

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.
\$317.15	A1 /2019
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION

Property Address	703 Nelson Street
Tax Roll No.	5912-030-001-014-00
Legal Description	PALB W PT LOT 155 PCL 155-1

OWNER/APPLICANT INFORMATION

Registered Owner(s)	Ashley Dutton and James Armstrong
Application Contact	Ashley Dutton
Full Mailing Address	703 Nelson Street
Telephone	807-276-1363
Email	NA

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	CIBC
Contact/Reference	Fort Frances Branch
Full Mailing Address	203 Scott St, Fort Frances, ON P9A 1G8
Telephone	807-274-5391
Email	NA

- 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 3.2 (g) of Zoning by-law –

3.2 Accessory **buildings** or **structures**, are permitted in any **yard**, in any **zone**, subject to the provisions of this By-law for the particular **zone** in which said **building**, **structure**, or **use** is located, and provided that the accessory **building**, **structure** or **use**:

(g) no detached accessory **building** or **structure** shall be located closer than 2.0 metres to a **main building** unless the accessory **structure** is a **gazebo**.

The relief is to allow for a rear entrance to be constructed to allow for more room to enter the rear of the dwelling. The design of the existing rear entrance is not ideal for a young family with the stairs directly to the east when entering the dwelling. The addition would allow for a safe distance from the stair well and allow for more storage. See attached sketch

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)

The accessory building on the property is 9' 6" (2.8m) from the main single-family dwelling. The Zoning bylaw requires the distance to be 2.0 m. Minor variance request is to allow 1 m from the dwelling and the accessory building. This would allow for a 6'6" addition to the dwelling. The addition would be constructed with a fire separation value of 45 min rating as suggested by Tyson Dennis CBO of the Town of Fort Frances.

The addition would be 6'6" (North) x 12' (East)

See Sketch attached

3. When did the current owner acquire the Property? 2001

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

May 6, 1977 Dwelling Constructed.
August 26, 1987 Garage Constructed
July 12, 2016 garage addition to the North end of structure.

5. What is the existing use of the Property? Single Family Dwelling

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

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

North	South	East	West
Nelson Street	Front Street	Single Family Dwelling	Mosher Avenue

8. Dimensions of the Property:

Property Dimensions	Imperial
Frontage:	60'
Depth:	119'
Area:	7140

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

9. **Building/Structure Particulars**
Describe the particulars of all buildings and/or structures existing and proposed for the Property.

Main Building:	Existing	Proposed	
Ground Floor Area:	1092 sq/ft	1171.2 sq/ft	
Width:	42'	42'	
Length:	26'	32.6'	
# of Storeys:	1.5'	1.5'	
Location of Building/Structure – Check geographic direction of Side Yard Setbacks			
Front Yard:	25'	25'	
Rear Yard:	56'	49.5'	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	6'	6'	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	12'	12'	
Accessory Building:	Existing	Proposed	
Ground Floor Area:	832	NA	NA
Width:	24'	NA	NA
Length:	40'	NA	NA
# of Storeys:	1	1	1
Height:	13.5'	NA	NA
Distance to Main Building:	9'6"	3'	NA
Location of Building/Structure - Check geographic direction of Side Yard Setbacks			
Front Yard:	South	NA	NA
Rear Yard:	North	18.5	NA
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	East Wall	5'	NA
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	West Wall	31'	NA

