

July 28, 2021

Report To: Travis Rob, P.Eng., Manager of Operations & Facilities

From: Craig Miller, P.Eng., Environmental Superintendent

SUBJECT: 515-523-525 Colonization Road West

On June 20, 2021, a request was received from Travis Rob for comments on an application to consolidate the lots 515 and 523 Colonization Road East and then change the municipal address of the consolidated lot to 1235 First Street East.

Initial comments returned to Travis were:

“523 has 2 sets of water and sewer services. The eastern most set was intended to service 515. An easement was supposed to registered on title to run services for 515 through 523.

Further, the unused services should be properly terminated at the mains, as the property owner’s expense if the properties are consolidated.”

Travis consolidated all comments received and forwarded them to Town Planner Cody Vangel, who communicated with the applicant.

Following receipt of the comments, the application was amended to not longer consolidate the lots. 515 Colonization Road East would remain as addressed and 523 Colonization Road East address would change to 1235 First Street East.

Comments returned to Travis and Cody, from myself, with respect to this amendment, were:

“... the condition needs to remain that he terminate the services on the one lot intended for the other lot. Or, a legal easement is registered against the lot with the services to provide access to the vacant lot if services are ever to be run in to the vacant lot. ”

Background – Property File Information

515 Colonization Road East

- June 2006 – Mr. Doug Brown commented on application B1/2006 that an easement would be required to be registered on the severed lot known as 515 Colonization Road East. Application B1/2006 was to severe 515 Colonization Road East from 523-525 Colonization Road East. See attachment A

- A building permit appraisal dated June 15, 2006, to build a dwelling on 523 Colonization Road East, included a note from Doug Herr, Environmental Superintendent, that an easement was required to be registered for 515 Colonization Road East and that services must be paid for at the time of connection. See attachment B.

523 Colonization Road East

- Application B1/2006 was approved on June 19, 2006 allowing for the severing of 515 Colonization Road East from 523 Colonization Road East. The approval was subject to four (4) conditions. Condition 4 – "...an easement, 7 metres wide as required by the Operations and Facilities Division for municipal services to service the retained property known as 515 Colonization Road East. See attachment C, page 3.
- Application B1/2006 also included Note A – "The property owner is responsible for payment of the sum of \$6,434.78 to cover the cost of two water and sanitary sewer services to the properties." See attachment C, page 3.

525 Colonization Road East

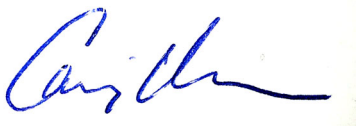
- No significant information

Summary

The 2nd set of water and sanitary sewer services on the west side of 525 Colonization Road East were installed for the purposes of servicing 515 Colonization Road East. However, an easement has never been put in place to protect the servicing of 515 Colonization Road East.

If the lots are to remain severed, it is my recommendation that an easement be put in place for services. If the lots are to consolidate, then the 2nd set of services on the property are superfluous and it is my recommendation that they should be terminated. It is also my recommendation that the cost to initially install the services should be considered with this application if the services are not going to be used in the future.

Respectfully submitted,



Craig Miller, P.Eng.
Environmental Superintendent

Cc: Cody Vangel, Town of Fort Frances Planner

Attached:

- Attachment A – Application B1/2006 Comments
- Attachment B – Building Permit Appraisal
- Attachment C – Application B1/2006 Approval Decision

Attachment A

Doug Brown

06/07/06 03:30 PM

To: Faye Platt/Frances@Frances, Doug Herr/Frances@Frances, Milt Strachan/Frances@Frances, Julie Crichton/Frances@Frances, Mark McCaig/Frances@Frances

Subject: Re: Minor Variance Application A10/2006 - 1231 Minnie Ave. & consent application B1/2006- 515 -523 Colonization Road

Hi Faye, the staff of the O & F Division have reviewed both applications and there are no real concerns with either application. However the following comments should be taken into account prior to approving the applications.

In regards to A10/2006 Application -1231 Minnie Ave.- there is a holding provision which doesn't allow new development until the holding provision issue is addressed. Does it apply to new accessory buildings? Isn't fire protection an issue in this section of the community? Last year Minnie Ave. development proposal.

