

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - August 15, 2017 5:30 PM

MEETING - Civic Centre - Committee Room

Page

1. **Call to Order**
2. **Non-agenda items**
3. **Declarations, Municipal Conflict of Interest Act**
4. **Minutes of Previous Meetings**
5. **Committee Applications**
 - 5.1 A9-2017 Application for permission to construct an accessory building prior to a principal building or structure on the property. 4 - 11
 - 5.2 A10-2017 Application for permission to construct an accessory building prior to a principal building or structure on the property. 12 - 19
6. **Other Business**
 - 6.1 Update of Previous Committee of Adjustment Applications/Files
7. **Outstanding Items**
8. **Meeting Close**

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

August 3, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on August 3, 2017 from 5:30 p.m. to 5:55 p.m.

PRESENT: Barry Jackson, Charleen Mallory, Cindy Mason, Jennifer Horton, Gary Rogozinski, Don Taylor

ALSO PRESENT: Cheryl Rogoza, Micha Gerber, George Freisen, John Sawatzsky, Johannes Gerber, Nadia De Santi (Conference Call)

1. **Call to Order - 5:30**
Gary Rogozinski Called the meeting to order.
2. **Non-agenda items**
3. **Declarations, Municipal Conflict of Interest Act**
None
4. **Minutes of Previous Meetings - 5:31**
Approved as circulated.

Moved by Charleen Mallory
Second by Don Taylor

5. **Committee Applications - 5:32**
 - 5.1 B2-2017 Official Plan Amendment Application
605 McIrvine Road

Cheryl Rogoza discussed the reasoning for purchasing 605 McIrvine Road to the Committee of Adjustment. Cheryl gave the history of the Evangelical Church, how long they have been looking for a new place of worship, how long they have been saving as a non-profit, how the congregation is growing and need better access for older members and more space for the growing numbers. Cheryl discussed why this address was suited best for the church.

Nadia De Santi conferenced called in from WSP Ottawa, who was retained by the church to complete the applications for Official Plan and Zoning By-Law amendment. Nadia is a Senior Project Manager MCIP, RPP.

Nadia went through the application for Official Plan application. She discussed why the existing designation did not fit for the use. The option WSP chose of adding a Policy to the Fort Frances Town OP would enable the opportunity to have the designation Employment while allowing the Institutional to be placed at 605 McIrvine. This was supported by the Provincial Policy Statement of Ontario.

The Committee of Adjustment made recommendation to allow a Policy to be added to the Town of Fort Frances OP to allow for 605 McIrvine to be designated Employment with site specific Policy for Institutional. This would allow for a place of worship to be a use of the site. Vote was unanimous.

- 5.2 B3-2017 Zoning By-Law Amendment Application
605 McIrvine

Nadia De Santi then discussed the application for Zoning By-Law Amendment for 605

McIrvine Road. Nadia supported the change from Employment to Institutional with examples through the Provincial Policy Statement which proved to show adapting for other uses in Zoning is essential for continuing growth in a community.

The Committee made a unanimous recommendation to allow for the change in designation in the Zoning as well.

- 6. **Other Business - 5:46**
Tyson Dennis will provide and update on files since his take over as Secretary Treasurer of the Committee of Adjustment in August of 2016, at the next meeting of the Committee.
- 7. **Outstanding Items**
None
- 8. **Meeting Close - 5:48**

Chair, Committee of Adjustment

T. Dennis, Chief Building Official



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:

