



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY		
File Number: <u>A2-2021</u>		
Property: <u>1425 Colonization Rd. W.</u>	Roll #: <u>5912-010-005-08000</u>	
Date Application Received: <u>Feb. 26, 2021</u>	Date Fee Received: <u>Feb 26, 2021</u>	
Date Application Complete: <u>Feb 26, 2021</u>	Receipt #: <u>53239</u>	Application Fee: \$ <u>585.15</u>

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant <u>Nelson Cooper</u>	Home Telephone No. <u>275-8550</u>	Business Telephone No.
	Address <u>1425 Colonization Rd. W. Fort Frances ON</u>	Postal Code <u>R9A 2T6</u>	
▶ 1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
	Name of Owner(s) <u>Tanis Williamson</u>	Home Telephone No. <u>275-8017</u>	Business Telephone No.
	Address <u>1431 Colonization Rd W. Fort Frances, ON</u>	Postal Code <u>R9A 2T6</u>	
▶ 1.3	Please indicate to whom all communications should be sent:		
	<input checked="" type="checkbox"/> Owner		<input checked="" type="checkbox"/> Agent

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality <u>Fort Frances</u>	Township	Property Roll No.
	Property descriptor: <u>LOT 45, River Range</u>	Lot/Section No. <u>Part 2</u>	Reference Plan No. <u>RR-693</u>
	Other Information (parcel #, etc.)		Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes , describe each easement or covenant and its effect		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes , provide name, full mailing address and contact information of encumbrance holder		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
<u>RBC Fort Frances, 343 Scott St. FF, R9A 1H1.</u>			
<u>274-7758 (01592-31265706-001)</u>			

3. Purpose of this Application

- 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☐ Creation of a new lot ☒ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement

Other

☐ A charge

☐ A lease

☐ Correction of title

☐ Other purpose _____

- 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

Tanis Williamson

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

1431 Colonization Rd. Parcel 20125

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	0	41.00
		Depth (m) (# of ft. x .3048)	96 x 36	60 x 24
		Area (ha.) (# of acres x .4047)	0.35 HA	0.17 HA
► 4.2	Use of Property	Existing Use(s)	Residential	Residential
		Proposed Use(s)	Residential	Residential
► 4.3	Buildings or Structures	Existing	none	House & Sheds
		Proposed	none	House & Sheds
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
		Municipal Road (maintained all year)	✓	✓
		Municipal Road (seasonally maintained)		
		Other Public Road		
		Right of Way		
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	✓	✓
		Privately owned & operated individual well		
		Privately owned & operated communal well		
		Lake or other water body		
		Other means		
► 4.6	Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system	✓	✓
		Privately owned & operated individual septic tank*		
		Privately owned & operated communal septic system		
		Privy		
		Other means		
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				
4.7	Other Services (✓ if service is available)	Electricity	✓	✓
		School Bussing	✓	✓
		Garbage Collection	✓	✓

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Residential Living

5.2 What is the zoning, if any, of the subject land? R1 Zone

- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation		
A landfill		
An industrial or commercial use (specify uses)		
An active railway line		
A Municipal Airport		

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the **Planning Act**?

☒ Yes ☒ No ☐ Unknown

If **Yes**, and if **known**, provide the Ministry or Municipal Application file number and the decision made on the application

FF84 B - approved

B14/89 - approved

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

N/A

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If **yes**, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If **yes** and if **known**, specify the appropriate file number and status of the application.

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Tanis Williamson of the Town of Fort Frances in the District of Rainy River am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Neil Cooper to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

Feb 24, 2021
Date

Tanis Williamson
Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembered to attach

- ☐ 1 copy of completed application form
- ☐ 1 copy of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to: Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On. P9A 3P9

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*)
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.

NO

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Neil Cooper of the Town of Fort Frances
In the District of Rainy River, make oath and say OR solemnly declare that the
all of the above statements contained herein and all exhibits and supporting documentation submitted and attached
hereto are true, and I 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.