In regards to B1/2006 application - 515& 523 Coloniozation Road East- an easment for water and sewer services will be required to be registered on the sevred lot known as 515 colonization road east. Last year during the construction along First street east, the property owner requested that two water and sanitary sewer services be brought into this property. The owner is well aware of the future easement requirement. Also the owner will be responsible to pay \$ 6434.78 once the sewer and water services are connected for 523 Colonization Road. KGS Group is preparing the as-built drawings for 2005 reconstruction of First street. I will forwarded you a drawing showing exactly where the easement will be required on 515 Colonization Road East.

Regards Doug Brown

WOLSELEY

Waterworks Group

SASKATOON
TEL: 306-242-3686
FAX: 306-242-1718
TOLL FREE
1-877-242-3686

REGINA
TEL: 306-525-6581
FAX: 306-525-9120
TOLL FREE
1-800-667-4021

WINNIPEG
TEL: 204-786-7861
FAX: 204-772-4895
TOLL FREE
1-800-361-3612

BRANDON
TEL: 204-571-2300
FAX: 204-725-5286
TOLL FREE
1-800-862-6328

THUNDER BAY, ON.
TEL: 807-622-5355
FAX: 807-623-5793
TOLL FREE
1-888-860-0039

525/515 Colonization Road EAST

— June 7/06

REGARDING COST FOR SEWER / WATER SERVICES
(ADDITIONAL NEW)

WATER 19 mm ϕ — \$ 2,000

SANITARY SEWER — 150mm ϕ — 3,300

SUBTOTAL 5,300

5300

395,938.37

$\times \$45,082.20 = \603.47

Bond, Insurance
(demobilization)

5300

395,938.87

$\times \$39,691.90 = \531.31

ENGINEERING
COST

TOTAL

= \$6434.78

NO GST

To: Julie Guitton, Milt Strachan, Doug Herr

Re: Consent Application 515 & 523 Colonization Road East

Please review and provide comments and pass on

Julie please attach sewer and water information
both lots are feed from 1st Street, thus
probably need a registered Easement - water and
sewer service lines.

Need ^{give} back information by June 9/06 (Friday)

JULIE:
2006-06-05 ATTACHED: PLAN OF FIRST STREET SHOWING NEW SERVICES
TO 525 & 515 - 515 WILL NEED EASEMENT FOR THE
SERVICES TO CROSS 525.

D. HERR.
JUNE 07/06 NO FURTHER COMMENT.
ARE SERVICE PAID FOR?

M. Strachan NO CONCERNS.
JUNE 7/06

**COMMITTEE OF ADJUSTMENT
APPLICATION SUMMARY**

RECEIVED
JUN - 2 2006

DATE OF PUBLIC HEARING: June 19, 2006 @ 7:00 p.m.

(See ** below if you are a commenting agency)

CONSENT



MINOR VARIANCE



FILE NO.: B1/2006

PROPERTY: 515 and 523 Colonization Rd. E.

OWNER: 1058876 Ontario Inc.

AGENT: Roy Avis

PURPOSE: This is an application for the creation of a new lot having frontage of approx. 26.17 metres. Both the severed and retained properties are zoned "Residential type Two – R2" and contain no buildings or structures.

APPLICATION CIRCULATED FOR COMMENT TO:

J. Kibiuk,
Fort Frances Power Corporation



D. Brown,
Manager of Operations & Facilities



R. Hallam,
Planning & Development Supt.



Planning Department



S. Richardson,
Fort Frances Fire Department



Northwestern Health Unit



Canadian National Railway



Ministry of Natural Resources



Ministry of Environment



Other _____



THE TOWN OF FORT FRANCES



RECEIVED
Date: 31 May 06
Secretary - Treasurer Committee of Adjustment Town of Fort Frances

APPLICATION FOR CONSENT

FOR OFFICE USE ONLY

File Number: B1/2006		
Property: 575/523 Col. Rd. E.	Roll #: 3-6-129 & 3-6-130	
Date Application Received: 31 May 06	Date Fee Received:	
Date Application Complete:	Receipt #:	Application Fee: \$450.00

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1 Name of Applicant	ROY AVIS	Home Telephone No. 807-274-9651	Business Telephone No. 807-274-7751
Address		1013 FRENETTE AVENUE, FORT FRANCES, ONTARIO	
		Postal Code P9A 3V5	
▶ 1.2 Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.			
Name of Owner(s)	1058876 ONTARIO INC.	Home Telephone No.	Business Telephone No. 807-274-7751
Address		600 KING'S HIGHWAY, FORT FRANCES, ONTARIO	
		Postal Code P9A 2W9	
1.3 Please indicate to whom all communications should be sent:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent		

