

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

\$317.15

FILE NO.

A4/2019

PAYMENT RECEIPT STAMP

PROPERTY INFORMATION

Property Address	838 Huffman Court, Lot 15
Tax Roll No.	59 - 12 - 030 - - - -
Legal Description	Lot 15, Plan 48M382, subject to easement in gross over P9 48R-4404 in RD31538

OWNER/APPLICANT INFORMATION

Registered Owner(s)	Adam Mitchell, Danielle Gustafson-Mitchell
Application Contact	807-271-5901 807-620-5629
Full Mailing Address	RR#2 RMB2012 Fort Frances ON P9A 3M3 (Hwy 11 E)
Telephone	807-271-5901
Email	adamjmitchell11@gmail.com

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	
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 4.4.2(c) of Zoning by-law – to permit

Section 4.4.2(c) of Zoning by law requires a minimum front yard of 7.5m. I am proposing that I be allowed to minimize my front yard to 4m. My lot does not have side walks and has a 5m boulevard

Also,

Section 4.4.2(d) requires a maximum lot coverage of 40%. I am proposing to increase this to 45%. This will allow for a bigger garage and a future Shed if needed.

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)

In regards to by-law 4.4.2(c), we feel there is more value in having a larger back yard and we would like to move the house 3m forward.

In regards to by-law 4.4.2(d), an addition of a 3rd stall to the garage has pushed our plans slightly over 40% coverage. We hope to maintain a 3rd stall without compromising living space.

3. When did the current owner acquire the Property? June 10th, 2019

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

5. What is the existing use of the Property? to be developed

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

7. What is the existing use of the abutting properties?
- | North | South | East | West |
|-----------------|-----------------|------|--------|
| residential lot | residential lot | Park | Street |

8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|-----------------------|---------------|
| Frontage: | 22.75m | 74.6 ft |
| Depth: | 35 m | 114.8 ft |
| Area: | 796.25 m ² | 8,570.91 sqft |

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9. **Building/Structure Particulars**
Describe the particulars (in metric) of all buildings and/or structures existing and proposed for the Property.

Main Building: <i>House w attached garage</i>	Existing	Proposed
Ground Floor Area:		<i>337m²</i>
Width:		<i>19.8 m</i>
Length:		<i>19.4 m</i>
# of Storeys:		<i>1 1/2</i>

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

Front Yard:		<i>4.5m</i>
Rear Yard:		<i>11.1 m</i>
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		<i>1.5m</i>
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		<i>1.5m</i>

Accessory Building: <i>Shed</i>	Existing	Proposed
Ground Floor Area:		<i>7.2 m</i>
Width:		<i>2.4m</i>
Length:		<i>3m</i>
# of Storeys:		<i>1</i>
Height:		<i>4m</i>
Distance to Main Building:		<i>7m</i>

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

Front Yard:		
Rear Yard:		<i>1.5m</i>
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		<i>1.5m</i>
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	<input checked="" type="checkbox"/>	
Sanitary Sewer	<input checked="" type="checkbox"/>	
Storm Sewer	<input checked="" type="checkbox"/>	

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11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-------------------------------------|--------------------------|
| Municipal Road | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other Public Road | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Access Only | <input type="checkbox"/> | <input type="checkbox"/> |
12. What is the Official Plan designation of the Property? Living Area
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, Adam + Danielle 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

27 day of June, 2019.

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

Adam + Danielle
(Signature of Owner or Agent)

Danielle Gustafson-Mitchell
(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

(Must be signed by **each Owner** – print more copies as required)

I, Adam/Danielle, am an Owner of the property known as 838 Huffman in the Town of Fort Frances, that is the subject of this Application, and hereby Ct

Authorize Agent to Act (if applicable):

1. Authorize and instruct myself to act as my Agent and make this application on my behalf.

Freedom of Information:


2. Acknowledge that the information collected in this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended to assist in the processing of the application and will become part of a public record and, for the purposes of the Freedom of Information and Protection of Privacy Act, authorize and consent to the use by or the disclosure to, any person or public body of any personal information.
3. Acknowledge that full copies of the application are provided to the members of the Committee of Adjustment and as a result, **any information contained in it** is made public.

Right to Enter Premises:

4. Authorize the members of the Committee of Adjustment and/or staff of The Town of Fort Frances as may be required, to enter upon the lands and premises identified in section 5 that are the subject of this application for the purpose of evaluating the merits of this application and for so doing, this shall be good and sufficient authority; and

Consent re Meeting:

5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.