Sworn/Declared before me at the Town of Fort
Frances, in the District of Rainy River, this 26th
day of February, 2021

Elizabeth Slomke
Commissioner for Oaths, etc.

}

Neil Cooper
Applicant

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

SKETCH SHEET

Outline area to be severed in **GREEN** or 

Outline area to be retained in **RED**

Sketch accompanying Application. (Use metric Units) (See Section 8)



PLAN OF SURVEY OF PART OF
LOT 45, RIVER RANGE
TOWNSHIP OF MCIRVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER
SCALE: 1:400



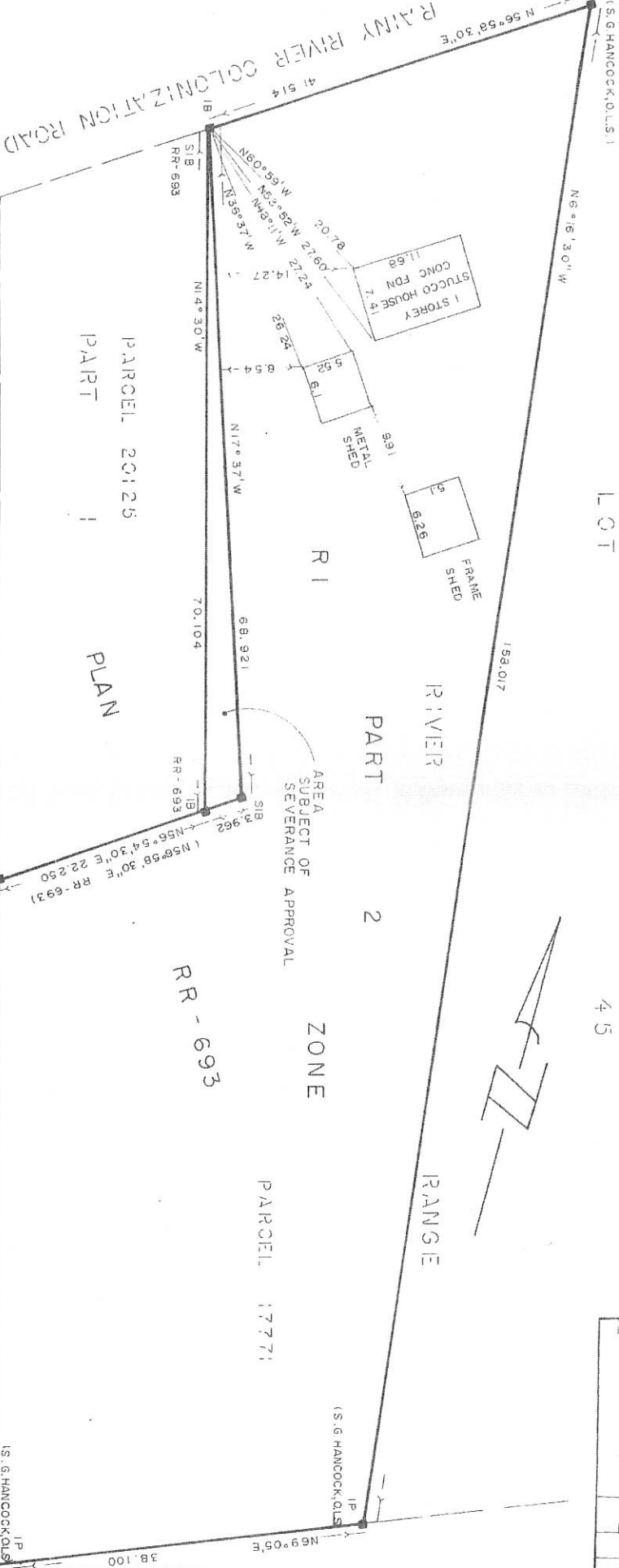
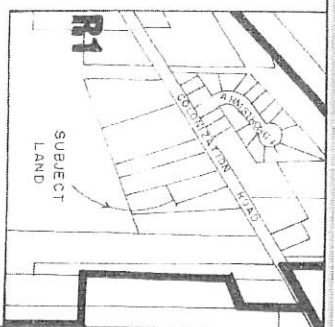
D. F. WALTON, O.L.S.
1989

