

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 \$32450	FILE NO. A10/2021
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	110 Victoria Avenue
Tax Roll No.	59 - 12 - 020 - 0010-9200000
Legal Description	LaVerendrye General Hospital Pin 56018-0210, 0211, 0196, 0178, 0315
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Riverside Health Care
Application Contact	Ed Cousineau
Full Mailing Address	110 Victoria Avenue, Fort Frances, Ont.
Telephone	1-807-274-4820
Email	e.cousineau@rhcfr.com
AGENT INFORMATION (if applicable)	
Company Name	Riverside Health Care
Application Contact	Carla Larson
Full Mailing Address	110 Victoria Avenue, Fort Frances, Ont.
Telephone	1-807-274-4806
Email	
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	
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 **32(d)** of Zoning by-law – to permit

Minor Variance Section 32(d) - allow Gazebos to be built inside yard at LaVerendrye Hospital

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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)

With the COVID regulations we need to keep visitors outside our facility. We need wheelchair accessibility to the site for a Visitor/Patient meeting to occur. The only access we have for Patients/Residents is from the front street entrance.

3. When did the current owner acquire the Property?

1984

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

1941, 52, 78, 90, 96, 2004. The Property has had several renovations/additions in its life time

5. What is the existing use of the Property?

Institutional

6. How long has the existing use of the Property continued?

Since 1941

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

North	South	East	West
Sinclair Street	Front Street	Armit Avenue	Victoria Avenue

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	107 m	351'
Depth:	199 m	653'
Area:	1.5 ha	3.6 acres

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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:	Varies	n/a
Width:	Varies	n/a
Length:	Varies	n/a
# of Storeys:	3-4	n/a

Location of Building/Structure – Check geographic direction of Side Yard Setbacks

Front Yard:		n/a
Rear Yard:		n/a
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		n/a
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		n/a

Accessory Building: 1 Gazebo	Existing	Proposed
Ground Floor Area:		149 sq. ft. 13.8 m ²
Width:		14' 4.26m
Length:		10-8 1/2" 3.35m
# of Storeys:		1 1
Height:		8' 3m
Distance to Main Building:		5' 10.36m

Location of Building/Structure - Check geographic direction of Side Yard Setbacks

Front Yard:		50+ feet 6.7m
Rear Yard:		11 13.5m
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		11 23m
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		11 6.3m

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	

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

Source of Access:	Yes	No
Municipal Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Water Access Only	<input type="checkbox"/>	<input type="checkbox"/>

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

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, Ed Cousineau 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

2nd day of June, 2021.

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)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, Henry Gauthier, am an Owner of the property known as Lalierendrye in the Town of Fort Frances, that
is the subject of this Application, and hereby General Hospital

Authorize Agent to Act (if applicable):

1. Authorize and instruct Ed Cousineau 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:

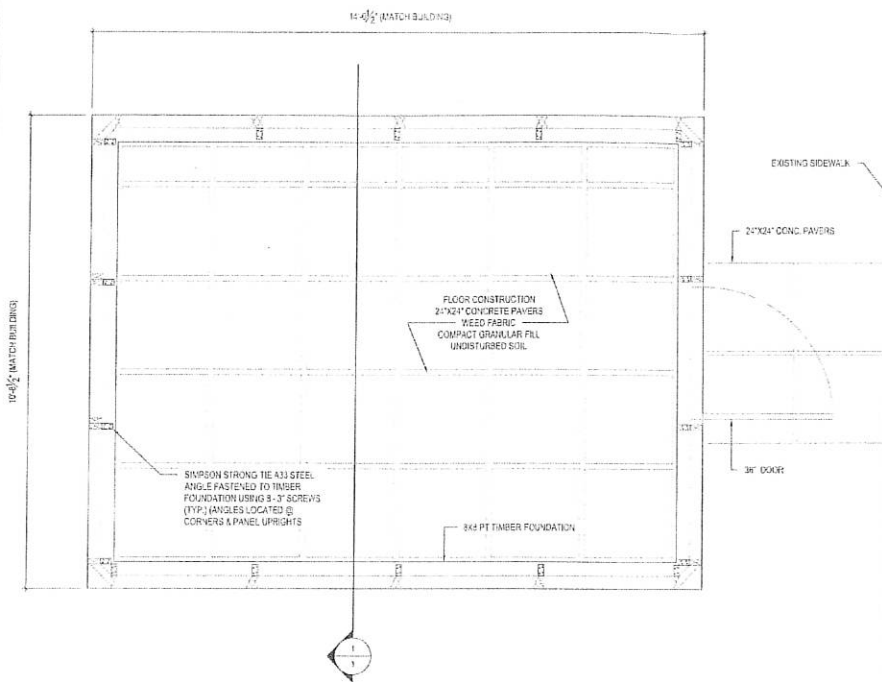
5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.