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1 Municipality	FORT FRANCES	Township	MCIRVINE	Property Roll No.	3-6-129 3-6-130
Property descriptor:	LOT 3 SM 158 RR20 PT4	Lot/Section No.	RR20	Part No.	4
Other Information (parcel #, etc.)				Reference Plan No.	48R2071
				Registered Plan No.	SM158
▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
If Yes, describe each easement or covenant and its effect					

3. Purpose of this Application

► 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☒ Creation of a new lot ☐ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement

Other

☐ A charge

☐ A lease

☐ Correction of title

☐ Other purpose _____

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

ROY AVIS

► 3.3 If a lot addition, identify on the accompanying sketch the lands to which the parcel will be added.

N/A

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

► 4.1 Dimensions	Frontage (m) (# of ft x .3048)	F 26.17 R 24.38	F 20.19 R 18.28
	Depth (m) (# of ft. x .3048)	53.94/44.48	36.04/44.48
► 4.2 Use of Property	Area (ha.) (# of acres x .4047)		
	Existing Use(s)	VACANT	VACANT
► 4.3 Buildings or Structures	Proposed Use(s)	RESIDENTIAL	RESIDENTIAL
	Existing	N/A	N/A
► 4.4 Access (✓ appropriate space)	Proposed	SINGLE FAMILY HOMES	SINGLE FAMILY HOME
	Provincial Highway (secondary or primary)		
► 4.5 Water Supply (✓ appropriate space)	Municipal Road (maintained all year)	COLONIZATION ROAD	COLONIZATION ROAD
	Municipal Road (seasonally maintained)		
► 4.6 Sewage Disposal (✓ appropriate space)	Other Public Road	FIRST STREET	
	Right of Way		LANE
► 4.7 Other Services (✓ if service is available)	Publicly owned & operated piped water system	YES	YES
	Privately owned & operated individual well		
	Privately owned & operated communal well		
	Lake or other water body		
	Other means		
	Publicly owned & operated sanitary sewage system	YES	YES
	Privately owned & operated individual septic tank*		
	Privately owned & operated communal septic system		
	Privy		
	Other means		
	*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.		
	Electricity	YES FFPC	YES FFPC
	School Bussing		
	Garbage Collection		

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

N/A

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Living Area
- 5.2 What is the zoning, if any, of the subject land? R2 RESIDENTIAL SINGLE FAMILY
- 5.3 Are any of the following uses or features on or adjacent to the subject land. (4appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation	NO	NO
A landfill	NO	NO
An industrial or commercial use (specify uses)	NO	NO
An active railway line	NO	NO
A Municipal Airport	NO	NO

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the **Planning Act**?
☐ Yes ☒ No ☐ Unknown
If **Yes**, and if **known**, provide the Ministry or Municipal Application file number and the decision made on the application
- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.
- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☒ No ☐ Yes
If **yes**, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?
☐ Yes ☒ No ☐ Unknown
If **yes** and if **known**, specify the appropriate file number and status of the application.

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, _____ of the _____ of _____ in the _____ of _____ am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize _____ to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date

Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembers to attach

- ☐ 12 copies of completed application form
- ☐ 12 copies of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Payment of \$450.00 by cash certified cheque or money order

Forward to: Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On P9A 3P9

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing the information indicated below . Mandatory information MUST be included on the sketch. Other information must be provided if it applies to the subject property.
- The boundaries and dimensions of the subject land, the part that is to be severed and the part to be retained.
 - The existing zoning use(s) on adjacent lands AND names of property owners for abutting property.
 - 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.
 - ☐ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land
 - ☐ The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic systems.
 - ☐ The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
 - ☐ The distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
 - ☐ The location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.
- SPLIT OF PROPERTY MERGED AS A RESULT OF PURCHASE BY ONE OWNER

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, ROY AVIS of the TOWN of FORT FRANCES

In the DISTRICT of RAINY RIVER, make oath and say OR solemnly declare that the
al of the above statements contained herein and all exhibits and supporting documentation submitted and attached
hereto are true, and I 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.

