

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:

APPLICATION:

One copy of the application is to be submitted to the Office of the Municipal Planner/Secretary-Treasurer of the Committee of Adjustment. Information to be provided is as set out in Ontario Regulation #200/96 of the Planning Act, R.S.O. 1990 (as revised). Therefore all questions must be answered in full detail or the application will not be accepted for processing.

FEE:

The fee as set out in the User Fee By-Law is accepted in cash, cheque or debit and are payable to the Town of Fort Frances.

OWNERSHIP:

Proof of Ownership is to accompany each application. Acceptable proof includes copy of current tax bill, deed or parcel register, etc. If more than one person own the subject lands, the application must be submitted under all names, and all parties are required to sign either the application form or an Authorization Form.

AUTHORIZATION:

All agents must file an Authorization Form signed by all registered owners when filing on their behalf. All owners and/or agents must sign the Declaration as well. Failure to comply with this requirement will result in a delay.

COMMISSIONERS' SIGNATURE

All applications **MUST** be signed before a Commissioner for taking Oaths. If more than one owner, all owners or the authorized agent must sign before the Commissioner. The Clerk, Deputy-Clerk and Treasurer are Commissioners for Taking Oaths.

PLANS:

All drawings submitted must be clear and legible and must show the following:

- a. The boundaries and dimensions of the subject land
- b. 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 all lot lines, as well from each other.
- c. The approximate location of all natural and artificial features on the subject land and on the 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, etc.
- d. The current uses on the land that is adjacent to the subject land.
- e. 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 right of way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

If full size drawings are submitted, a copy reduced to no less than 8½" x 14" is also required and must be suitable for reproduction. Completed applications will also be accepted in PDF format.

Applicant shall be present or have representation during the meeting to allow for any questions by the Committee of Adjustment to be answered. Conference call will be made available if needed.



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:

PROPERTY INFORMATION	
Property Address	324 Victoria Avenue
Tax Roll No.	59 - 12 - 020 - 001 - 10000
Legal Description	

OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Rainy River District Social Services Administration Board
Application Contact	Dan McCormick
Full Mailing Address	450 Scott Street Fort Frances, ON P9A 1H2
Telephone	807-274-0678
Email	dan.mccormick@rdssab.on.ca

AGENT INFORMATION (if applicable)	
Company Name	
Application Contact	
Full Mailing Address	
Telephone	
Email	

MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	
Contact/Reference	
Full Mailing Address	
Telephone	
Email	

FOR OFFICE USE ONLY	
FEE	FILE NO.
\$ _____	A ____/20 ____
PAYMENT RECEIPT STAMP	

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):
Section 3.22 of Zoning by-law – to permit
A reduction in required parking spaces from 22 to 5, due to a change in use of the building.
The zoning by-law requires 1 space per 28m2 of office space and 1 space per every two beds in an assisted living facility.
For the intended 23 beds, 11 parking spaces would be required.
For the intended +/- 291 m2 of office space, 11 parking spaces would be required.

2.	<p>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)</p> <p>Based on the anticipated clients occupying the assisted living beds, it is not expected that provision of parking would be necessary.</p> <p>Therefore, it is requested for a minor variance to only require parking for the applicable office uses within the facility.</p> <p>The property is a former church and the size of the building and lot only allows for a maximum of 5 parking spaces.</p>													
3.	When did the current owner acquire the Property?	September 2020												
4.	<p>Provide the date of construction for all buildings and structures on the Property.</p> <p>1900 based on data provided by MPAC</p>													
5.	What is the existing use of the Property?	Assisted Living Facility - transition beds, warming centre												
6.	How long has the existing use of the Property continued?	Warming centre - since 2018												
7.	<p>What is the existing use of the abutting properties?</p> <table border="1"> <tr> <td>North</td> <td>South</td> <td>East</td> <td>West</td> </tr> <tr> <td>Residential/Commercial C2</td> <td>Residential - R2</td> <td>Residential - R2</td> <td>Clinic/Formal Library - I</td> </tr> </table>		North	South	East	West	Residential/Commercial C2	Residential - R2	Residential - R2	Clinic/Formal Library - I				
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Residential/Commercial C2	Residential - R2	Residential - R2	Clinic/Formal Library - I											
8.	<p>Dimensions of the Property:</p> <table border="1"> <tr> <th>Property Dimensions</th> <th>Metric</th> <th>Imperial</th> </tr> <tr> <td>Frontage:</td> <td>19.7m</td> <td>64.6ft</td> </tr> <tr> <td>Depth:</td> <td>49.9m</td> <td>163.7ft</td> </tr> <tr> <td>Area:</td> <td>983.03 m2</td> <td>10,581 ft2</td> </tr> </table>		Property Dimensions	Metric	Imperial	Frontage:	19.7m	64.6ft	Depth:	49.9m	163.7ft	Area:	983.03 m2	10,581 ft2
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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:	367 m2	same
	Width:	12m-15m	same
	Length:	30	same
	# of Storeys:	2	3 in main hall
Location of Building/Structure – Check geographic direction of Side Yard Setbacks			
	Front Yard:		
	Rear Yard:		
North	or East		
South	or West		
Accessory Building: N/A			
		Existing	Proposed
	Ground Floor Area:	N/A	
	Width:	N/A	
	Length:	N/A	
	# of Storeys:	N/A	
	Height:	N/A	
	Distance to Main Building:	N/A	
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
	Front Yard:	N/A	
	Rear Yard:	N/A	
North	or East	N/A	
South	or West	N/A	

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	not on property - located on victoria ave	

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?

Institutional

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, Daniel K McCormick 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

23rd day of February, 20 21.

A Commissioner, etc.

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

(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, Daniel McCormick, am an Owner of the property known as 324 Victoria 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 Town of Fort Frances 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.

23-5

February 8, 2021
Date


Owner Signature

Owner Signature