May 31/21
Date


Owner Signature


Owner Signature

Reviewed May 3, 2021 *[Signature]*



FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

1. GENERAL NOTES:

- 1.1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE (AS AMENDED).
- 1.2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE THESE DRAWINGS.
- 1.3. DRAWINGS OF A LARGER SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- 1.4. THESE DRAWINGS ARE THE PROPERTY OF SAULTEAUX CONSULTING & ENGINEERING (SCE). UNAUTHORIZED REPRODUCTIONS OF THESE DRAWINGS IS PROHIBITED WITHOUT THE CONSENT OF SCE.

2. SOIL AND EXCAVATION:

- 2.1. WHERE ORGANIC MATERIAL IS ENCOUNTERED BELOW THE EXCAVATION LEVEL, EXCAVATE TO THE DEPTH OF THE MATERIAL AND REMOVE. REPLACE WITH GRANULAR "A" MATERIAL AND COMPACT TO 95% PROCTOR IN 6" LIFTS.
- 2.2. BEARING CAPACITY OF SOIL IS ASSUMED TO BE 75 KPA (1500 PSF) UNLESS OTHERWISE NOTED. FOOTINGS SHALL BEAR ON SIMILAR TYPE OF SOIL THROUGHOUT.

3. WOOD, FRAMING AND FASTENERS:

- 3.1. ALL STRUCTURAL FRAMING MEMBERS SHALL BE #1 OR #2 GRADE SPRUCE-PEME-FIR.
- 3.2. ALL WOOD IN CONTACT WITH THE GROUND SHALL BE PRESURE TREATED.



SAULTEAUX CONSULTING & ENGINEERING
215, PALFROY AVENUE
SUITE 100
MISSISSAUGA, ONTARIO L4X 1L1
CANADA

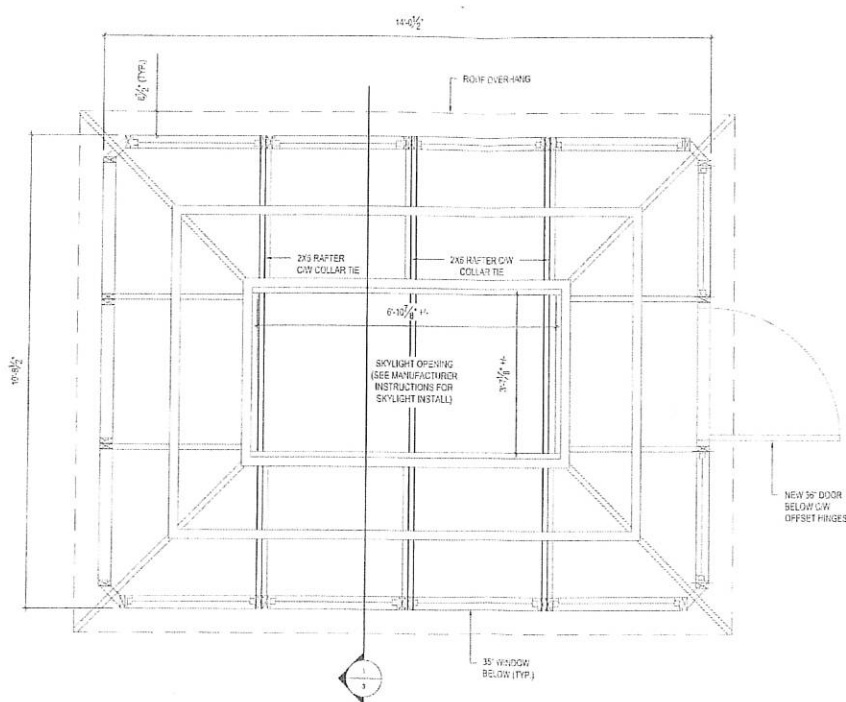
PROJECT NO. 100879-21-01
NO. SUBMITTAL 100879-21-01
REVISION

RIVERSIDE HEALTHCARE
GAZEBO

CLIENT: RIVERSIDE HEALTHCARE
PROJECT: FOUNDATION PLAN & NOTES

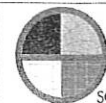
DATE:	21/03/19
DRAWN BY:	J.B.
CHECKED BY:	T.K.
APPROVED BY:	T.K.
PROJECT:	RIVERSIDE HEALTHCARE
DATE:	21/03/19
BY:	T.K. DROUYEN

