

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	FILE NO.
\$ <u>324.50</u>	<u>A9</u> /20 <u>21</u>
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	<u>550 Osborne</u>
Tax Roll No.	<u>59 - 12 - 030-006 - 05000000</u>
Legal Description	<u>Rainycrest</u> <u>PIN 56018-1837 + PIN 56018-0534</u>
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	<u>Riverside Health Care</u>
Application Contact	<u>Ed Cousineau</u>
Full Mailing Address	<u>550 Osborne Street, Fort Frances, Ontario</u>
Telephone	<u>1-807-274-4820</u>
Email	<u>e.cousineau@rhcf.on.ca</u>
AGENT INFORMATION (if applicable)	
Company Name	<u>Riverside Health Care</u>
Application Contact	<u>Carla Larson</u>
Full Mailing Address	<u>110 Victoria Avenue, Fort Frances, P9A 2B7</u>
Telephone	<u>807 274 4806</u>
Email	<u>c.larson@rhcf.on.ca</u>
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 3.2d of Zoning by-law – to permit
Minor Variance Section 3.2(d) - allow Gazebos to be built in front yard at Rainycrest.

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 COVID regulations we need to keep visitors outside the facility. We need wheel/chair accessibility and having only front access for residents /back half of building is for staff services. we can bring residents out the front of facility. Residents family members access only front of facility.

3. When did the current owner acquire the Property? 2006

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

1985 building was built.

5. What is the existing use of the Property? Institutional

6. How long has the existing use of the Property continued? Since 1960.

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

North	South	East	West
Bush	Train Track	Bush	Houses

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	291 m	954'
Depth:	182 m	598'
Area:	7 ha	13 acres

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:	1	n/a

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

Front Yard:	> 7.5m	n/a
Rear Yard:	> 10.5m	n/a
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	> 7.5m	n/a
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	> 7.5m	n/a

Accessory Building:	Existing	Proposed
Ground Floor Area:		149 sq. ft. 13.8m ²
Width:		14' 4.26m
Length:		10-8 1/2" 3.35m
# of Storeys:		1 1
Height:		8' 3m
Distance to Main Building:		25' 10.36m

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

Front Yard:		50' feet 11.58m
Rear Yard:		" 161.43m
North <input type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		" 150m
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		" 150m

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	Partial	

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, Henry Gauthier, am an Owner of the property known as Rainycroft 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 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:

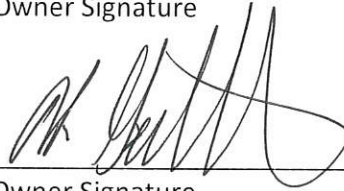
4. Authorize the members of the Committee of Adjustment and/or staff of The Town of Fort Frances as may be required, to enter upon the lands and premises identified in section 5 that are the subject of this application for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority; and

Consent re Meeting:

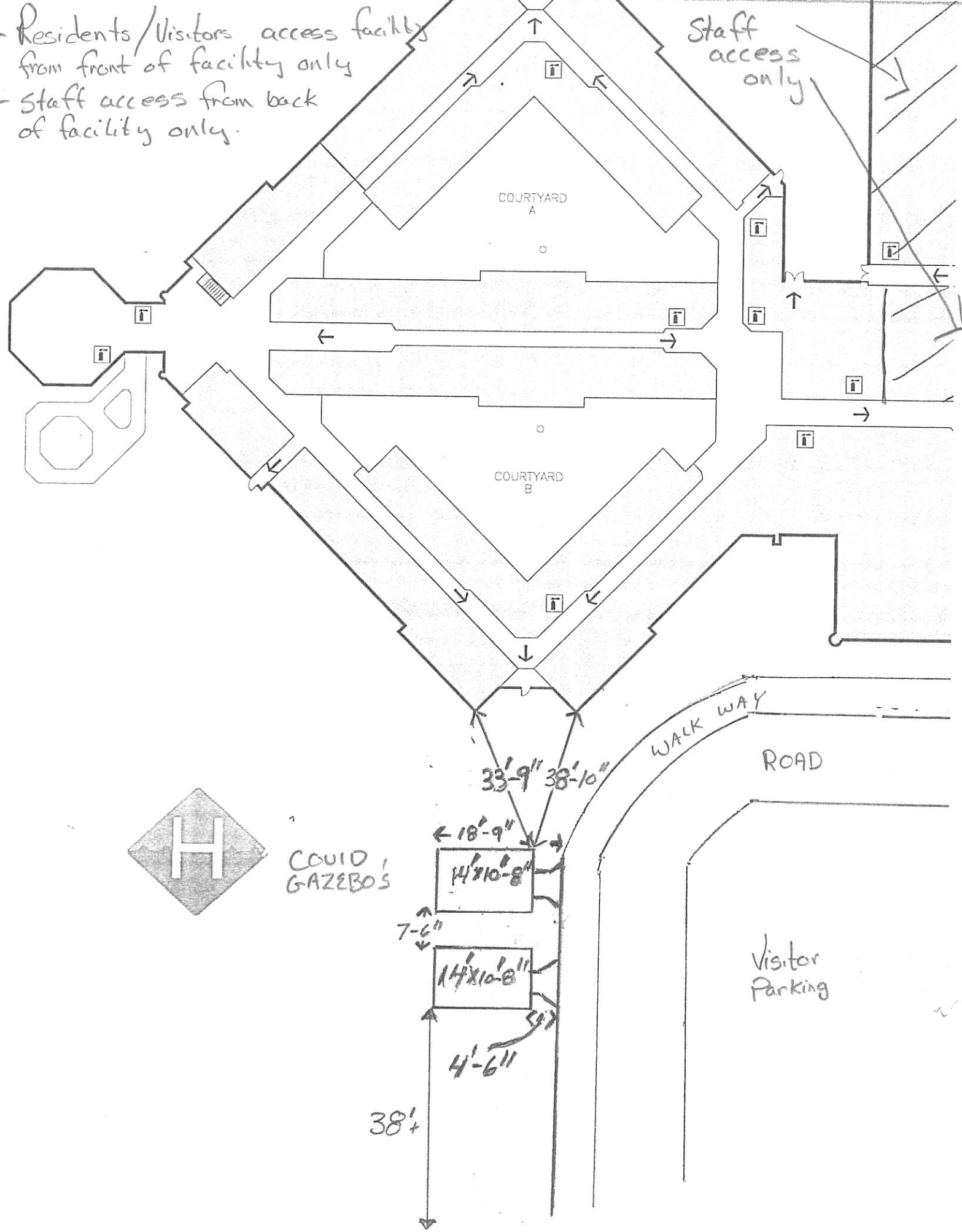
5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.

May. 31/21
Date


Owner Signature


Owner Signature

- Residents/Visitors access facility from front of facility only
- Staff access from back of facility only.



OSBORNE STREET