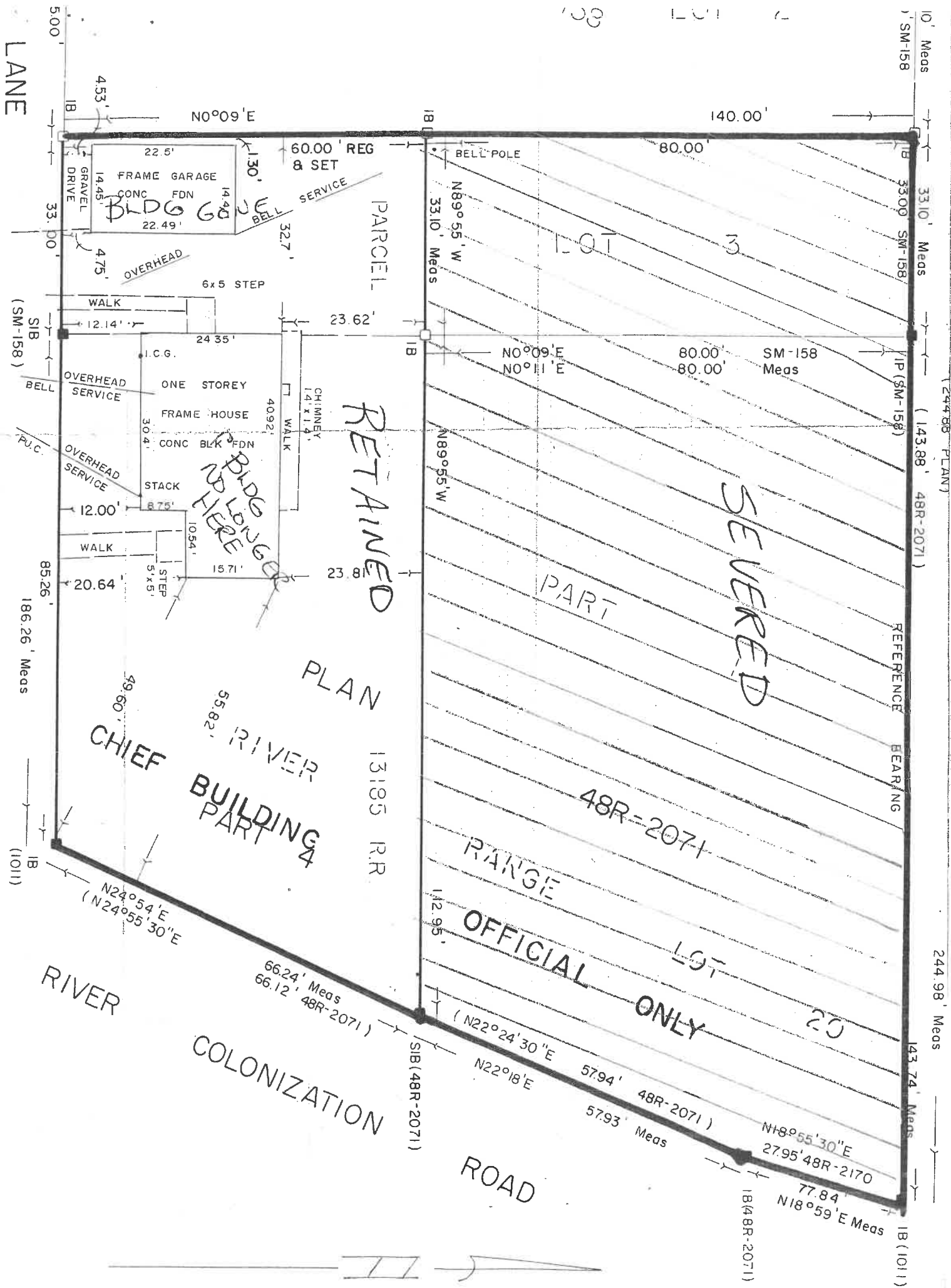
Sworn/Declared before me at the Town of Fort
Frances, in the District of Rainy River, this 3/4
day of May, 2006

