

# 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.
\$ _____	A ____/20 ____

PAYMENT RECEIPT STAMP

## PROPERTY INFORMATION

Property Address	1225 SCOTT ST.
Tax Roll No.	59 - 12 - 030 - 006 - 03800
Legal Description	MCIRVINE PT RIVER RANGE LOT 20 RP 481522 PART 1 PARCEL 22416

## OWNER/APPLICANT INFORMATION

Registered Owner(s)	KEVIN LEE ANDERSON
Application Contact	
Full Mailing Address	1785 HWY 602 RMB 50 FORTFRANCES ONT P9A3H2
Telephone	274-4923 275-7327
Email	kevin-anderson-cont@yahoo.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	CIBC
Contact/Reference	SARAH BOYD
Full Mailing Address	
Telephone	807-274-5391 EXT. 401
Email	sarah.boyd@cibc.com

- 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 45.3 of Zoning by-law – to permit SIDE YARD.  
SURVEY PROVIDED SHOWING WHAT IS PROPOSED

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)

THE EXISTING GARAGE IS 4.134 FT. FROM THE PROPERTY LINE AT THE CLOSEST POINT. (SOUTH WEST CORNER)  
THIS APPLICATION, A REQUEST TO REMOVE THE GARAGE AND FOUNDATION, WHICH INCLUDES TWO STOREYS IN PART, AND REPLACE WITH A NEW FOUNDATION AND COMPLETE A TWO STORY ADDITION IN THE SAME LOCATION.  
THE PLAN ALSO INCLUDES SQUARING OFF THE ADDITION TO THE EXISTING BUILDING WITH A 10'x6' SECTION WHICH RESULTS IN THE REMOVAL OF THE EXTERIOR STAIRCASE TO CREATE AN INTERIOR STAIRWAY.

3. When did the current owner acquire the Property?

2000

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

1940

5. What is the existing use of the Property?

3 UNIT APARTMENT

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

? Unknown @

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

North	South	East	West
SCOTT ST.	SINGLE FAMILY RESIDENTIAL	COLONIZATION ROAD EAST	SINGLE FAMILY RESIDENTIAL

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	41.08 METERS	135.38 Ft.
Depth:	19.22 METERS + -	49.94 Ft + -
Area:	0.054 HECTARES	5812.5 sq.ft.



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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:	233.34	5.66
Width:	16.83 9.15 10.02	1.85
Length:	11.26 1.44 3.06	3.06
# of Storeys:	2	2

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

Front Yard:	ENCROACHES .06 - 6.4	
Rear Yard:	1.46 - 1.26	1.46 - 1.25
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	.04 - .24	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	varies (see survey)	

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	✓	
Sanitary Sewer	✓	
Storm Sewer	✓	

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?

Living (TD)

13. What is the Zoning of the Property?

R1 (TD)

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, Kevin Anderson 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 December, 2016.

Kathryn Mae Lawson  
A Commissioner, etc.

(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.

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, KEVIN ANDERSON, am an Owner of the property known as 1225 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 KEVIN ANDERSON 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

Dec 28/16  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature





# GeoWarehouse Residential Detailed Report (Level 2)

Generated on 12/13/2016

Property Address	1225 SCOTT ST
Roll Number	5912030006038000000
Legal Description	MCIRVINE PT RIVER RANGE LOT 20 RP 48R1522 PART 1 PCL 22416
Municipality	FORT FRANCES TOWN
Property Code & Description	333 - Residential property with three self-contained units
Structure Code & Description	116 - ATTACHED GARAGE 322 - DUPLEX
2016 Taxation Year Phased-In Assessment *	\$ 137,000
Year Built	1940 1940
Total Floor Area (Above Grade) (sq ft)	3000
Basement Total Area (sq ft)	0
Basement Finished Area (sq ft)	0
Number of Full Storeys	2
Number of Bedrooms	7
Number of Full Baths	3
Number of Half Baths	0
Heating Type	EL - Electric (baseboard, wall insert)
Air Conditioning	N
Garage Type	-
Garage Spaces	1
Services Hydro	Y - Hydro available
Services Water	M - Municipal
Services Sanitary	M - Municipal
Pool on Property	-
Frontage (ft)	135.86
Depth (ft)	49.94
Site Area	6786 F
Zoning	R2
Last Sale Date (yyyy/mm/dd)	2003/08/01
Last Sale Amount	\$ 1

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit [www.mpac.ca](http://www.mpac.ca). \* Assessed Value is based on a January 1, 2012 Valuation Date. \*\* Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2016 Assessment Roll for the 2016 taxation year.

