

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

\$304.90

FILE NO.

A7/2017

PAYMENT RECEIPT STAMP

Prd

PROPERTY INFORMATION

Property Address	1960 McIrvine Rd North
Tax Roll No.	59 - 12 - 010-004 -139-50
Legal Description	PT NW ¼ SEC 32 RP 48R4145 PART 1

OWNER/APPLICANT INFORMATION

Registered Owner(s)	Curtis and Kimberly Jacobson
Application Contact	Curtis and Kimberly Jacobson
Full Mailing Address	1960 McIrvine Road North RR #1 RMB 235 Fort Frances ON P9A 3M2
Telephone	807 276 0200
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	Fort Frances Branch
Full Mailing Address	343 Scott Street Fort Frances Ontario P9A 1H1
Telephone	807 274 7311
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 4.17.2 and 3.31 of Zoning by-law cause issues for the ability to construct an addition to the home of an attached garage and bedrooms above the garage.

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)

Section 4.17.2 and 3.31 of Zoning by-law cause non-compliance for the ability to construct an addition to the home, for an attached garage with living area above the garage which will be accessed through the existing dwelling through a stairwell. In section 4.17.2 the requirements for front yard set-back is 20 m in Resource Development. The thought for building an 11m by 11m addition to the home impedes the front yard set-back to 7.5 m. The requirements in an R1 (Residential Type 1) development would require a front yard set-back of 7.5 m. This would not be an issue if zoning requirements were different for this single-family dwelling.

In section 3.31 of the Zoning By-Law requires the distance from any navigable/non-navigable waterway of 15 m from the top of the embankment. The proposed structure will encroach this distance by 4 meters. The distance to the embankment will be 11 m instead of 15 m as required in the Zoning By-Law.

Despite the 1.1 acres owned, we do not have the required 20 m distance for front yard set-back, as well as 15 m from the embankment. Since our property has a water source well, septic tank and septic field, as well as 2-150 ft loops of geothermal pipes dug underground for our heating and cooling system, we are very limited to where we can build. This is the only options we have to complete an addition for our growing family to stay at this location.

3. When did the current owner acquire the Property? June 2008

4. Provide the date of construction for all buildings and structures on the Property.
1970/1980

5. What is the existing use of the Property? Single Family Dwelling

6. How long has the existing use of the Property continued? Since Home was Built

7. What is the existing use of the abutting properties?
- | North | South | East | West |
|------------------------|------------------------|----------------|------------|
| Single Family Dwelling | Single Family Dwelling | Garage Storage | Farm Field |

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	NA	274'
Depth:	NA	Irregular
Area:	NA	1.1 Acres

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:	1152'sq	1296'sq
Width:	24'	36'
Length:	48'	36'
# of Storeys:	1	2
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	62'	26'
Rear Yard:	49'	NA
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:	134'+/-	106'+/-
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:	NA	NA
Accessory Building:	Existing	Proposed
Ground Floor Area:	NA	NA
Width:	NA	NA
Length:	NA	NA
# of Storeys:	NA	NA
Height:	NA	NA
Distance to Main Building:	NA	NA
Location of Building/Structure - Check geographic direction of Side Yard Setbacks		
Front Yard:	NA	NA
Rear Yard:	NA	NA
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:	NA	NA
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:	NA	NA

Note – Above information to match Site Plan

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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		NA

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

Source of Access:	Yes	No
Municipal Road	X	
Other Public Road		X
Water Access Only	Can be	

12. What is the Official Plan designation of the Property? Resource Development

13. What is the Zoning of the Property? Resource Development

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.

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

I/We Curtis + Kim Jacobson, 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.

April 27/2017
Date

Curtis J
Signature of Owner

K
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 Tyson Dennis for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority.

April 27/2017
Date

Curtis J
Signature of Owner

K
Signature of Owner

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

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.