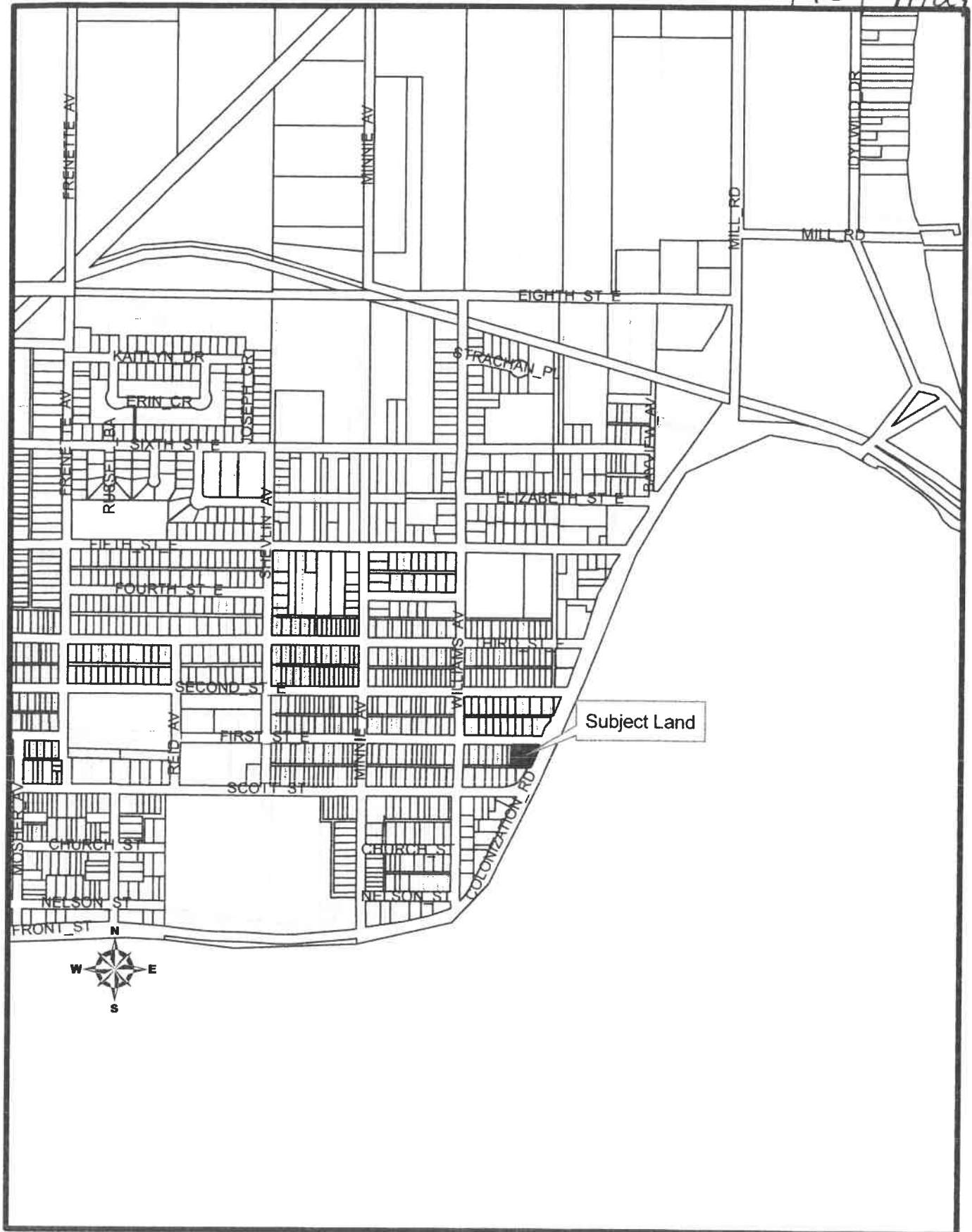
QUEENIE TREPTAL, A.M.C.T.
CLERK
Commissioner for Oaths, etc.
CLERK OF THE TOWN OF FORT FRANCES
COMMISSIONER FOR AFFIDAVITS & OATHS

[Signature]

