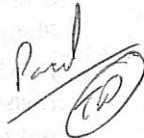


It is the responsibility of the owner or authorized agent to provide complete and accurate information. This form will not be accepted as an application until such time as all questions have been answered and all requirements have been met in the manner requested herein. Please read the following carefully:

FOR OFFICE USE ONLY	
FEE <b>\$309.10</b>	FILE NO. <b>A /20 18</b>
PAYMENT RECEIPT STAMP 	

PROPERTY INFORMATION	
Property Address	1345 EMO ROAD
Tax Roll No.	59 - 12 - 010 - 006 - 04403 - 0000
Legal Description	PCL 1-2 SEC SM51, WLY 60 FT LOT 1 PLAN SM-51 MCIRVINE
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	DAVID WADE PETSNIK AND ANGELA HELENE PETSNIK
Application Contact	DAVID WADE PETSNIK
Full Mailing Address	1345 EMO RD., FORT FRANCES, ON P9A 2V6
Telephone	807-275-5090
Email	REVCO@BELLNET.CA
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	RBC of Canada
Contact/Reference	Michelle Elias
Full Mailing Address	P O Box 754, Fort Frances, On P9A 3N1
Telephone	1-800-769-2511
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 4.5.3(c) of Zoning by-law – to permit the enlargement of the existing multi-residential building by reducing the interior side yard setback of the main building to .60 m. The building currently accommodates three dwelling units. Two of the units are suitable for, and occupied by, single or couple. The third is currently occupied by a larger family. The proposal is to enlarge this dwelling unit to accommodate the family, which will also enhance the multi-residential aspect of the property.  
  
 And Section 3.2(f) to reduce interior side yard setback for an accessory building to .91 m. to permit the relocation of the gazebo so it is not in front of the big window and thus improve the enjoyment of the property.

# APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

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 residential building, as it exists accommodates three dwelling units. Two of the units are suitable for, and occupied by, single or a couple. The third is currently occupied by a larger family. The proposal is to enlarge this dwelling unit to accommodate the family, which will also enhance the multi-residential aspect of the property. The existing layout of the unit to be enlarged is such that building a second floor is not feasible so the proposal is to extend the building to the south. This will permit the addition yet maintain the deck, patio doors and windows to remain where they are.

The accessory building (gazebo) is currently located in front of a big window and interfere with the enjoyment of the property. The relocation of it will free the space in front of the window and still remain a sufficient distance from the property line and inside the fence enclosure.

3. When did the current owner acquire the Property? 2009

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

1978

5. What is the existing use of the Property? Multi-Residential

6. How long has the existing use of the Property continued? May 2009

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

North	South	East	West
Residential	Residential	Residential	Industrial

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	18.288	60
Depth:	160.93	528
Area:	2943.087 sq m	31680 sq ft

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:	159.42 sq m	241.18 sq m
Width:	7.9 m	14.63 m
Length:	20.11 m	27.43 m
# of Storeys:	2	2

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

Front Yard:		
Rear Yard:	129.54 m (approx)	121.92 m (approx)
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	3.048 m	3.048 m
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	7.32 m	.609 m

Accessory Building:	Existing	Proposed
Ground Floor Area:	14.86 sq. m	14.86 m
Width:	3.04 m	3.04 m
Length:	4.8 m	4.8 m
# of Storeys:	1	1
Height:	2.74 m	2.74 m
Distance to Main Building:	.15 m	.15 m

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

Front Yard:	24.38 m +/-	24.38 m +/-
Rear Yard:	115 m +/-	115 m +/-
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	1.52 m	.91 m
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	13.72 m	14.33 m

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

# APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

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

Source of Access:	Yes	No
Municipal Road	X	
Other Public Road	X	
Water Access Only		

12. What is the Official Plan designation of the Property? Living Area

13. What is the Zoning of the Property? R2

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.

N ↑

Emo Road

← 18.28 →

7.94m

3.04m

20.11m

EXISTING BUILDING

STAIRS UP TO DECK  
EXISTING

6.7m

(21')

PROPOSED ADDITION

14.6m

EXISTING DECK

EXISTING DECK

9.1m

VACANT LAND  
M2 ZONE

Proposed  
6m

ACCESS TO  
REAR YARD

160m  
(528')

DAVID PETSNIK

Receipt Number: 20409

Tax Number: HST #106984586 RT0001

Date: February 1, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	1	\$0.00	\$309.10	N/A
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$2,109.10	
Taxes:					\$0.00	
Total Receipt:					<u>\$2,109.10</u>	
Cheque:					\$309.10	
Cheque:					\$1,800.00	
Total Amount Received:					<u>\$2,109.10</u>	
Rounding:					\$0.00	
Amount Returned:					<u>\$0.00</u>	