


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 \$304.50	FILE NO. A5/2017
PAYMENT RECEIPT STAMP 	

PROPERTY INFORMATION	
Property Address	1228 third street East
Tax Roll No.	59 - 12 - 03 - 007 - 07900 - 0000
Legal Description	01228 Third Street East Plan M91 Lot 45 PCL 6733
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	Mark and Tina Fontana
Application Contact	715 COLONIZATION ROAD East
Full Mailing Address	FORT FRANCES ONTARIO P9A 2S2
Telephone	807 274 9110
Email	RISPORTS@SHAW.CA
AGENT INFORMATION (if applicable)	
Company Name	NONE
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	NONE
Contact/Reference	
Full Mailing Address	
Telephone	
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 of Zoning by-law – to permit **The by-law for R-2 zoning indicates the minimum side yard requirements for building a house is 1.5 meters. This means 3.0 meters (9' 10") is required, which is 1.5 meters on each side of the house. The lot is 39' 6" wide, the house is 30' wide. This leaves 9' 6" of space which is approx. 4" less than I need to satisfy the requirements of the by-law.**

We are asking for approx. a 4" Variance, preferring to go towards the East as the house on 1226 third street is very close to the property line. Minimum front yard requirements are 25', I would like to request a 20' min to front of Property, which is the overage for the street.

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 lots along the street are all 39' 6" this 6" shortage on the lot width makes it more difficult to design a house to fit the lot. We would like to build a 30x36 foot house which is 1080 sq. feet. This house is probably much smaller than houses being built today. The even size of the house will simplify construction slightly. With this size of house we are well within the max lot coverage of 40% as we would be at approx 37.3% of the lot covered by buildings.

3. When did the current owner acquire the Property? Feb. 2003

4. Provide the date of construction for all buildings and structures on the Property.
- The house scheduled for demolition was built in approx 1940. We built the garage new in 2007

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

6. How long has the existing use of the Property continued? pre-1940

7. What is the existing use of the abutting properties?
- | North | South | East | West |
|-------|-------------------|--------|--------------------------------|
| Alley | Third Street east | Avenue | Residential owned by applicant |

8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|-----------------------|--------------|
| Frontage: | 12.04 m | 39' 6" |
| Depth: | 37.19 m | 122' |
| Area: | 447.78 m ² | 4819 sq feet |

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:	Scheduled for Demolition	100.27 m ² 1080 sq ft
Width:		9.14 m 30'
Length:		10.97 m 36'
# of Storeys:		2/SPLIT LEVEL

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

Front Yard:		6.01 m 20'
Rear Yard:		8.38 27' 6"
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:		1.4 m 4' 7"
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:		1.5 m 4' 11"

Accessory Building:	Existing	Proposed
Ground Floor Area:	66.90 m ² 720 sq ft	
Width:	7.32 m 24'	
Length:	9.14 m 30'	
# of Storeys:	one	
Height:	4.57 m 15'	
Distance to Main Building:	8.38 m / 27' 6" to PROPOSED MAIN Building	

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

Front Yard:	25.30 m 83'	
Rear Yard:	2.5 m 8' 2"	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	1.5 m 4' 11"	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	1.5 m 4' 11"	

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>

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

Source of Access:	Yes	No
Municipal Road		✓
Other Public Road	BACK ALLEY	
Water Access Only		✓

Needs curb cut down for driveway

12. What is the Official Plan designation of the Property? R1

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. DECLARATION

I/We, Mark and Tina Fontana 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

6th day of February, 2017.




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)

- 1 square equals 5 feet

- North is up
↑ NORTH

BACK ALLEY

EXISTING
GARAGE

EXISTING
GARAGE

Ditch running
North and South
between 1228
Third and ELLINGSON
AVENUE.

ELLINGSON
AVENUE

EXISTING
HOUSE

PROPOSED
HOUSE

1226

1228

THIRD STREET

Notes in relation to 1228 Third St. E. Site Plan asking for a 4" variance going towards the east.

-Scale 1 square = 5 feet

-North is at the top of the page.

-Existing garage is 24 x 30 feet with 1.5 meters (4.92 feet) of space from the east property line. The garage is 2.5 meters from the back lane (8.2 feet).

-The proposed house is 30 x 36 feet.

-The set back from the front would be 20 feet which is the average for the street.

-The space between the North side of the house and the South side of the garage would be approximately 27.5 feet (8.4 meters).

-The building height at the peak is 22 feet (6.7m).

-The only power line is running east and west south of the property of 1228 Third St. E. and just south of the sidewalk above the boulevard.

-There is no driveway to the property so a driveway entrance would be requested coming off Third Street.

- Lot 39'6" x 122' = 4819 sq. ft.

Garage 24' x 30' = 270 sq. ft.

Proposed house 30' x 36' = 1080 sq. ft.

$$\frac{4819 \text{ sq. ft.}}{1800 \text{ sq. ft.}} = \frac{100\%}{x}$$

$$X=37.35\%$$

Therefore 37.35% of lot covered by buildings



Town of Fort Frances

320 Portage Avenue
Fort Frances Ontario P9A 3P9

(807) 274-5323 Do Not Pay - On Pre-Authorized Payment Plan.

TAX NOTICE

Interim	2017
Mailing Date	January 26, 2017

Roll No. 030-007-07900-0000				Bill No. 101164			
Mortgage Company				Mortgage No.			
Name and Address				Municipal Address/Legal Description			
FONTANA MARK ANDREW FONTANA TINA MARIE 715 COLONIZATION RD E FORT FRANCES ON P9A 2S2				01228 THIRD ST E PLAN M91 LOT 45 PCL 6733			
Assessment		Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%) Amount
RTES	\$44,750.00	Res/Farm Tx:Full - ESepSup	0.01654275	\$370.15			0.00188000 \$42.07
Sub Totals >>>			Municipal Levy	\$370.15	County Levy	\$0.00	Education Levy \$42.07
Special Charges				Installments		Summary	
By Law #	Description	Amt	Exp Year	Due Date	Amount		
				28/02/2017	\$206.22	Sub-Total - Tax Levy	
				31/03/2017	\$206.00	Special Charges/Credits	
						2017 Tax Cap Adjustment	
						Interim 2017 Levies	
						Past Due Taxes/Credit	
Total Special Charges		\$0.00		Total Amount Due		\$412.22	

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Payment may be made by mail or in person at the
Town of Fort Frances.

Payments, on or before the due date, may be made at most
financial institutions. Penalty at 1.25% will be added on
the 1st day of month following default and on the 1st day of
each calendar month thereafter.

An NSF charge of \$31.90 will apply to all returned cheques.

Do Not Pay - On Pre-Authorized Payment Plan.

Payment will be automatically withdrawn from your bank account.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-007-07900-0000
Name	FONTANA MARK ANDREW FONTANA TINA MARIE
Address	715 COLONIZATION RD E FORT FRANCES, ON P9A 2S2
Due Date	Total Due
March 31, 2017	\$206.00

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THANK YOU

Received from:	
Roll #	030-007-07900-0000
Name	FONTANA MARK ANDREW FONTANA TINA MARIE
Address	715 COLONIZATION RD E FORT FRANCES, ON P9A 2S2
Due Date	Total Due
February 28, 2017	\$206.22