Applicant

LANE





Attachment B

BUILDING PERMIT APPRAISAL

CHECKED BY: JULIE M. CRICHTON DATE: JUNE 15, 2006

ADDRESS (of new construction): 523 COLONIZATION ROAD EAST

NAME (of developer): ROY AUIS

DEVELOPMENT/SUBDIVISION: N/A

1. EXISTING SANITARY SEWER MAIN DEPTH: 2.0m - 200 ϕ PVC
2. EXISTING WATERMAIN DEPTH: 2.8m - 150 ϕ PVC
3. EXISTING STORM SEWER MAIN DEPTH: \pm 1.8m - 600 ϕ CMP
4. EXISTING CONNECTIONS TO PROPERTY: Sewer ☒ Water ☒ Storm ☐

APPLICATION MUST BE MADE TO THE TOWN OF FORT FRANCES FOR EACH OF THE FOLLOWING, IF APPLICABLE. ALL CONNECTIONS WILL BE MADE BY THE TOWN OF FORT FRANCES AT THE DEVELOPERS COST. FORMS FOR EACH MUST BE FILLED OUT AND SIGNED BY THE DEVELOPER BEFORE A BUILDING PERMIT IS ISSUED.

5. SANITARY SEWER CONNECTION: EXISTING - 150 ϕ PVC
6. WATER SERVICE CONNECTION: EXISTING - 19 ϕ COPPER
7. STORM SEWER CONNECTION: BY-LAW - CONNECTION TO BE APPLIED FOR @ PW.
8. PRIVATE CROSSING - CULVERT N/A
9. PRIVATE CROSSING - CONCRETE: THE NEW CONCRETE CROSSING DOES NOT MATCH THE LOCATION OF DRIVEWAY ON THE SITE PLAN.
10. WEEPING TILE PUMP DISCHARGE (where): OF SURFACE OR TO STORM SEWER IF CONNECTION IS MADE
11. BUILDING GRADE - ELEVATION IF SHOWN ON PLAN: TO BE SET BY PW.
12. ROAD TYPE: ASPHALT - URBAN RESIDENTIAL
13. DITCH OR CURB & GUTTER: CL & G
14. SWALES: AT SIDE YARDS.
15. COMMENTS: A LITTLE CONFUSION ON THE ADDRESS - ALL PREVIOUS APPLICATIONS

SIGNATURE: Julie M. Crichton

HAVE BEEN ADDRESSED AS 515/525 COLONIZATION ROAD EAST. NOT 523 COLONIZATION ROAD WEST. PLEASE CONFIRM.

* AN EASEMENT FOR 515 COL. RD. E. SERVICES 7.0m IS REQUIRED TO BE REGISTERED. SERVICE MUST BE PAID FOR AT TIME OF CONNECTION.

Application for a Permit to Construct or Demolish

This form is authorized under the Building Code Sentence 2.4.1.1A.(2).

For use by Principal Authority	
Application number:	Permit number (if different):
Date received: 2006 JUNE 9	Roll number: 3-6-130

Application submitted to: **TOWN OF PORT FRANCES**
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information			
Building number, street name	523 COLONIZATION RD W	Unit number	Lot/con.
Municipality	PT FRANCES	Postal code	Plan number/other description SM158
Project value est. \$	220,000	Area of work (m ²)	220
B. Applicant			
Applicant is:		<input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner	
Last name	AVIS	First name	ROY
Street address		Corporation or partnership	1058876 ONT LTD
600 Kings Hwy		Unit number	Lot/con.
Municipality	PT FRANCES	Postal code	Province ONT.
Telephone number	807-274-7751	Fax	Cell number
()	()	()	()

C. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	
()	()	()	

D. Builder (optional)			
Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	
()	()	()	

E. Purpose of application	
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit	

Proposed use of building	Current use of building
RESIDENCE	
Description of proposed work	
CONSTRUCT NEW RESIDENCE AS PER PLANS SUBMITTED.	

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)	
i. Is proposed construction for a new home as defined in the Ontario New Home Warranties Plan Act? If no, go to section G.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is registration required under the Ontario New Home Warranties Plan Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. If yes to (ii) provide registration number(s):	

G. Attachments

- i. Attach documents establishing compliance with applicable law as set out in Article 1.1.3.3.
- ii. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- iii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.
- iv. Attach types and quantities of plans and specifications for the proposed construction or demolition that are prescribed by the by-law, resolution, or regulation of the municipality, upper-tier municipality, board of health or conservation authority to which this application is made.

H. Declaration of applicant

I Roy AVIS _____ certify that:
(print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. I have authority to bind the corporation or partnership (if applicable).