Reviewed May 3, 2021 *AW*



1 ROOF FRAMING PLAN
2 SCALE: 1/2" = 1'-0"

2	SCALE: 1/2" = 1'-0"
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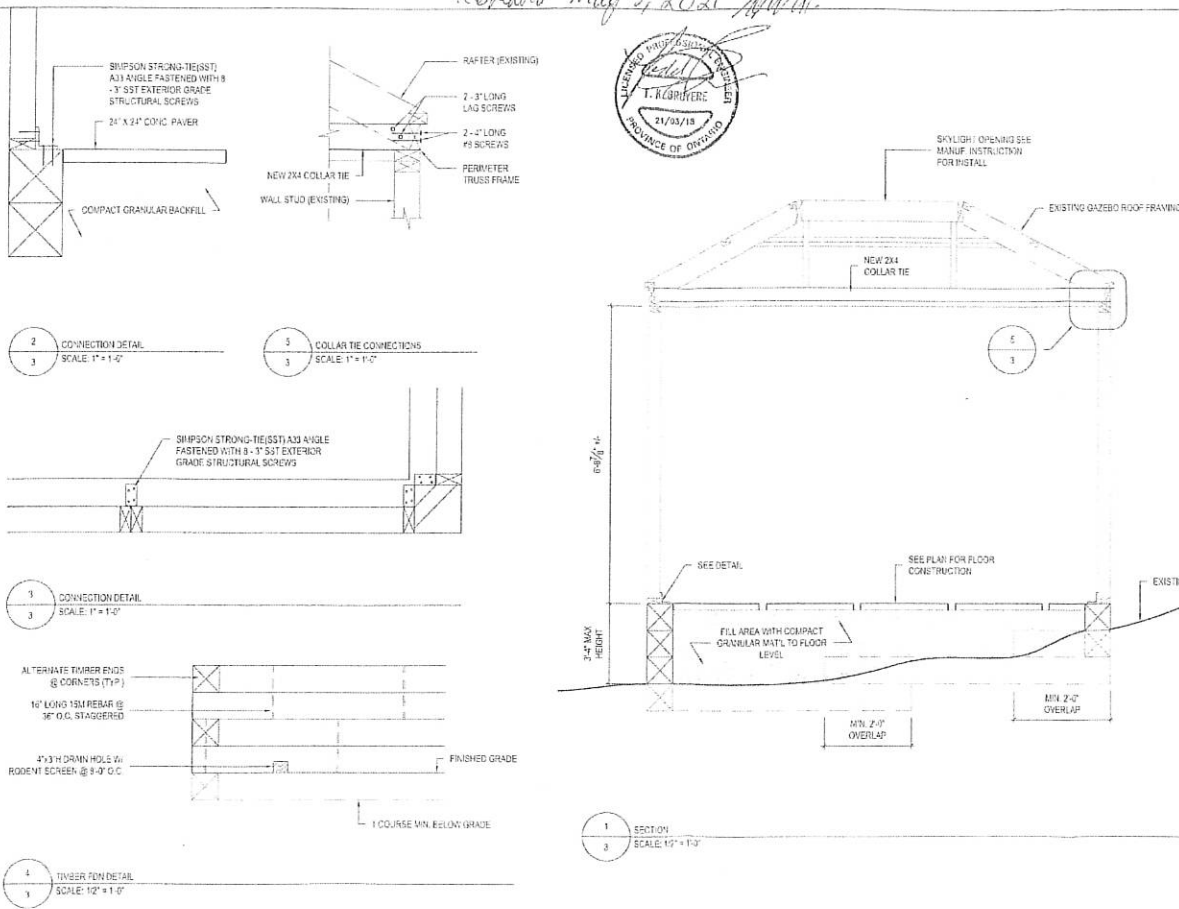
SAULTEAUX CONSULTING &
ENGINEERING
ONE JORDAN FALL
PORT CHARLES, ONTARIO
L2A 3M5
CANADA

816-706-2019 FAX
PLANT SERVICES CONTACT
224-2M3
1-800-276-2213

816-706-2019 FAX
PLANT SERVICES CONTACT
224-2M3
1-800-276-2213

PROJECT FOR CONSTRUCTION	2/14/00
NO. 24234P-178	REVENUE
TOLSON	
RIVERSIDE HEALTHCARE (GAZEBO)	
PORT FRANCES, ON	
6/6/17/00	
ROOF FRAMING PLAN	
ADJUS	48.000000
CALCULATED	0.00
ADJUSTED	7.00
PROJECT NO.	25.000000
REVISION NO.	0.00
PROJECT	0.00
REVISION	0.00
REVISION	0.00

Revised May 3, 2021 *AWG*



PROJECT NAME	RIVERSIDE HEALTH-CARE GAZEBO
PROJECT NO.	10-2019-01
DATE	10-2019
DESIGNED BY	AWG
CHECKED BY	AWG
APPROVED BY	AWG
DATE	10-2019

SINCLAIR STREET

STAFF SERVICE
ENTRANCE

SHIPPING AND
RECEIVING

La Verendrye General
Hospital

EMERGENCY
ENTRANCE

COVID
Gazebo
location.

VISITOR
SOUTH PARKII

HOSPITAL
ENTRANCE

50+ feet

FRONT STREET

14X10'-8"

24'

19.5'

5'

12'

PARKING LOT

