

Date: May 6, 2019

To: Tyson Dennis, Fort Frances Town Council

From: Douglas and Marlene Dickson

RE: 556 Webster Avenue Garage

I would like to construct a 24' x 34' garage on the back of my property. Inevitably I would like the option of converting part of the garage to a dwelling unit. I have included drawings for the proposed building along with a site plan. The property is zoned R2.

For your information our home is located at 556 Webster Avenue. The property is approximately 47' x 140'. Our home fronts Webster Avenue with a laneway to the North side of the property, and also a laneway to the rear east of the property. To the North is a church building that has recently been converted to a rental apartment block and to the South is a single family rental home.

Our existing home is only 520 square feet and is situated on the property where it would conflict with the side yard setbacks if we were to add on. Therefore, we feel this garage plan would be our preferred option.

We would like to gain some additional space when our children visit and possibly in-law space for future consideration.

The garage would be constructed to the required building code for a dwelling unit. The property size is large enough to construct the garage and still allow ample room for parking. We feel the design is compatible with the character of the surrounding neighborhood and will align with the town's Official Plan regarding residential intensification.

Douglas Allan Dickson

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556 WEBSTER AVE

47' - 4"

LANEWAY

136' - 11 1/4"

BACK LANE

EXISTING
HOUSE
520 SQ FT

26' - 0"

20' - 0"

PROPOSED
BUILDING
816 SQ FT

10' - 0"

24' - 0"

34' - 0"

11' - 0"

24' - 8"

148' - 5 7/8"

① Level 1
3/32" = 1'-0"

Scale 3/32" = 1'-0"