RIB
S.G. HANCOCK, O.L.S. 1

NOTE: DISTANCES SHOWN ARE IN METRES
AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

NOTE: THIS PLAN PREPARED AND IS TO
ACCOMPANY APPLICATION FOR
SEVERANCE APPROVAL

KEY PLAN



© COPYRIGHT 1989

NOTE

"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL"

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTH EASTERLY LIMIT OF THE COLONIZATION ROAD AS
SHOWN ON PLAN RR-693, HAVING A BEARING OF
N86°58'30"E
CLIENT: JOHN KELLESEY
BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL
UNLESS OTHERWISE NOTED
MUNICIPAL ADDRESS

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON POST
- CALC DENOTES CALCULATED
- 7 L DENOTES NOT TO SCALE
- RIB DENOTES ROUND IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 5TH DAY OF MAY, 1989

JULY 31st, 1989
FORT FRANCES, ONTARIO

D. F. WALTON
ONTARIO LAND SURVEYOR

DRAWN BY: J.S.
CHECKED BY: D.W.

JOB No.
89-1558

D. F. WALTON
ONTARIO LAND SURVEYOR
227 CHURCH STREET
FORT FRANCES, ONTARIO P9A 1C7
(807) 274-7036

PLAN OF SURVEY OF PART OF
LOT 45, RIVER RANGE
TOWNSHIP OF McIRVINE
TOWN OF FORT FRANCES
DISTRICT OF RAINY RIVER
SCALE: 1:400

0 5 10 20 30 40
METRES

D. F. WALTON, O.L.S.
1989

RIB
(S.G. HANCOCK O.L.S.)

KEY PLAN

NOTE: DISTANCES SHOWN ARE IN METRES
AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

NOTE: THIS PLAN PREPARED AND IS TO
ACCOMPANY APPLICATION FOR
SEVERANCE APPROVAL

LOT

45

N 5° 16' 30" W

153.017

FRAME
SHED
6.25

1 STOREY
STUCCO HOUSE &
CONC FDN
11.63

METAL
SHED
6.1

R1

RIVER

PART

2

ZONE

PARCEL 17771

RR-693

PARCEL 20125

PART

PLAN

RAINY RIVER COLONIZATION ROAD

RANGE

2

ZONE

PARCEL 17771

RR-693

PARCEL 20125

PART

PLAN

RAINY RIVER COLONIZATION ROAD

RANGE

2

ZONE

PARCEL 17771

RR-693

PARCEL 20125

PART

PLAN

RAINY RIVER COLONIZATION ROAD

© COPYRIGHT 1989

NOTE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
SOUTH EASTERLY LIMIT OF THE COLONIZATION ROAD AS
SHOWN ON PLAN RR-693, HAVING A BEARING OF
N56°58'30"E.

CLIENT: JOHN KELSEY

BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL
UNLESS OTHERWISE NOTED
MUNICIPAL ADDRESS

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IP DENOTES IRON POST
CALC DENOTES CALCULATED
7 L DENOTES NOT TO SCALE
RIB DENOTES ROUND IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS PLAN
WAS COMPLETED ON THE 5th DAY OF MAY, 1989

JULY 3/89 1989
D. F. WALTON
ONTARIO LAND SURVEYOR
FORT FRANCES, ONTARIO

D. F. WALTON
ONTARIO LAND SURVEYOR
227 CHURCH STREET
FORT FRANCES, ONTARIO P9A 1C7
(807) 274-7036

DRAWN BY: J.S.

CHECKED BY: D.W.

JOB No.