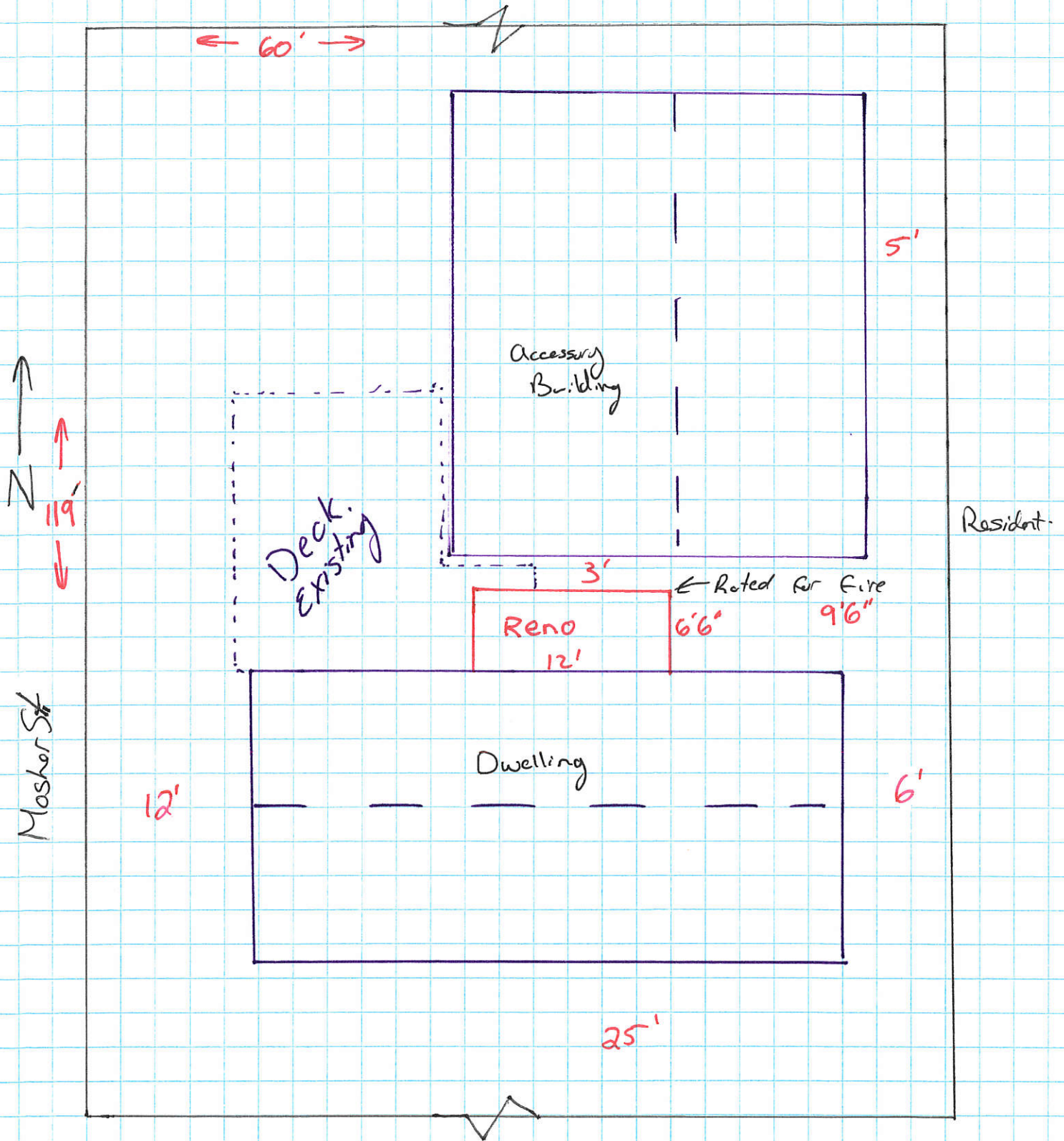
Note – Above information to match Site Plan

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	No	

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? 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. A sketch showing the following:
- The boundaries and dimensions of the subject land.
 - 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.
 - 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.
 - The current uses on land that is adjacent to the subject land.
 - 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.
 - If access to the subject land is by water only, the location of the parking and docking facilities to be used.
 - the location and nature of any easement affecting the subject land.

703 Nelson St



OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, A. DUTTON, am an Owner of the property known as 703 Nelson St. 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.

Mar 22/19
Date

Ashleigh Dutton
Owner Signature

Owner Signature