existing	Proposed
Ground Floor Area:	168'	
Width:	12'	
Length:	14'	
# of Storeys:	1	
Height:	13'	
Distance to Main Building:	20'	15'

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-----|----|
| Municipal Road    | ✓   |    |
| Other Public Road |     |    |
| Water Access Only |     |    |
12. What is the Official Plan designation of the Property? Residence
13. What is the Zoning of the Property? Commercial
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.  
File NO A 11/2008  
Attached Previous application. Condition of obtaining Permit Expired.
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, Jorma + Heather Johnson 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.

[Signature]  
(Signature of Owner or Agent)

[Signature]  
(Signature of Owner or Agent)

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17. A sketch showing the following:

- i. The boundaries and dimensions of the subject land.
- ii. 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 front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. the location and nature of any easement affecting the subject land.

**OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT**

(Must be signed by **each Owner** – print more copies as required)

I, Jorma + Heather Johnson, am an Owner of the property known as 570 Scott St. in the Town of Fort Frances, that is the subject of this Application, and hereby

**Authorize Agent to Act (if applicable):**

1. Authorize and instruct \_\_\_\_\_ to act as my Agent and make this application on my behalf.

**Freedom of Information:**

2. Acknowledge that the information collected in this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended to assist in the processing of the application and will become part of a public record and, for the purposes of the Freedom of Information and Protection of Privacy Act, authorize and consent to the use by or the disclosure to, any person or public body of any personal information.
3. Acknowledge that full copies of the application are provided to the members of the Committee of Adjustment and as a result, **any information contained in it** is made public.


**Right to Enter Premises:**


4. Authorize the members of the Committee of Adjustment and/or staff of The Town of Fort Frances as may be required, to enter upon the lands and premises identified in section 5 that are the subject of this application for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority; and

**Consent re Meeting:**

5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.

May 21/17  
Date

  
Owner Signature

  
Owner Signature