



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY			
File Number: A2-2022			
Property: 186 Eighth Street West		Roll #: 591201000716700	
Date Application Received: Sept. 7, 2022		Date Fee Received: Sept. 7, 2022	
Date Application Complete: Oct. 5, 2022		Receipt #:	Application Fee: \$ \$585.15

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

1. Applicant Information

▶ 1.1	Name of Applicant	Home Telephone No.	Business Telephone No.
	Jim (James) Strachan	807-274-3573	
▶ 1.2	Address		Postal Code
	180 Eighth Street West		P9A 3G2
▶ 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)	Home Telephone No.	Business Telephone No.
	see Schedule attached hereto		
	Address	Postal Code	
	see Schedule attached hereto		
1.3	Please indicate to whom all communications should be sent:		
	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	

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	Township	Property Roll No.
	Fort Frances		
	Property descriptor:	Lot/Section No.	Part No.
	186 Eighth Street West		Reference Plan No.
	Other Information (parcel #, etc.)		Registered Plan No.
	PIN 60016-0039 PCL 13742 SEC RAINY RIVER SRO: PT HUDSON'S BAY COMPANY RESERVE MGRVINE AS IN SLT50811 EXCEPT SLT68540, PT 1 48R1493 & PT 1 48R1438; FORT FRANCES		
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	If Yes, describe each easement or covenant and its effect		
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	If Yes, provide name, full mailing address and contact information of encumbrance holder		

SCHEDULE "A"

Joyce Irene Strachan
R.R. #1, 121-7
Fort Frances, ON P9A 3M2
Phone 807-274-3573

Dianne Sonia Halvorson
804 Vance St., Unit D
Lakewood, Colorado 80226
Phone: 213-716-0016

Marian Ogden
R.R. #1, 121-8
Fort Frances, ON P9A 3M2
Phone: 807-274-5016

William Gushulak
728 Riverview Drive
Fort Frances, ON P9A 2W2
Phone: 807-274-9258

Georgianne Rose Domanski
755 Riverview Drive
Fort Frances, ON P9A 2W4
Phone: 807-274-6430

Donald Allan Gushulak
200 Kingfisher Drive, Unit 31
Mono, ON L9W 0B3
Phone: 519-307-0240

Joan Teresa Laughren
Lake Manitouwaba
#6 Channel View Road
Seguin, ON P2A 0B6
Phone 416-456-7276

Joanne Patricia Anderson
59 Lemarchant Road
Newfoundland Labrador, Newfoundland A1C 2G9
Phone 709-636-0323

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

James & Joyce Strachan

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

PIN 56016-0030 PCL 17070 SEC RAINY RIVER; PT HUDSON'S BAY COMPANY
FORT FRANCES AS IN SLT68540 SURFACE RIGHTS ONLY; FORT FRANCES

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

(complete each section)

Severed

Retained

		(Complete each section)	Severed	Retained
► 4.1	Dimensions	Frontage (m) (# of ft x .3048)	10.67m	41.3m
		Depth (m) (# of ft. x .3048)	152.40m	152.40m
		Area (ha.) (# of acres x .4047)	4031.71 m2	6294.12 m2
► 4.2	Use of Property	Existing Use(s)	Residential	Residential
		Proposed Use(s)	Residential	Residential
► 4.3	Buildings or Structures	Existing	Single detached dwelling	Single detached dwelling
		Proposed	None	None
► 4.4	Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
		Municipal Road (maintained all year)	yes	yes
		Municipal Road (seasonally maintained)		
		Other Public Road		
		Right of Way		
► 4.5	Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	yes	yes
		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	yes	yes
		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	yes	yes
		School Bussing	yes	yes
		Garbage Collection	yes	yes

- 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? **Employment**

- 5.2 What is the zoning, if any, of the subject land? **Light Industrial (M1)**

- 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

B22/77 - transfer westerly 20ft of land adjoining Parts 1 & 2 of Plan 48R985. (20ft by 250ft) - approved

B16/78 - transfer part of lots on HBC Reserve - approved

- 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.

Sanitary sewer for 180 and 186 Eighth Street (Lot addition property and retained property) connect to each other and route westerly across 198 Eighth Street where they tie into sanitary sewer on Cornwall Avenue

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Jim (James) Strachan 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 7th

day of Sept, 2021

L. Sekulch

Commissioner for Oaths, etc.

Jim Strachan

Applicant

Linda Anne Sekulch, a Commissioner, etc.,
Province of Ontario, for Clare Allan Brunetta,
Barrister and Solicitor
Expires September 9, 2022.

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, Joyce Irene Strachan of the Town of Fort Frances in the District of Rainy River am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Jim (James) Strachan 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.

Aug 25, 2022
Date

Joyce Strachan
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

- ☐ 1 copy of completed application form
- ☐ 1 copy 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

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

I, Dianne Sonia Halvorson of the City of Lakewood in the State of Colorado am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Jim (James) Strachan 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.

8-29-2022
Date

Dianne Sonia Halvorson
Signature of Owner

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

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

I, Donald Allan Gushulak of the Town of Mono in the Province of Ontario am the owner of the land that is the subject of this application and, as evidenced by my signature below, I hereby authorize Jim (James) Strachan 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.

Aug 22/2022
Date

Donald Allan Gushulak
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

- ☒ 1 copy of completed application form
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Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Joan Teresa Laughren of the Town of Seguin in the Province of Ontario am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug 25 / 2022
Date

Joan Teresa Laughren
Signature of Owner

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

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

I, Joanne Patricia Anderson of the City of Newfoundland
Labrador in the Province of Newfoundland am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug. 25, 2022
Date

Joanne Patricia Anderson
Signature of Owner

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

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

I, Georgianne Rose Domanski of the Town of Fort Frances in the District of Rainy River am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug 29/2022
Date

Georgianne Domanski
Signature of Owner

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

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

I, William Gushulak of the Town of Fort Frances in the District of Rainy River am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug 25, 2002
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.

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

I, Marian Ogden of the Town of Fort Frances in the District of Rainy River am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Jim (James) Strachan 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.

Aug 25, 2022
Date

Marian Ogden
Signature of Owner

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

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320 Portage Avenue
Fort Frances, On. P9A 3P9

