

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 \$324.50	FILE NO. A4/2021
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	GILLIAN ISLAND (G669), RAINY LAKE, FORT FRANCES
Tax Roll No.	- 010 - 001 - 11200 - 0000
Legal Description	PCL 22649 SEC RAINY RIVER SURFACE RIGHTS; ISLAND G669; RAINY LAKE, S OF CNR E OF TWP MCIRVINE; DIST. RR.
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	GABRIEL JEFFREY CARPENTER, TARA LEE CARPENTER
Application Contact	GABE CARPENTER
Full Mailing Address	115 LINDY PLACE SOUTH, FORT FRANCES, ON, P9A 3V4
Telephone	807-276-7073
Email	gabe.carpenter76@gmail.com
AGENT INFORMATION (if applicable)	
Company Name	N/A
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	N/A
Contact/Reference	
Full Mailing Address	
Telephone	
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):

<p>Section ____ of Zoning by-law – to permit</p> <p>By-LAW REQUIRES:</p> <p>(i) THAT THE MAIN BUILDING BE ERECTED BEFORE ACCESSORY BUILDINGS;</p> <p>(ii) THAT THE MAIN BUILDING HAS A FRONT AND EXTERNAL SIDE YARD SETBACK OF 30m FROM THE WATER.</p> <p>I AM PROPOSING:</p> <p>(i) THAT AN OUTHOUSE AND GAZEBO BE ERECTED BEFORE THE MAIN BUILDING;</p> <p>(ii) THAT THE MAIN BUILDING BE PERMITTED TO HAVE A 20m SETBACK AS OPPOSED TO 30m AS PER BY-LAW 4.7.2.C.</p>
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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 INTEND TO USE THE ISLAND FOR RECREATIONAL PURPOSES BEFORE AND DURING CONSTRUCTION OF THE MAIN BUILDING, SO ACCESS TO A TOILET WILL BE NECESSARY SINCE THERE ARE NO SUITABLE FACILITIES NEARBY.

THE outhouse DOES NOT REQUIRE APPROVAL OF A SEWAGE PERMIT APPLICATION, BUT THE MAIN BUILDING DOES. WE WOULD LIKE TO BEGIN CONSTRUCTION OF THE ACCESSORY BUILDINGS WHILE WE ARE WAITING FOR THE SOIL TO THAW ENOUGH TO CONDUCT THE TESTS THAT ARE NECESSARY FOR THE MAIN BUILDING'S SEWAGE PERMIT APPLICATION.

THE SIZE AND DIMENSIONS OF THE ISLAND, COMBINED WITH NATURAL FEATURES LIKE LARGE ROCKS, LIMIT THE OPTIONS FOR PLACEMENT OF THE MAIN BUILDING. THIS EXPLAINS OUR REQUEST FOR AN APPROVED SETBACK OF 20M.

3. When did the current owner acquire the Property? JANUARY 22, 2021

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

THERE IS ONE EXISTING ACCESSORY BUILDING (A SHED). ITS DATE OF CONSTRUCTION IS NOT KNOWN.

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

6. How long has the existing use of the Property continued? NOT KNOWN

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

North	South	East	West
N/A	N/A	N/A	N/A

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	≈ 80m	≈ 262'
Depth:	≈ 120m	≈ 394'
Area:	1 HECTARE	2.5 ACRES

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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:		17.84 m ²	
Width:		4.88 m	
Length:		3.65 m	
# of Storeys:		1 ⊕ LOFT	

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

Front Yard:		20 m	
Rear Yard:		31 m	
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		27 m	
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		36 m	

Accessory Building:	Existing	OUTHOUSE Proposed	GAZEBO
Ground Floor Area:	13.38 m ²	1.86 m ²	8.92 m ²
Width:	3.65 m	1.22 m	3.65 m
Length:	3.65 m	1.52 m	2.44 m
# of Storeys:	1	1	1
Height:	2.44 m	2.65 m	2.59 m
Distance to Main Building:	22 m	74 m	7 m

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

Front Yard:	2 m	22 m	22 m
Rear Yard:	28.5 m	19.5 m	41 m
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	10 m	(NORTH) 29 m	(NORTH) 18 m
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	50 m	(SOUTH) 18 m	(SOUTH) 34 m

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	N/A	N/A
Sanitary Sewer	N/A	N/A
Storm Sewer	N/A	N/A

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11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-------------------------------------|-------------------------------------|
| Municipal Road | | <input checked="" type="checkbox"/> |
| Other Public Road | | <input checked="" type="checkbox"/> |
| Water Access Only | <input checked="" type="checkbox"/> | |
12. What is the Official Plan designation of the Property? LIVING
13. What is the Zoning of the Property? SEASONAL RESIDENTIAL
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.
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, GABRIEL & TARA CARPENTER 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

20th day of March, 2021.

Dianne Clouston, JD
A Commissioner, etc.

[Signature]
(Signature of Owner or Agent)

[Signature]
(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, TARA CARPENTER, am an Owner of the property known as ^{GILLIAN}ISLAND 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 N/A 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.


Owner Signature

March 26, 2021
Date

Owner Signature

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, GABRIEL CARPENTER am an Owner of the property known as GILMAN ISLAND 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 N/A to act as my Agent and make this application on my behalf.

Freedom of Information:

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