



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 <u>\$322.55</u>	FILE NO. <u>A3 /20 20</u>
PAYMENT RECEIPT STAMP	



PROPERTY INFORMATION	
Property Address	<u>305 Kirsti Place</u>
Tax Roll No.	<u>59 - 12 - 010 - 000 - 05403</u>
Legal Description	<u>Plan 48M339 Lot 3 PT PCL</u> <u>Plan 1</u>
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	<u>Jeffrey and Jessica Ogden</u>
Application Contact	<u>Jeffrey Ogden</u>
Full Mailing Address	<u>305 Kirsti Place Fort Frances, ON P9A 3V9</u>
Telephone	<u>(807) 275 7792</u>
Email	<u>jogden77@yahoo.com</u>
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	<u>CIBC</u>
Contact/Reference	<u>Benjamin Norton</u>
Full Mailing Address	<u>203 Scott St. Fort Frances, ON P9A 1G8</u>
Telephone	<u>(807) 274-5391</u>
Email	<u>benjamin.norton@cibc.com</u>

- 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 4.4.2.d of Zoning by-law ⁰³/₁₄ to permit to increase lot coverage from 40% to 42%.

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)

I would like to build a two stall garage with storage with dimensions of 24 feet by 32 feet.

3. When did the current owner acquire the Property? 2011

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

House - 2006

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

6. How long has the existing use of the Property continued? Since 2006

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

North	South	East	West
Residential	Residential	Road Kirsti Place	Road Pit Road #1

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:		60'
Depth:		141'
Area:		8460' sq

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:	2793'sq	
Width:	50'	
Length:	60'	
# of Storeys:	1	

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

Front Yard:		
Rear Yard:		
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	✓	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	✓	

Accessory Building:	Existing	Proposed
Ground Floor Area:		7168'sq
Width:		24'
Length:		32'
# of Storeys:		1
Height:		15'
Distance to Main Building:		7'

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

Front Yard:		
Rear Yard:		✓
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		✓
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		

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	✓	
Sanitary Sewer	✓	
Storm Sewer	✓	

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

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

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

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, Jeffrey Ogden Jessica Ogden 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
4th day of June, 2020.

Elizabeth Slomke
A Commissioner, etc.

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

Jeffrey Ogden
(Signature of Owner or Agent)
Jessica Ogden
(Signature of Owner or Agent)

17. A sketch showing the following:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. the location and nature of any easement affecting the subject land.