

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

322.55

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.
\$ 322.55	A3 / 2020

PAYMENT RECEIPT STAMP

PROPERTY INFORMATION

Property Address	1210 THIRD STREET EAST
Tax Roll No.	59 - 12 - 03 - 00 - 0707 100
Legal Description	PIN 56017-0991 (LT), PCL 36-1 Sec M91; LT 36 PL M91 McIrvine and pin 56017-0990 - PCL 35-2 - M91 - E 1/2 LT 35

OWNER/APPLICANT INFORMATION

Registered Owner(s)	TERA BOETTCHER
Application Contact	SAME AS ABOVE
Full Mailing Address	1210 THIRD STREET EAST FORT FRANCES, ON P9A1S7
Telephone	807 276 9048
Email	terakboettcher@hotmail.com

AGENT INFORMATION (if applicable)

Company Name	N/A
Application Contact	N/A
Full Mailing Address	N/A
Telephone	N/A
Email	N/A

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

MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES

Institution	TD CANADA TRUST
Contact/Reference	Amanda Stevens
Full Mailing Address	200 Scott St. Fort Frances, ON P9A1G7
Telephone	274-3241 Ext. 231
Email	Amanda.Stevens@td.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 4.42 of Zoning by-law – to permit the construction of a small deck into the front yard. A permitted encroachment as mentioned in Section 3.24 has a maximum projection of 2.5m but as mentioned in 4.42 the minimum yard requirement is 7.5m. Since my home was built in approximately 1920's the house was built less than 7m from the lot line. I'm requesting the minor Variance to build a small deck off the front of the home as seen in the following attachments.

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)

Due to the current length from lot line to the front of the home, the maximum projection allowable would be less than 3m. Considering the existing bay window and adding a railing to the deck, it would be an extremely narrow walkway that would make moving furniture/appliances nearly impossible.

3. When did the current owner acquire the Property? March 2016

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

As per my conversation with Mr. Vangel, he pulled my property file and advised me that MPAC lists my home as built in 1927. The South 1/2 of the garage was built in the 80's and the north 1/2 was built in the 90's

5. What is the existing use of the Property? Residential Home

6. How long has the existing use of the Property continued? Approx 1920's

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

North	South	East	West
BACK ALLEY 16' width Approx.	THIRD ST. EAST SIDEWALK/ROAD	Residential Home 1212	Residential Home 1206

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	17.9832m	59'
Depth:	37.1856m	122'
Area:	668.7161 m ²	7198 sq'

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:	63.7m ² / 686sq ft	-	
Width:	irregular - see diagram	-	
Length:	irregular - see diagram	-	
# of Storeys:	1	-	
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 checked="" type="checkbox"/> - Side Yard:	-	✓	
Accessory Building: (deck)	Existing	Proposed	
Ground Floor Area:	-	10.31m ²	111sq ft
Width:	-	1.83m	Approx 6'
Length:	-	5.64m	18.5'
# of Storeys:	-	1	1
Height:	-	.91m +	3' Approx + railing
Distance to Main Building:	-	0	0
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 checked="" type="checkbox"/> - Side Yard:	stairs off the deck to project west from main structure.		✓

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	✓	N/A
Sanitary Sewer	✓	N/A
Storm Sewer	✓	N/A

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? Residential
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, TERA BOETTCHER 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

10 day of July, 2020.

Elizabeth Slomke
A Commissioner, etc.

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

[Signature]
(Signature of Owner or Agent)

(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, TERA BOETTCHER, am an Owner of the property known as 1210 THIRD in the Town of Fort Frances, that
is the subject of this Application, and hereby EAST

Authorize Agent to Act (if applicable):

1. Authorize and instruct N/A 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

2020/07/08
Date

N/A
Owner Signature