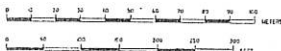
89-1558



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES

THIS INDEX MAP SHOWS ALL
PROPERTIES EXISTING IN
BLOCK 56020 - SHEET 8
ON APRIL 1, 2004

SCALE



PROPERTY INDEX MAP
BLOCK 56020
THE TOWN OF
FORT FRANCES
DISTRICT OF
RAINY RIVER
(OFFICE 48)

LEGEND

FRESHOLD PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	---
NATURAL RESOURCE PROPERTY BOUNDARY	---
FRESHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
NATURAL RESOURCE PROPERTY NUMBER	0147
TOWNSHIP FABRIC	---
STREAMS, RIVERS	---
EASEMENT	---
UTM GRID	---
ADJOINING MAP NUMBER	BLOCK 544

NOTES

NORTH AMERICAN DATUM 1983
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 18, CENTRAL MERIDIAN 23 00' W
THIS IS NOT A PLAN
OF SURVEY
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
MARKING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTY ADJOINING
SEE RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS
ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT IDENTIFIED

THE WHOLE REFERENCE FOR ANY PROPERTY (E.G. 0026 - 0471)
IS COMPOSED OF THE MAP BLOCK NUMBER (0026) AND THE FOUR
DIGIT NUMBER (0471) WHICH APPEARS IN EACH ACTIVATED PROPERTY

BLOCK 56020 - SHEET 8 OF 12

PLAN OF SURVEY OF PART OF
RIVER RANGE LOT 45
TOWNSHIP OF McIRVINE

NOW IN THE
TOWN OF FORT FRANCES

DISTRICT OF RAINY RIVER

SCALE 1" = 100'

