

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.
\$324.50	A3/2021
PAYMENT RECEIPT STAMP	
Receipt No. 53920	

PROPERTY INFORMATION	
Property Address	908 Kaitlyn Drive
Tax Roll No.	59 - 12 - 030 - 004 - 09874
Legal Description	PCL 33-1 SEC 48M368; LT 33 PL 48M368 MCIRVINE; FORT FRANCES
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Joanna McQuarrie & Travis Green
Application Contact	Joanna McQuarrie
Full Mailing Address	908 Kaitlyn Drive Fort Frances, ON P9A 3X4
Telephone	
Email	jmcquarrie9@hotmail.com
AGENT INFORMATION (if applicable)	
Company Name	
Application Contact	
Full Mailing Address	
Telephone	
Email	
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	Scotiabank
Contact/Reference	Michelle Friesen
Full Mailing Address	200 Portage Avenue Winnipeg, MB R3C R7
Telephone	204-934-2689
Email	michelle.friesen@scotiabank.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 4.4.2.c of Zoning by-law – to permit

The reduction of the required rear yard setback from 7.5m to 5.07m to permit the construction of an addition to the rear of dwelling.

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 current design to allow enough room to fit our furniture and growing family. Without any neighbouring homes behind the property we will not be close to anyone's house.
3. When did the current owner acquire the Property? October 2017
4. Provide the date of construction for all buildings and structures on the Property.
- 1999 - single family dwelling with attached garage
5. What is the existing use of the Property? Single family residential
6. How long has the existing use of the Property continued? Since 1999
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|-------------|-------------------------------------|---------------------------|---------------------------|
| vacant land | Road &
Single family residential | Single family residential | Single family residential |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|----------|----------|
| Frontage: | 18.90m | 62ft |
| Depth: | 36.58m | 120ft |
| Area: | 691.2 m2 | 7440 ft2 |

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:	248.94 m ²	278.6 m ²
Width:	approx. 14m	same
Length:	20.7m	23.74m
# of Storeys:	single plus basement	same
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	7.65m	same
Rear Yard:	8.11m	5.07m
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	2.22m	same
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	1.93m	same
Accessory Building:	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		
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 type="checkbox"/> - Side Yard:		

Note – Above information to match Site Plan

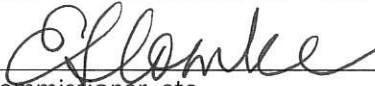
10. Check the appropriate box to Indicate connected or available services to the Property:

Source of Service:	Municipal	Private
Water	yes	
Sanitary Sewer	yes	
Storm Sewer	yes - on road	

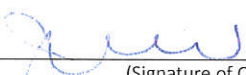
11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-----|----|
| Municipal Road | yes | |
| Other Public Road | | no |
| Water Access Only | | no |
12. What is the Official Plan designation of the Property? Living
13. What is the Zoning of the Property? Residential Type One (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, Tanna M. Quenneville
Travis Green 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
25 day of March, 2021.


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)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, Tamara L. Owens, am an Owner of the property known as 908 Kathleen Drive 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 _____ 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.

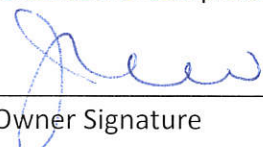
Right to Enter Premises:

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.

March 25, 2021
Date



Owner Signature



Owner Signature