Owner Signature

June 27th, 2019
Date



Owner Signature

Lot is 796.25 sq m

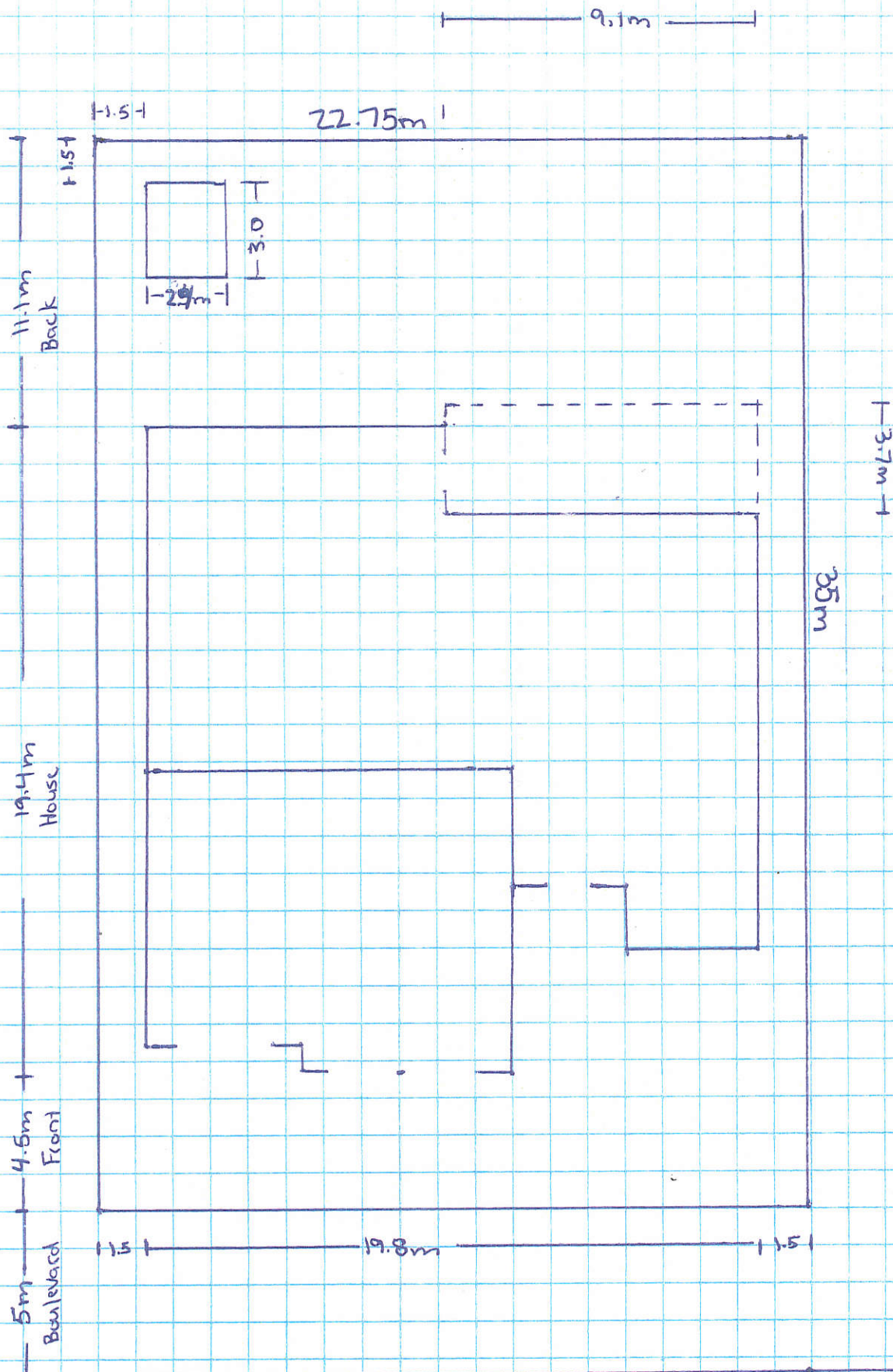
40% lot coverage is 318.5 sq m

45% lot coverage is 358.3 sq m

house is 337 sq m or 42.3% of lot

Shed is 7.2 sq m or <1% of lot

Patio/deck is 33.4 sq m or 4.2% of lot



Huffman Court



Town of Fort Frances
320 Portage Avenue
Fort Frances Ontario P9A 3P9

RECEIPT OF PAYMENT

Page 1

ADAM MITCHELL

Receipt Number: 37392

Tax Number: HST #106984586 RT0001

Date: June 27, 2019

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	1	\$0.00	\$317.15	N/A

Subtotal: \$317.15

Taxes: \$0.00

Total Receipt: \$317.15

Debit: \$317.15

Total Amount Received: \$317.15

Rounding: \$0.00

Amount Returned: \$0.00