G. J. WEGMAN, O.L.S.

1970

PLAN RR- 693

Approved 22 Apr 1970

J. Keating

Asst Examiner of Surveys

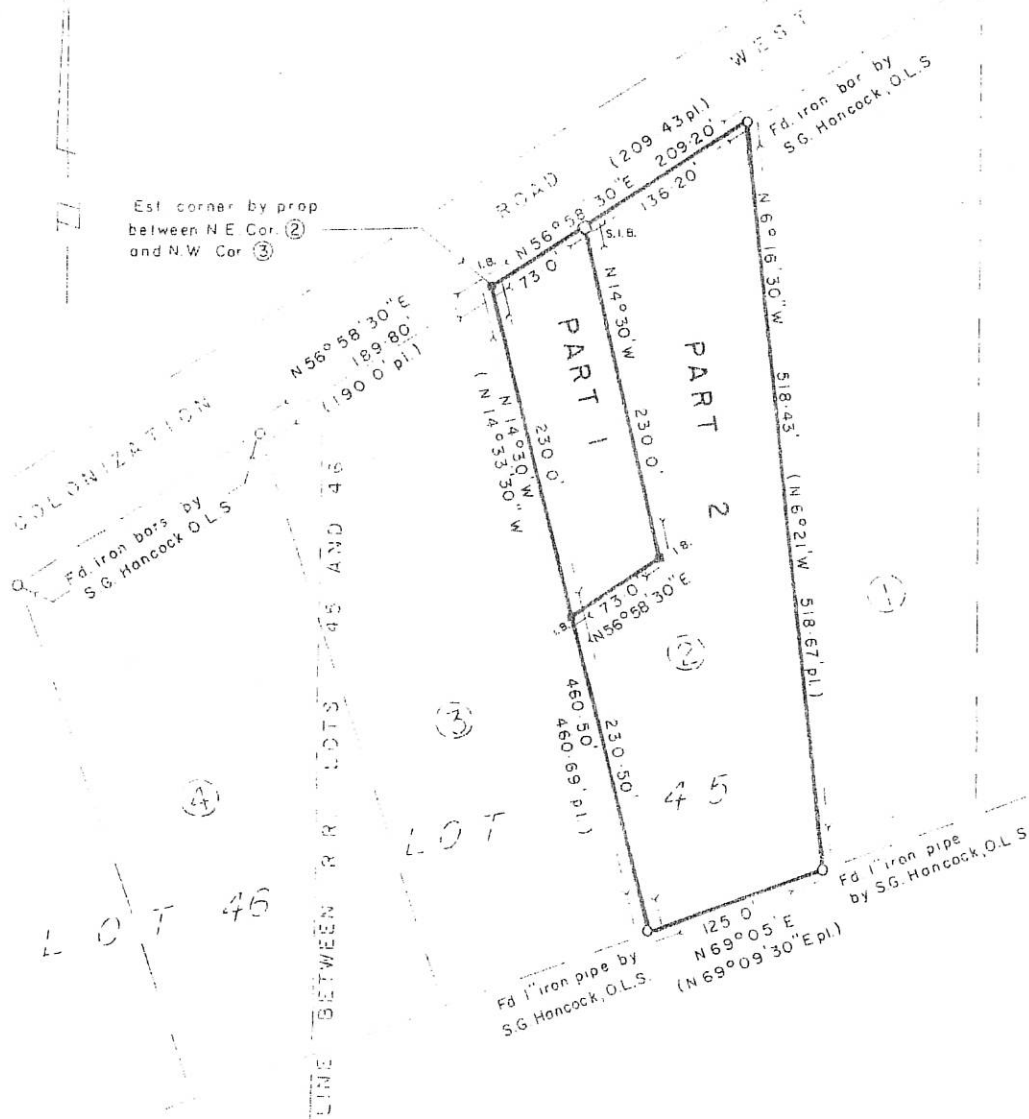
Plan RR

Recorded under No.

Registered

Master of Titles

PARTS 1 AND 2 - ALL OF
PARCEL 17771



I HEREBY CERTIFY:

1. That this survey and plan are correct and in accordance with The Surveys Act and The Land Titles Act and the regulations made thereunder,
2. That I was present at and did personally supervise the survey represented by this plan,
3. That this plan contains a true copy of the field notes of survey,
4. That the survey was completed on the 17th day of April, 1970

17 April, 1970
E.M.O., Ont.

George Wegman
Ontario Land Surveyor

Bearings hereon are assumed and are derived from the N 56° 58' 30" E of the southeasterly limit of the Colonization Road as shown on a plan of survey by S G Hancock O.L.S. dated June 22, 1959.

KEY WORDS: AN

NOTE: AREA OF PART I, PLAN RR-693 1478 SQ M
AREA OF PROPOSED SEVERANCE 132 SQ M

TOTAL 1610 SQ M

EXISTING GARAGE SIZE 6-165 x 3-675
PROPOSED GARAGE SIZE 6-77 x 4-88

SCALE: 1 = 400
D.F. WALTON, O.L.S.
1989

NOTE: DISTANCES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3408

NOTE: THIS PLAN PREPARED AND IS TO ACCOMPANY APPLICATION FOR SEVERANCE APPROVAL AND APPLICATION FOR A BUILDING PERMIT. TO INCREASE THE SIZE OF THE EXISTING GARAGE. EXISTING GARAGE TO BE REMOVED.

© COPYRIGHT 1989

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH EASTERLY LIMIT OF THE COLONIZATION ROAD AS SHOWN ON PLAN RR-693 HAVING A BEARING OF $N55^{\circ}58'30''E$.

CLIENT JOHN KELSEY

BUILDING TIES SHOWN HEREON ARE TO FINISHED WALL
UNLESS OTHERWISE NOTED
MUNICIPAL ADDRESS 1431 COLONIZATION ROAD

LEGEND

LEGEND

□	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
□	DENOTES SURVEY MONUMENT
□	DENOTES STANDARD IRON BAR
□	DENOTES SHORT STANDARD IRON BAR
□	DENOTES IRON BAR
□	DENOTES IRON POST
□	DENOTES IRON PIPE
□	DENOTES CALCULATED
□	DENOTES NOT TO SCALE
□	DENOTES ROUND IRON BAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 5th DAY OF MAY

6 MAY, 1989
FORT FRANCES, C

6 MAY, 1983
FORT FRANCES, ONTARIO
J. F. WALTON
ONTARIO LAND SURVEYOR

D. F. WALTON
ONTARIO LAND SURVEYOR
227 CHURCH STREET
FORT FRANCES, ONTARIO P9A 1C7

DRAWN BY: J.S.	JOB No.
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CHECKED BY: D.W.

J. S.