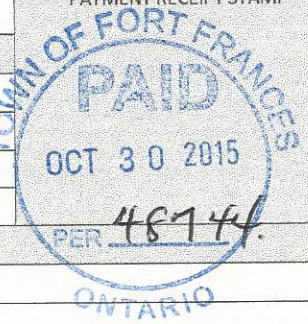


It is the responsibility of the owner or authorized agent to provide complete and accurate information. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

FOR OFFICE USE ONLY	
FEE	FILE NO.
\$296.35	A-7
PAYMENT RECEIPT STAMP	
	

PROPERTY INFORMATION	
Property Address	501 3 rd St. W.
Tax Roll No.	5 912 -010 - 003-04900-0000
Legal Description	Plan SM16 Lots 38 and 38 PCL 38-3
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Gregory Raymond DeGagne
Application Contact	Greg DeGagne
Full Mailing Address	501 3 rd St. W, Fort Frances, ON P9A 3B1
Telephone	807-276-2904
Email	Buff_721@hotmail.com / NorthlandDesign@shaw.ca
AGENT INFORMATION (if applicable)	
Company Name	None
Application Contact	Tonia Dolph
Full Mailing Address	726 Church St. , Fort Frances, ON P9A 1E8
Telephone	807-274-5733, 807-271-0205
Email	NorthlandDesign@shaw.ca
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	RBC
Contact/Reference	Joanne Bliss
Full Mailing Address	343 Scott St., Fort Frances, ON P9A 3N1
Telephone	274-7610
Email	Joanne.bliss@rbc.com

1.	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):
<p>Minor Variance Section 4.4.2c of Zoning by-law – to permit the rear (south) yard required for a main building from 7.5 m to 2.4384 m. Enlarge building to accommodate garage, office & carport.</p>	

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)

Existing Dwelling and Driveway access apron is situated on the lot in a manner that is not cohesive to the existing by-law side yard, leaving more useable space to make improvements to the rear of the side yard which is also abutting a roadway.

3.

When did the current owner acquire the Property?

March, 2008

4.

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

1940

5.

What is the existing use of the Property?

Residential

6.

How long has the existing use of the Property continued?

75 years

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:	19.812	65
Depth:	30.480	100
Area:	603.869	6500

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:	300.68	310.89	
Width:	7.4676 + 1.538 Porch	No Change + 1.8462 Porch	
Length:	10.9728	No Change	
# of Storeys:	1	No Change	
Location of Building/Structure – Check geographic direction of Side Yard Setbacks			
Front North Yard:	2.59	No Change	
Rear South Yard:	7.62	2.4384	
East Left Exterior- Side Yard:	1.98	No Change	
West Right Interior- Side Yard:	7.010 to Porch 8.534 to House	6.705 to Porch No Change	
Accessory Building:	Existing Detached Garage to be Demolished	Proposed Attached	
Ground Floor Area:	93.8795	321.87	
Width:	4.267	7.4676	
Length:	6.705	13.411	
# of Storeys:	1	1	
Height:	1 story	1 story	
Distance to Main Building:	4.572	0	
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
Front North Yard:	No Change	No Change	
Rear South Yard:	7.62	2.4384	
East Left Exterior - Side Yard:	1.9812	3.810	
West Right Interior- Side Yard:	10.5156	8.534	

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

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		X

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

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~~ Greg DeGagne / Tonia Dopln 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
~~30th~~ ^{October} day of ~~July~~, 2015.

Elizabeth Slomke
A Commissioner, etc.

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

Greg DeGagne
(Signature of Owner or Agent)

Tonia Dopln
(Signature of Owner or Agent)

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, **Gregory Raymond DeGagne**, am an Owner of the property known as **501 3rd St. W.** 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 Tonia Dolph 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.

Oct 25 2015

Date

Gregory DeGagne
Owner Signature

Tonia Dolph
Owner Signature

Public Roadway 3RD ST. W

CURB

NORTH

4.2672 m

D.L.

P.L.

P.L.

2.5908 m

P.L.

CURB

7.4676 m

1.8288 m

8.5344 m

1.8288 m

4.572 m

10.9728 m

Proposed Deck

2.438 m

Proposed

1.98 m

Existing

1.524 m

1.8288 m

proposed

Existing Single Detached Dwelling

8.382 m

WEST

30.480 m

CARPORT
Proposed Breezeway
and Garage

CURRENT APRON

Proposed

16.9164 m

4.1148 m

8.382 m

CURB

2.4384 m

Proposed

SOUTH

19.812 m

Property Line

CURB

3rd St. W.

