

## 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.
<b>\$304.50</b>	<b>A14 /2017</b>

PAYMENT RECEIPT STAMP

### PROPERTY INFORMATION

Property Address	1044 Cornwall Ave North
Tax Roll No.	59 - 12 - 010 -007 -258
Legal Description	PT HB Reserve Plan 48R2723 Parts 142 PCL 14819-12278

### OWNER/APPLICANT INFORMATION

Registered Owner(s)	Gary Arnold Vittie
Application Contact	Gary Vittie
Full Mailing Address	1044 Cornwall Ave North
Telephone	807-274-7226
Email	NA

### AGENT INFORMATION (if applicable)

Company Name	NA
Application Contact	NA
Full Mailing Address	NA
Telephone	NA
Email	NA

Note – All communication will be sent to Application Contact unless otherwise requested

### MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

Institution	NA
Contact/Reference	NA
Full Mailing Address	NA
Telephone	NA
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 3.2 of Zoning by-law – to permit an accessory building to be on the property without a principal buildings.




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)

Principal Building is in poor condition. It needs to be demolished and replaced with a new building.

3. When did the current owner acquire the Property? July 25 2017

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

The principal building was constructed in 1953, the accessory building was constructed in 1986.

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

6. How long has the existing use of the Property continued? Since construction in 1953

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

North	South	East	West
Single Family Dwelling	Single Family Dwelling	Warner Ave. Street Allowance	Single Family Dwelling/Municipal Road

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	NA	48 feet
Depth:	NA	292 feet
Area:	Na	14016 square feet





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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:	594.81 Square Feet	1300-1500 Square Feet	
Width:	20.5 Feet	NA	
Length:	26.5 Feet	NA	
# of Storeys:	1	Handicap Accessible	
Location of Building/Structure – Check geographic direction of Side Yard Setbacks			
Front Yard:	25 feet	25 feet	
Rear Yard:	240.5 feet	Within Zoning Requirements	
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:	18 feet	Within Zoning Requirements	
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:	9.5 feet	Within Zoning Requirements	
Accessory Building:	Existing	Proposed	
Ground Floor Area:	720 Square Feet	NA	NA
Width:	24 Feet	NA	NA
Length:	30 Feet	NA	NA
# of Storeys:	1	NA	NA
Height:	13.5 feet	NA	NA
Distance to Main Building:	Within Zoning Requirements	NA	NA
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
Front Yard:	106 Feet	NA	NA
Rear Yard:	156 Feet	NA	NA
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:	19 Feet	NA	NA
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:	5 Feet	NA	NA

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	Yes	NA
Sanitary Sewer	Yes	NA
Storm Sewer	Yes	NA



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11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-----|----|
| Municipal Road    | Yes |    |
| Other Public Road |     | No |
| Water Access Only |     | No |
12. What is the Official Plan designation of the Property? Living
13. What is the Zoning of the Property? R1
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, CARY VITTE 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

23 day of Nov, 2017.

Kathryn Mae Lawson  
A Commissioner, etc.

[Signature]  
(Signature of Owner or Agent)

[Signature]  
(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, GARY VITTE, am an Owner of the property known as 1844 CORTLAND AV. 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 \_\_\_\_\_ 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

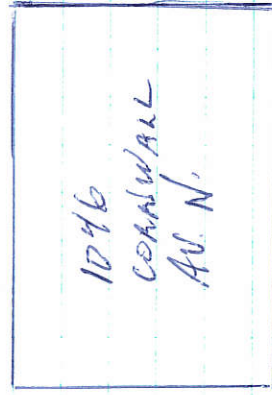
20 NOV 2017  
Date

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

GARY VITTIE - APPLICATION FOR PERMISSION TO KEEP ACCESSORY BUILDING  
NOT TO SCALE

CORNWALL AVE. N. FORT FRANCES

RICHARDSON PROPERTY

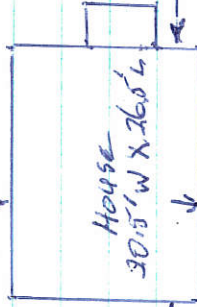


R1 SINGLE FAMILY DWELLING

LOT DEPTH 292'  
1044 CORNWALL AVE. N. 13967.9 SQUARE FEET  
PT HB RESERVE PLAN 48R2223 PART 1472 PCH 1327B, PCH 14819  
R1 SINGLE FAMILY DWELLING

148' FOOTPATH

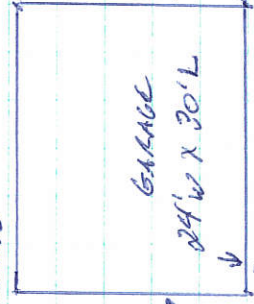
19'



25'

54.5'

19'



15'

156'

176.5' ROAD

1036 CORNWALL AVE. N.

VITTIE PROPERTY  
R1 SINGLE FAMILY DWELLING

WALKER AVE. NOT DEVELOPED

2

56018-0062 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

DESCRIPTION: PCL 14819 SEC RAINY RIVER; PT HUDSON'S BAY COMPANY RESERVE MCIRVINE PT. 1 48R2723; SURFACE RIGHTS ONLY; FORT FRANCES

REMARKS: CROWN GRANT SEE P2305.

QUALIFIER: LE  
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2003/06/16

NAMES  
GARY ARNOLD

CAPACITY SHARE  
ROWN

M.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
TOTAL INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
	1988/03/11	PLAN REFERENCE			
	2017/07/25	TRANSFER	\$80,000	MC FAYDEN, JEFFREY DANIEL MC FAYDEN, TESSA RAE	VITTIE, GARY ARNOLD
REMARKS: PLANNING ACT STATEMENTS.					

56018-0153 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

DESCRIPTION: PCL 12278 SEC RAINY RIVER; PT HUDSON'S BAY COMPANY'S RESERVE MCIRVINE PT 2, 48R2723 SURFACE RIGHTS ONLY; FORT FRANCES

REMARKS: CROWN GRANT SEE P2305.

QUALIFIER: LE  
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2003/06/16

NAMES  
GARY ARNOLD

CAPACITY SHARE  
ROWN

M.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
TOTAL INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
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REMARKS: PLANNING ACT STATEMENTS.					





**Town of Fort Frances**  
320 Portage Avenue  
Fort Frances Ontario P9A 3P9

# RECEIPT OF PAYMENT

Page 1

GORD VITTIE  
1044 CORNWALL AVE N

Receipt Number: 18159  
Tax Number: HST #106984586 RT0001  
Date: November 23, 2017  
Initials: WK

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	N/A	\$0.00	\$304.50	N/A
Subtotal:					\$304.50	
Taxes:					\$0.00	
Total Receipt:					\$304.50	
Cheque:					\$304.50	
Total Amount Received:					\$304.50	
Rounding:					\$0.00	
Amount Returned:					\$0.00	