



Date: September 13, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **350 Pit Road Severance to enlarge Lot 15 Pit Road**

On July 31, 2018 the Committee of Adjustment met to discuss the possible severance of 350 Pit Road to enlarge adjacent property, Lot 15, to allow for more residential development. Dave and Angela Petsnick are the owners of both pieces of land. The site plan attached shows severing 12.3 m of 350 Pit Road and adding it to Lot 15 being frontage of 13.8. The proposed frontages of the two properties would be 26.6m(350 Pit Road) and 26.1m(Lot 15).

Attached to the report are the Divisional comments from the Town of Fort Frances on the severance as well as the Committee of Adjustments approval of the severance with conditions. Conditions must be met with one year of the approval for the severance to be completed.

The Planning and Development department received decision from the Committee of Adjustment approving the severance at 350 Pit Road with conditions imposed. The department will work with Dave and Angela Petsnick to ensure conditions are met within the one-year time frame.

Please review the information of the severance at 350 Pit Road. No appeals were submitted, and all documentation has been filed. If conditions are met within the one-year time frame, a Certificate of Official will be given by the Municipal Planner at that time.

Respectfully submitted,

Originally Signed By,

Tyson Dennis, Chief Building Official / Municipal Planner.



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number: <u>C2-2018</u>			
Property: <u>350 P.4 Road.</u>	Roll #: <u>5912 010 006 135 00</u>		
Date Application Received: <u>April 15/18</u>	Date Fee Received: <u>June 29/18</u>		
Date Application Complete: <u>June 29/18</u>	Receipt #: <u> </u>	Application Fee: \$ <u>557.95</u>	

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant David Wade Petsnick	Home Telephone No. 807-275-5090	Business Telephone No.
	Address 1345 Emo Road, Fort Frances	Postal Code P9A 2V6	
▶ 1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
	Name of Owner(s) David Wade Petsnick and Angela Helene Petsnick	Home Telephone No. 807-275-5090	Business Telephone No.
	Address 1345 Emo Road, Fort Frances	Postal Code P9A 2V6	
1.3 Please indicate to whom all communications should be sent:		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent/Applicant

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality Fort Frances	Township McIrvine	Property Roll No. 59-12-010-006-13500
	Property descriptor: Part of River Range Lot 45	Lot/Section No. Part No. 1, 2 and 3	Reference Plan No. 48R-4441
	Other Information (parcel #, etc.) PIN 56020-0750		Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes , describe each easement or covenant and its effect		
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes , provide name, full mailing address and contact information of encumbrance holder		
	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
Royal Bank of Canada, 343 Scott St., Fort Frances, on P9A 1H1			

3. Purpose of this Application

► 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☐ Creation of a new lot ☒ Addition of a lot (see also 3.3) ☒ An easement /encroachment agreement
 Other ☐ A charge ☐ A lease ☐ Correction of title
☐ Other purpose _____

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

► 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch, PIN 56020-0222, being Lot 15 Plan 48M339 (Roll # 59-12-010-006-05415) shown outlined in YELLOW on sketch. Proposed easement is shown in GREY on sketch.

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

		Submitted	Reviewed	Notified
► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	12.3	26.6
		Depth (m) (# of ft. x .3048)	46.46	46.3
		Area (ha.) (# of acres x .4047)	0.057 ha	1217.69 0.122 ha
► 4.2	Use of Property	Existing Use(s)	Residential (vacant)	Residential
		Proposed Use(s)	Residential	Residential
► 4.3	Buildings or Structures	Existing	None	Single Detached Dwelling
		Proposed	Single Detached Dwelling	no change proposed
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
		Municipal Road (maintained all year)	X	X
		Municipal Road (seasonally maintained)		
		Other Public Road		
		Right of Way		
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	X	X
		Privately owned & operated individual well		
		Privately owned & operated communal well		
		Lake or other water body		
		Other means		
► 4.6	Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system	X	X
		Privately owned & operated individual septic tank*		
		Privately owned & operated communal septic system		
		Privy		
		Other means		
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.				
4.7	Other Services (✓ if service is available)	Electricity	X	X
		School Bussing	X	X
		Garbage Collection	X	X

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? Living Area

- 5.2 What is the zoning, if any, of the subject land? Residential Type 1

- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation		
A landfill		
An industrial or commercial use (specify uses)		
An active railway line		
A Municipal Airport		

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the **Planning Act**?