CURB

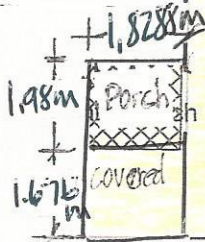
North

P.L.

P.L.

CURB

Existing Single Detached Dwelling



4.7244m

detached
Existing Garage
-To be demolished-

4.2672m

6.7056m

1.982m

CURRENT APRON

7.9248m

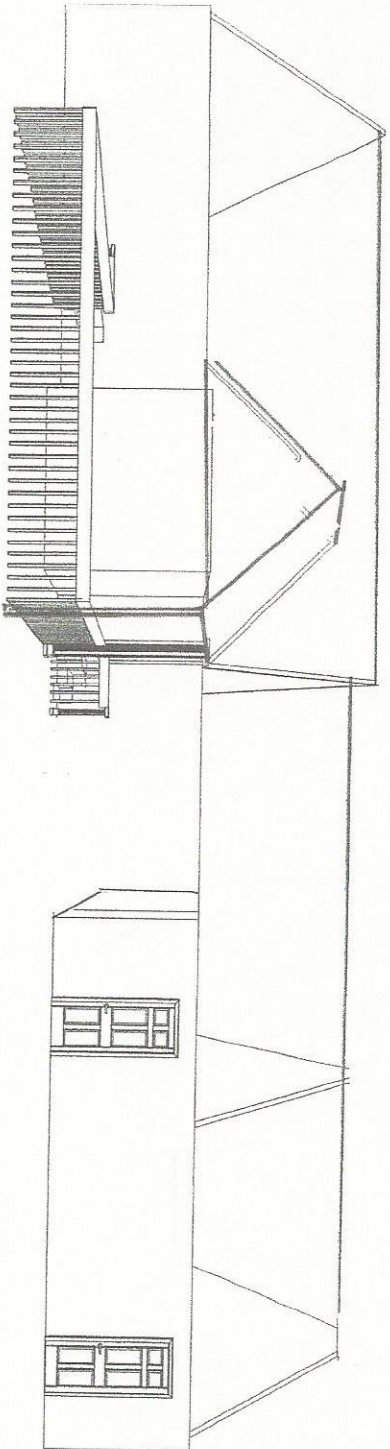
CURB

Existing

PROPERTY LINE

South 19.812m

West
30.480m



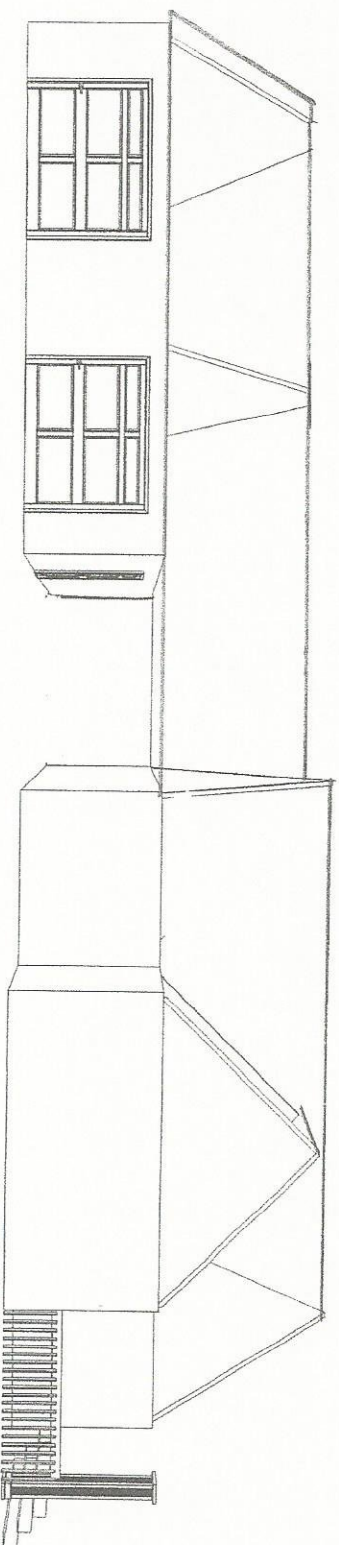
(PROPOSED) VIEW FROM WEST

Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact rendition.

greg4

Garage Addition

Dwg no.



PROPOSED VIEW FROM WEBSTER AVE.

Note: This drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact rendition.

greg4

Garage Addition

Dwg no.