2006 JUNE 9

Date

Signature of applicant

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made; or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made; or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5C 2E5 (416) 585-6666.

I have reviewed the attached application for zoning compliance and determined it to be:

compliant ☒ non-compliant ☐

Additional information below ☐ attached ☐

13 June 06
Date

N. F. Platt
N. F. Platt, Municipal Planner
Town of Fort Frances

- ☐ - Exceeds Lot Coverage
☐ - Does not meet - Front ☐ Side ☐ Rear ☐
☐ - Other - _____
☐ - Minor Variance
Required ☐ Granted ☐ (File # _____)

I have reviewed the attached application and drawings:

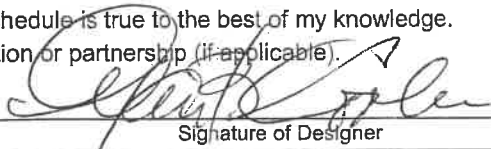
Additional information attached ☒

2006-06-15
Date

Julie M. Crichton
Julie M. Crichton, Engineering
Town of Fort Frances

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information						
Building number, street name Colonization Road		Unit no.	Lot/con. Lot 20			
Municipality Fort Frances	Postal code	Plan number/ other description 48R-2071				
B. Individual who reviews and takes responsibility for design activities						
Name Alan B. Cooke, C.E.T.		Firm Northern Home Designs				
Street address 316 Longbow Street		Unit no.	Lot/con.			
Municipality Thunder Bay	Postal code P7G 1K3	Province Ontario	E-mail NorthernHomeDesigns@Shaw.ca			
Telephone number (807) 344-4567	Fax number (807) 344-4567	Cell number (807) 621-1609				
C. Design activities undertaken by individual identified in Section B. [Building Code Table 2.20.2.1]						
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input checked="" type="checkbox"/> House <input checked="" type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection </td> <td style="width: 33%; vertical-align: top;"> <input checked="" type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems </td> </tr> </table>				<input checked="" type="checkbox"/> House <input checked="" type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings	<input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems
<input checked="" type="checkbox"/> House <input checked="" type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings	<input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems				
Description of designer's work Residential House Design.						
D. Declaration of Designer						
I <u>Alan B. Cooke, C.E.T.</u> declare that (choose one as appropriate): (print name)						
<input checked="" type="checkbox"/> I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: <u>20258</u> Firm BCIN: <u>27286</u>						
<input type="checkbox"/> I review and take responsibility for the design work and am qualified in the appropriate category as an "other designer" under subsection 2.17.5. of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____						
<input type="checkbox"/> The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____						
I certify that:						
1. The information contained in this schedule is true to the best of my knowledge.						
2. I have authority to bind the corporation or partnership (if applicable).						
May 21, 2006		 Signature of Designer				
Date						

*For the purposes of this form, "individual" means the "person" referred to in Clause 2.17.4.7.(1)(d), Article 2.17.5.1. and all other persons who are exempt from qualification under Subsections 2.17.4. and 2.17.5.

NOTE:

1. Firm and Individual BCIN numbers are not required for building permit applications submitted prior to January 1, 2006
2. Schedule 1 does not need to be completed by architects, or holders of a Certificate of Practice or a Temporary License under the *Architects Act*.

Attachment C

Applicant: 1058876 Ontario Inc.
File No.: B1/2006
Property Address: 515-523 Colonization Rd. E.

Date of Decision: 19 June 2006
Date of Notice: 23 June 2006
Last Date for Appeal: 13 July 2006

NOTICE OF DECISION

On Application for Consent Subsection 53(17) of the Planning Act

Pursuant to Section 50(3)(f) or 53(1) of The Planning Act, the Committee of Adjustments for the Town of Fort Frances did, on the date referenced above, grant provisional consent to the Application as referenced above in respect of land in the subject land. A certified copy of the decision is attached.

When and How to File a Notice of Appeal:

Pursuant to section 53(19) of The Planning Act, you have twenty (20) days from the date of this Notice to file an appeal with the Ontario Municipal Board. The last date for filing a Notice of Appeal is noted above.

The Notice of Appeal must be filed with the Municipal Clerk or the Secretary-Treasurer of the Town of Fort Frances Committee of Adjustment at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00, payable to the Minister of Finance, Province of Ontario.