☒ Yes ☐ No ☐ Unknown

If **Yes**, and if **known**, provide the Ministry or Municipal Application file number and the decision made on the application

B1/2015 - Application approved and finalized.

B2/2015 - Application approved and finalized.

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If **yes**, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☐ Yes ☒ No ☐ Unknown

If **yes** and if **known**, specify the appropriate file number and status of the application.

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (*for example, residential, agricultural or commercial*);
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.

Application includes easement for part 3 (highlighted in yellow) to benefit property being severed and added to Lot 15 Plan 48M-339.

10. Signature and Statutory Declaration

Signature and Statutory Declaration of Applicant

- 10.1

I, David Wade Petsnick of the Town of Fort Frances
In the District of Rainy River, make oath and say OR solemnly declare that the
all of the above statements contained herein and all exhibits and supporting documentation submitted and attached
hereto are true, and I 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.

Sworn/Declared before me at the Town of Fort

Frances, in the District of Rainy River, this 6th

day of March, 2018

Elizabeth Slomke

Elizabeth Slomke, a Commissioner, etc.,
~~District of Rainy River, for the Corporation~~
Commissioner for Oaths, etc.
of the Town of Fort Frances.

}

David Petsnick

Applicant

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

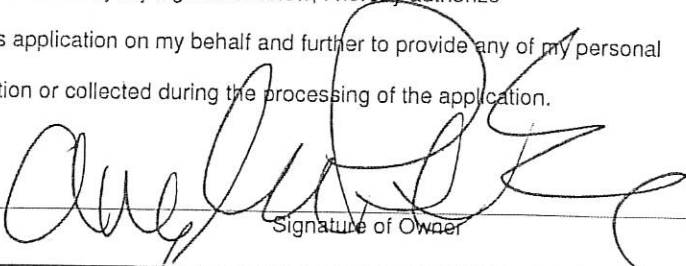
12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Angela Helene Petsnick of the Town of Fort Frances in the District of Rainy River am an owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize David Wade Petsnick to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

FEB 28th 2018
Date


Signature of Owner


A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembers to attach

- ☐ 12 copies of completed application form
- ☐ 12 copies of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to:
Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On P9A 3P9

