



File No **A-**

APPLICATION FOR MINOR VARIANCE
OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment for the **TOWN OF FORT FRANCES** under Section 45 of the **Planning Act, 1990** for relief, as described in this application, from By-Law No. 8/98 (as amended).

1. Name of Owner: 2291523 Ontario Inc
Telephone Number: (519) 998-8499
2. Address: _____
3. Name of Agent (if Any) Antech Design & Engineering Candice Micucci
Telephone Number: (705) 492-9422 candice.micucci@antechdesign.com
Address: 32 Zatonski Ave, Brantford, On, N3V 1G1

NOTE: Unless otherwise requested, all communications will be sent to the agent, if any.

4. Names and addresses of any mortgagee, holders or charges or other encumbrances:

5. Street Address, where applicable, and Legal description of subject land (registered plan number and lot number or other legal description).

850 Kings Highway, PCL 18234 Sec Rainy River, Pt
Lt 39, River Range, McIrvine Designated as Pt4, 48R2376
Fort Frances

6. Nature and extent of relief applied for:

Side yard setbacks from 6m to 3.5m
buffer from 3.0m to 1.5m

7. Why is it not possible to comply with the provisions of the by-law?

existing narrow lot of record

8. Dimensions and land affected: Frontage: 24.8m
Depth: 54.35m
Area: 1378.3 m²
Width of Street: _____

9. Particulars of all buildings and structures on or proposed for the subject land (Specify ground floor area, gross floor area, number of storeys, width, length, height, etc.)

Existing: existing dwelling - 72.1m²

Proposed: car wash/oil change building 136m²

Location of all buildings and structures on or proposed for the subject land (Specify distance from side, rear, and front lot lines);

Existing: Front - 12.27m, Side - 4.05m, side - 10.66m,
rear - 36.07m

Proposed: Front - 13m, side 5.9m, side - 4.5m, rear - 31.9m

10. Date of Acquisition of Subject Land: March 13, 2016

11. Date of construction of all buildings and structures on subject land.

unknown

12. Existing uses of the subject property: commercial/residential

13. Existing uses of abutting properties: commercial

14. Length of time the existing uses of the subject property have continued:

unknown

15. Municipal services available (check services property is connected to):

Water ☒

Sanitary Sewers ☒

Storm Sewers ☒

16. Present Official Plan provisions applying to the land: Employment Area

17. Present Zoning By-Law provisions applying to the land: Enterprise

18. Has the Owner previously applied for relief in respect of the subject property?

Yes ☐

No ☒

If the Answer is yes, describe briefly:

19. Is the subject property, the subject of a current application for consent under section 53 of the Planning Act, 1990. Yes ☐ No ☒

20. **DECLARATION** of Applicant or Authorized Agent

I/We, Candice Micucci 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 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 ____ day of _____, 20__)

Candice Micucci

Signature of Applicant or

Authorized Agent

Signature of Commissioner etc.

CONSENT OF OWNER
USE AND DISCLOSURE OF PERSONAL INFORMATION
(is not required if owner is a Corporation)

I/We 2291523 Ontario Inc, the owner(s) of the land that is the subject of this application 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.

Date

Signature of Owner

Signature of Owner

OWNER' S PERMISSION TO ENTER

I/We hereby 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 that are the subject of this application, namely 850 Kings Highway for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority.

Date

Signature of Owner

Signature of Owner

If the applicant is not the owner of the land that is the subject of this application, complete the following page.

AUTHORIZATION AND ACKNOWLEDGEMENT OF OWNER FOR AGENT

I/We , 2291523 Ontario Inc of the Town of Fort
Frances, in the District of Rainy River, as the owner(s) of the land that is the subject of
this application, hereby authorize and instruct Antech Design & Engineering
act as my agent and make this application on my behalf and acknowledge that
information requested on this form is collected under the authority of The Planning Act,
R.S.O. 1990, Chapter P13, as amended and will assist in the processing of the
application and will become part of a public record.

Date

Signature of Owner

Signature of Owner