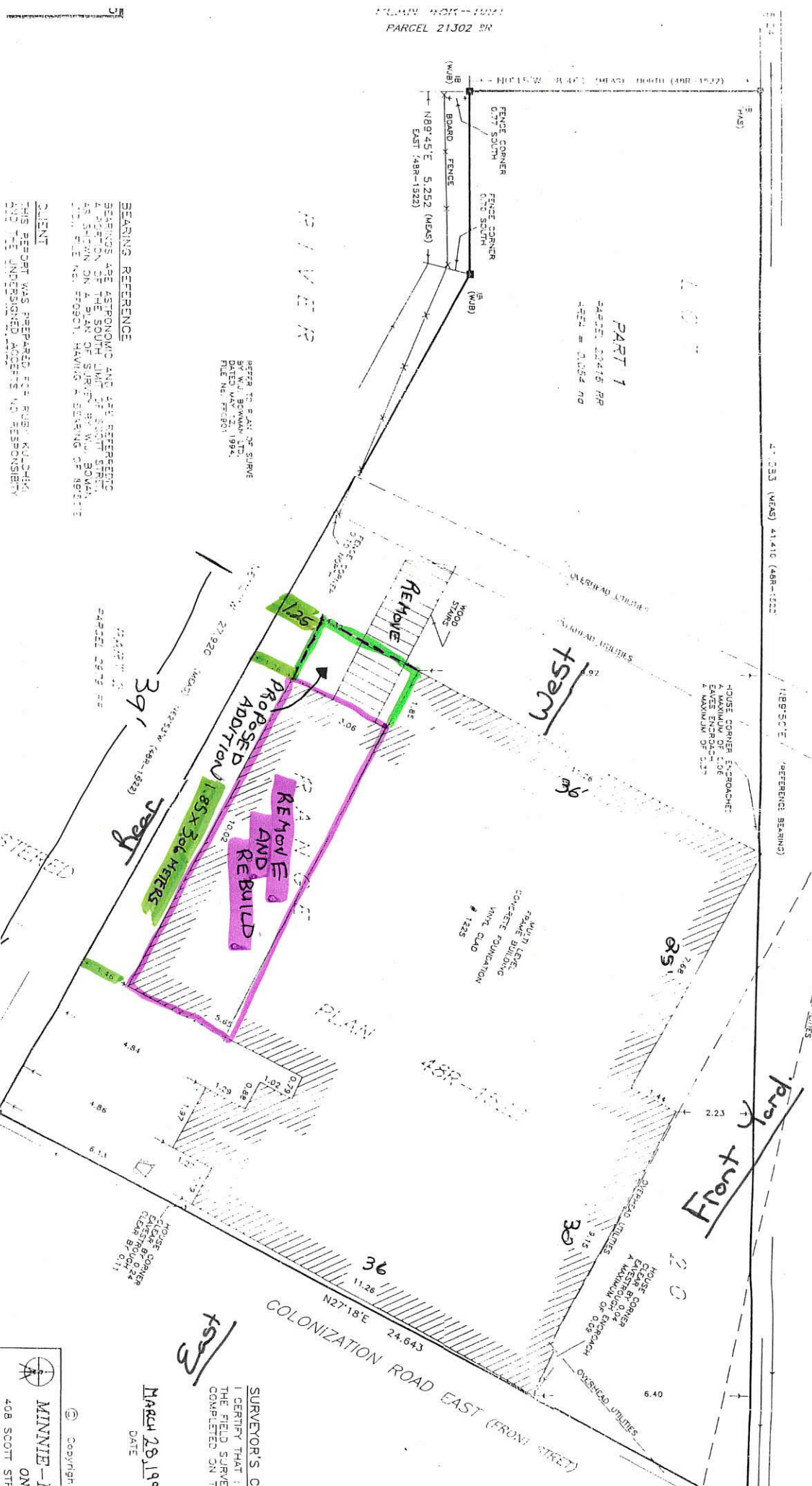
*Handwritten signature: t. [unclear] . [unclear] . ca*

at side of the house approaches a maximum  
into Colonization Road East.  
NOTE WITH MUNICIPAL ZONING BY-LAWS  
see by this REPORT.  
AL REMARKS  
cross the surveyed property from the  
to service the property to the south.

SCOTT STREET

SCALE - 1:10  
2m  
0  
MINNIE-BOWMA  
ONTARIO LAND  
1996

PLAN 21302 BR



BEARING REFERENCE  
BEARINGS ARE APPROXIMATE AND ARE REFERENCED  
TO A PORTION OF THE SOUTH LIMIT OF SCOTT STREET  
AS SHOWN ON A PLAN OF SURVEY BY W. W. BOWMA  
FILE NO. 177801, HAVING A BEARING OF 189°12'  
11" E.

CLIENT  
THIS REPORT WAS PREPARED FOR BOWMA KILGOM  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY

MINNIE-1  
ON  
408 SCOTT ST

SURVEYOR'S C  
I CERTIFY THAT  
THE FIELD SURVEY  
COMPLETED ON 1  
MARCH 28, 1996  
DATE