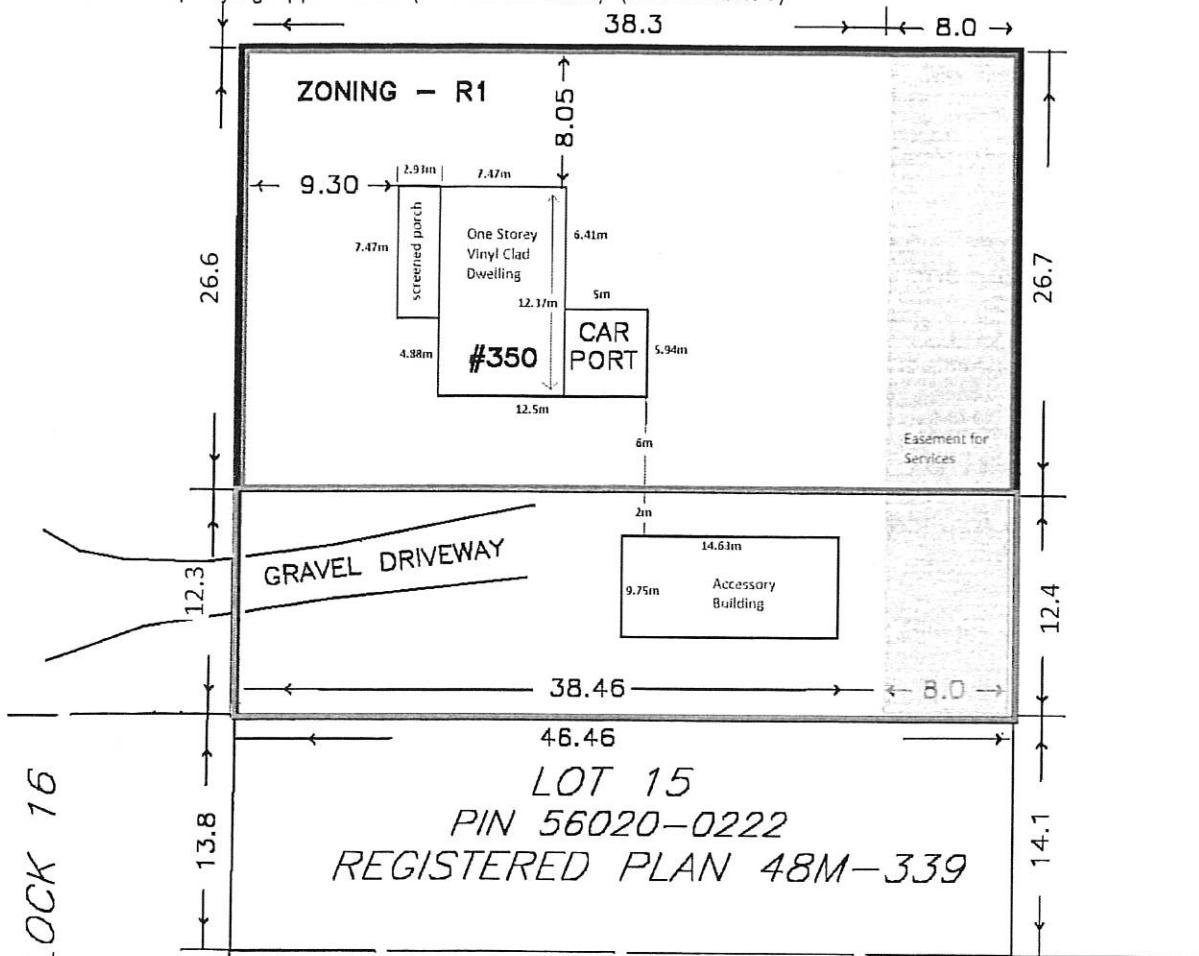
SKETCH SHEET

Outline area to be severed in GREEN or 

Outline area to be retained in RED

Sketch accompanying Application. (Use metric Units) (See Section 8)

N





350 Pit Road Consent and Deeming Comments of Town Divisions.

Fire Department

No Concerns

Fort Frances Power Corporation

No Concerns

Public Works

A new sewer service would have to be installed to the closest main

Water service to connect to Pit Road

A new private crossing would have to be installed at the cost of the owner

Planning and Development

All conditions by the Committee of Adjustment be met

Proper services to be installed.

Proper survey to be complete and submitted to the Town for registration and all cost to be to charge to the developer.

Application for buildings permit to be applied for and obtained for completion of consent and deeming of properties, as the property already has an accessory building on it.



TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION

File No.

C2 /2018

Subject Property	Zoning Code	Property Roll No.
350 Pit Road	R1	59-12-010-006-135

IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.

This is an application for consent:

for the addition property to an existing lot of PIN 56020-0222, being LOT 15 Plan 48M339 Roll# 59-12-010-066-05415.

DECISION: The Application is ☐ Denied or ☒ Approved

Subject to the following Conditions:

1. That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon or a Letter of Exemption from the Land Registrar or proper legal description endorsed by evidence of approval of the Land Registrar.
2. That the Municipal Planner be provided with the legal description of the severed property for the issuance of the Certificate of Official
3. That a minor variance application is received and approved by the Committee of Adjustment to recognize any applicable deficiencies on the subject lands, including finalization of conditions imposed thereto.
4. To obtain approval from the Operations and Facilities division of the Town of Fort Frances on an approved plan for municipal sewer and water connection
5. To obtain approval from the Operations and Facilities division of the Town of Fort Frances to have a separate driveway installed on the property.

Reasons for Committee's Decision:

1. By severing part of 350 Pit Road and adding it to Lot 15 on Pit Road, a larger lot can be developed for residential use. The severance makes planning sense and increases the tax base of Fort Francs.