

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

\$322.55

FILE NO.

A5 /20 20

PAYMENT RECEIPT STAMP

Receipt No.

49224

Sept. 1, 2020

PROPERTY INFORMATION

Property Address	660 Third Street East
Tax Roll No.	59 - 12 - 030-003 04600 - 0000
Legal Description	660 Third St E, PSM64 E PT LOT 28 PT CLD AVE

OWNER/APPLICANT INFORMATION

Registered Owner(s)	JOANNA LONEY
Application Contact	JOANNA LONEY
Full Mailing Address	660 THIRD STEET EAST, FORT FRANCES, ONTARIO, P9A 1R8
Telephone	807-271-1020
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	I do not have a mortgage.
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):

Section 4.4.2.c of Zoning By-Law 03/14 requires a minimum exterior side yard of 3 meters.

Section 3.2.d of Zoning By-Law 03/14 states that an accessory building cannot be located in the exterior side yard.

Relief from Section 3.2.d is being requested to allow for the construction of an accessory building encroaching 1.8m into the required 3.0m exterior side yard.

Please note, the measurements above are to the property line instead of to the sidewalk.

There is at least .74 m (29 inches) between my property line and the sidewalk which belongs to the town.

I'm asking for 2.007 m (79 inches) lawn width between my proposed garage and the sidewalk.

Please see attached photos of Bell and Hydro Wires.

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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)**
- As shown in an attached photo, there is a Bell pole and guy-wire which blocks forty-five percent of the back width of my property. A 1.8 meter relief will allow me to access a proposed garage. Changing my parking location will also greatly improve safety for pedestrians and drivers.
- Currently I park on a short driveway which is flush to the back of the house. It is a safety hazard backing out directly onto the Frenette sidewalk from such a short driveway (narrow lot). Even if it was safe, a garage at my current driveway would barcade the deck from the back yard. With a 1.8 meter variance, the guy wire will only overlap with the garage width by 15 inches. I will be able to drive at a slight angle for a distance of 12 feet to get into the garage.
- There is no other location for a garage. Creating a new apron off Frenette would require removal of a hydro pole, yet another guy-wire, and street signage. It would also blockade the front of the property from the back because the lot is so narrow.
- Repositioning the guy-wire is not an option. I have opened two tickets with Bell and it states that there is a "right away" on my property.
- I'm requesting to build a garage that it is twelve inches farther from the sidewalk than my house is from the sidewalk. The town-owned strip of land between my property and the sidewalk is part of a 19 foot distance to the road. What I request is safer and does not interfere with what is desirable for neighbours, drivers or pedestrians.
3. **When did the current owner acquire the Property?** August, 2019
4. **Provide the date of construction for all buildings and structures on the Property.**
- There are no surveys or records for the house, but it's estimated that it was built in the late 1960's.
- The house is the only structure on the property.
5. **What is the existing use of the Property?** I live there.
6. **How long has the existing use of the Property continued?** 13 months
7. **What is the existing use of the abutting properties?**
- | North | South | East | West |
|-------------|-------------|-------------|-------------|
| residential | residential | residential | residential |
8. **Dimensions of the Property:**
- | Property Dimensions | Metric | Imperial |
|---------------------|----------------------|---------------------|
| Frontage: | 9.065 m | 29.75 feet |
| Depth: | 48.463 m | 159 feet |
| Area: | 439.32 meters square | 4728.32 feet square |

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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:	59.48 square meters	No change to main building.	
Width:	6.1 m		
Length:	9.75 m		
# of Storeys:	one		
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
Front Yard:	9.065 m x 7.9 m = 71.7 m sq.	No change.	
Rear Yard:	9.065 m x 32 m = 290 m sq.		
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	1.9 m width to the property line		
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	1.98 M width		
Accessory Building:	Existing	Proposed	
Ground Floor Area:	There is no accessory building (yet).	29.75 m	320 sq feet
Width:		4.877 m	16 ft
Length:		6.10 m	20 ft
# of Storeys:		one	
Height:		2.44 m	8 ft
Distance to Main Building:		21.64 m	71 inches
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
Front Yard:	Between garage and house =	21.64m	71 ft
Rear Yard:	Towards back land =	4.77m	15.7 ft
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	Towards Frenette =	1.27m	To pass Bell wire-pole. 50 inches
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	Towards west neighbour =	2.87m	9.5 ft

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	
Sanitary Sewer	Yes	
Storm Sewer	Yes	

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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

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

12. What is the Official Plan designation of the Property? Living

13. What is the Zoning of the Property? 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, Joanna Loney 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
28 day of August, 2020.

Elizabeth Slomke
A Commissioner, etc.

**Elizabeth Slomke, a Commissioner, etc.,
District of Rainy River, for the Corporation
of the Town of Fort Frances.**

Joanna Loney
(Signature of Owner or Agent)

(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, Joanna Lorey, am an Owner of the property known as 660 in the Town of Fort Frances, that is the subject of this Application, and hereby Third St. East

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

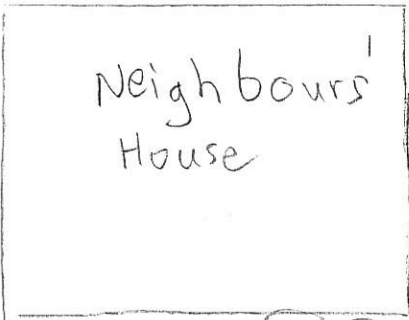
Consent re Meeting:

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.

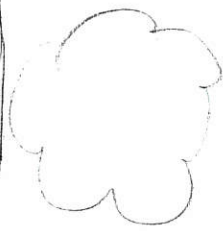
August 24,
Date
2020

Joanna Lorey
Owner Signature

Owner Signature



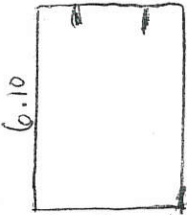
Neighbours'
House



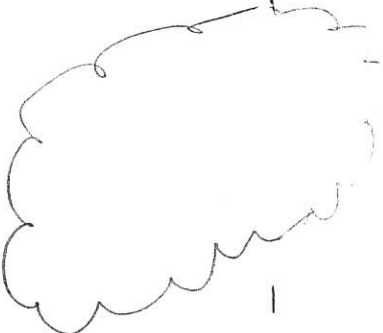
Back Lane

pole
Bell Guy
4.71

2.87



pole
Hydro Guy
1.27



Spruce

Spruce

Property Line

21.64



Driveway

Deck

660 Third St E.

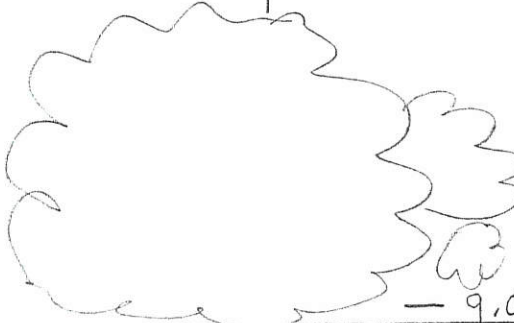
Residence-
Floor Elev.
Relative
to curb
- 83 meters.

- 9.75 m -

1.7
m
←

- 6.1 m -

- 7.9 m -



- 9.065 m -

Frederic Ave.



Neighbours'
House

Third Street East

meters