Person – Appeal Limitations:

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. An unincorporated association or group may not file a Notice of Appeal. However, a Notice of Appeal may be filed on behalf of the association or group in the name of an individual who is a member of the association.

Notice of Changes to Conditions:

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to be notified of changes to the conditions of approval of the provisional consent.

Other Related Applications:

The subject land is also the subject of an Application under the Planning Act for:

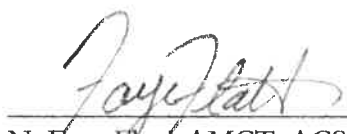
- ☐ An Official Plan Amendment
- ☐ A Zoning By-Law Amendment
- ☐ A Minor Variance

Additional Information:

Additional information about the application is available for public inspection between the hours of 8:30 and 4:30 at the Office of the Secretary-Treasurer for the Committee of Adjustment.

Address for Service of Committee of Adjustment for Town of Fort Frances:

Town of Fort Frances
Committee of Adjustments
320 Portage Avenue
Fort Frances, On P9A 3P9
Telephone: (807) 274-5323 (ex. 275)



N. Faye Platt, AMCT, ACST
Secretary-Treasurer

TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION

Application No.
B1 /2006

IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.

Date of Hearing 19 June 2006	Date of Decision 19 June 2006
Property Owner: 1058876 Ontario Inc.	Address of Property 515-523 Colonization Road East
Location of Property: (legal description) Severed - Part of River Range Lot 20 and the North 80 feet of Lot 3 Plan SM-158 Retained - Part of River Range Lot 20 and the South part of Lot 3 Plan SM-158 designated as part 4 on plan 48R-2071	
This is an Application to: Sever the property known as 523 Colonization Road East from that known as 515 Colonization Road East that merged as a result of common ownership as a result of a purchase.	

WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land in accordance with section 49 of the said Act is necessary for the property and orderly development of the municipality concur in the decision, conditions and reasons below and made on the date first written above.


DECISION:

That the above application is hereby: Denied: ☐ Approved: ☒

Subject to the following Conditions:

As attached ☒ None ☐

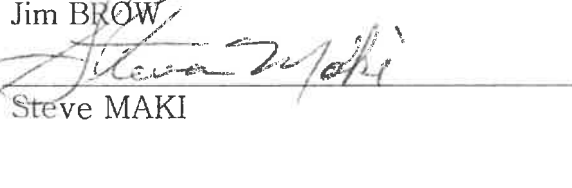
CONCURRING MEMBERS:

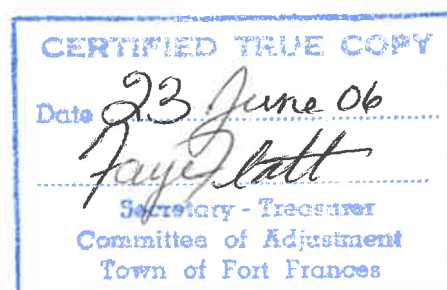

Dan BELLEUZ


Doug KITOWSKI


Bill MARTIN


Jim BROW


Steve MAKI



THE FOLLOWING CONDITIONS APPLY TO THE DECISION RELATIVE TO FILE B1/2006 AS ATTACHED.

1. That evidence that all current and outstanding taxes to date of Consent are paid in full.
2. That a proper legal description of the property being severed be provided to the Municipal Planner either by way of reference plan deposited and bearing the seal of the Land Registrar, Letter of Exemption from the Land Registrar.
3. That the Municipal Planner be provided with an appropriate legal description, including PIN number to clearly identify the severed property to be included in the Certificate of Official.
4. That the applicant provide, at no cost to the Municipality, an easement, 7 metres wide as required by the Operations and Facilities Division for municipal services to service the retained property known as 515 Colonization Road East.

WARNING:

**ALL CONDITIONS MUST BE FULFILLED WITHIN ONE YEAR OF THE DATE
OF THE GIVING OF THE NOTICE OF DECISION, FAILING WHICH THIS
APPLICATION SHALL THEREUPON BE DEEMED TO BE REFUSED**

Section 53(41), The Planning Act, R.S.O. 1990

THE FOLLOWING NOTES ARE INCLUDED FOR THE BENEFIT OF THE APPLICANT:

- A. The property owner is responsible for payment of the sum of \$6,434.78 to cover the cost of the two water and sanitary sewer services to the properties.