- APPLICATION:** One copy of the application is to be submitted to the Office of the Municipal Planner/Secretary-Treasurer of the Committee of Adjustment. Information to be provided is as set out in Ontario Regulation #200/96 of the Planning Act, R.S.O. 1990 (as revised). Therefore all questions must be answered in full detail or the application will not be accepted for processing.
- FEE:** The fee as set out in section 2.18 of User Fee By-Law # 48/14 is \$300.00. Payment is accepted in cash, cheque or debit and are payable to the Town of Fort Frances.
- OWNERSHIP:** Proof of Ownership is to accompany each application. Acceptable proof includes copy of current tax bill, deed or parcel register, etc. If more than one person own the subject lands, the application must be submitted under all names, and all parties are required to sign either the application form or an Authorization Form.
- AUTHORIZATION:** All agents must file an Authorization Form signed by all registered owners when filing on their behalf. All owners and/or agents must sign the Declaration as well. Failure to comply with this requirement will result in a delay.
- COMMISSIONERS' SIGNATURE:** All applications MUST be signed before a Commissioner for taking Oaths. If more than one owner, all owners or the authorized agent must sign before the Commissioner. The Clerk, Deputy-Clerk and Treasurer are Commissioners for Taking Oaths.
- PLANS:** All drawings submitted must be clear and legible and must show the following:
- The boundaries and dimensions of the subject land
 - 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 all lot lines, as well from each other.
 - The approximate location of all natural and artificial features on the subject land and on the 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, etc.
 - The current uses on the land that is adjacent to the subject land.
 - 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 right of way.
 - If access to the subject land is by water only, the location of the parking and docking facilities to be used.
 - The location and nature of any easement affecting the subject land.

If full size drawings are submitted, a copy reduced to no less than 8½" x 14" is also required and must be suitable for reproduction. Completed applications will also be accepted in PDF format.

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

\$30450

FILE NO.

A9/2017

PAYMENT RECEIPT STAMP

PROPERTY INFORMATION

Property Address: 822 WILLIAMS AVE.
Tax Roll No.: 59 - 12 - 030 - 007 - 224.22.
Legal Description: PIN 56017-1399
PLAN 48M-382

OWNER/APPLICANT INFORMATION

Registered Owner(s): GEORGES C. BLANC & LIDDA P. BLANC
Application Contact: GEORGES BLANC
Full Mailing Address: 700 VICTORIA AVE.
Telephone: 807-274-0385 CELL 807-275-9385
Email: GEORGINBLANC @ 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 3.2 of Zoning by-law – to permit

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)

WISH TO BUILD THE GARAGE PRIOR TO CONSTRUCTION OF HOUSE.
WOULD AID IN STORAGE OF MATERIALS + CONSTRUCTION TOOLS.

3. When did the current owner acquire the Property? AUGUST 2017

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

GARAGE - FALL OF 2017
HOUSE - SUMMER/FALL OF 2018

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

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

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

North	South	East	West
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	STREET

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	21.5	70.5'
Depth:	35.0	114.0'
Area:	752.5 m ²	8037'

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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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:	Existing	Proposed
Ground Floor Area:		@ 2300 sq. Ft. / 213 m ²
Width:		15.24m
Length:		14.02m
# 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 type="checkbox"/> - Side Yard:		
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		

Accessory Building:	Existing	Proposed
Ground Floor Area:		20'x20'
Width:		6.09m
Length:		6.09m
# of Storeys:		1
Height:		10' WALLS
Distance to Main Building:		

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

Front Yard:	ATTACHED PLAN	
Rear Yard:		
North <input 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	✓	

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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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 | | ✓ |
| Water Access Only | | ✓ |
12. What is the Official Plan designation of the Property? RI
13. What is the Zoning of the Property? RESIDENTIAL
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 GEORGES C. BLANE & LINDA P. BLANE 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

24TH day of JULY, 2017.

Kathryn Mae Lawson
A Commissioner, etc.

Kathryn Mae Lawson, a Commissioner, etc.,
District of Rainy River, for the Corporation
of the Town of Fort Frances.

Georges C. Blane
(Signature of Owner or Agent)

Linda P. Blane
(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.

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

GEORGES C. BLANC

I, LINDA P. BLANC, am an Owner of the property known as 822 WILLIAMS AVE. in the Town of Fort Frances, that is the subject of this Application, and hereby

Authorize Agent to Act (if applicable):

1. Authorize and instruct N/A 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.

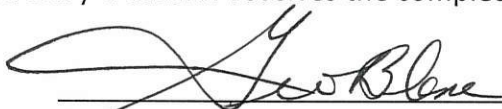
Right to Enter Premises:


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

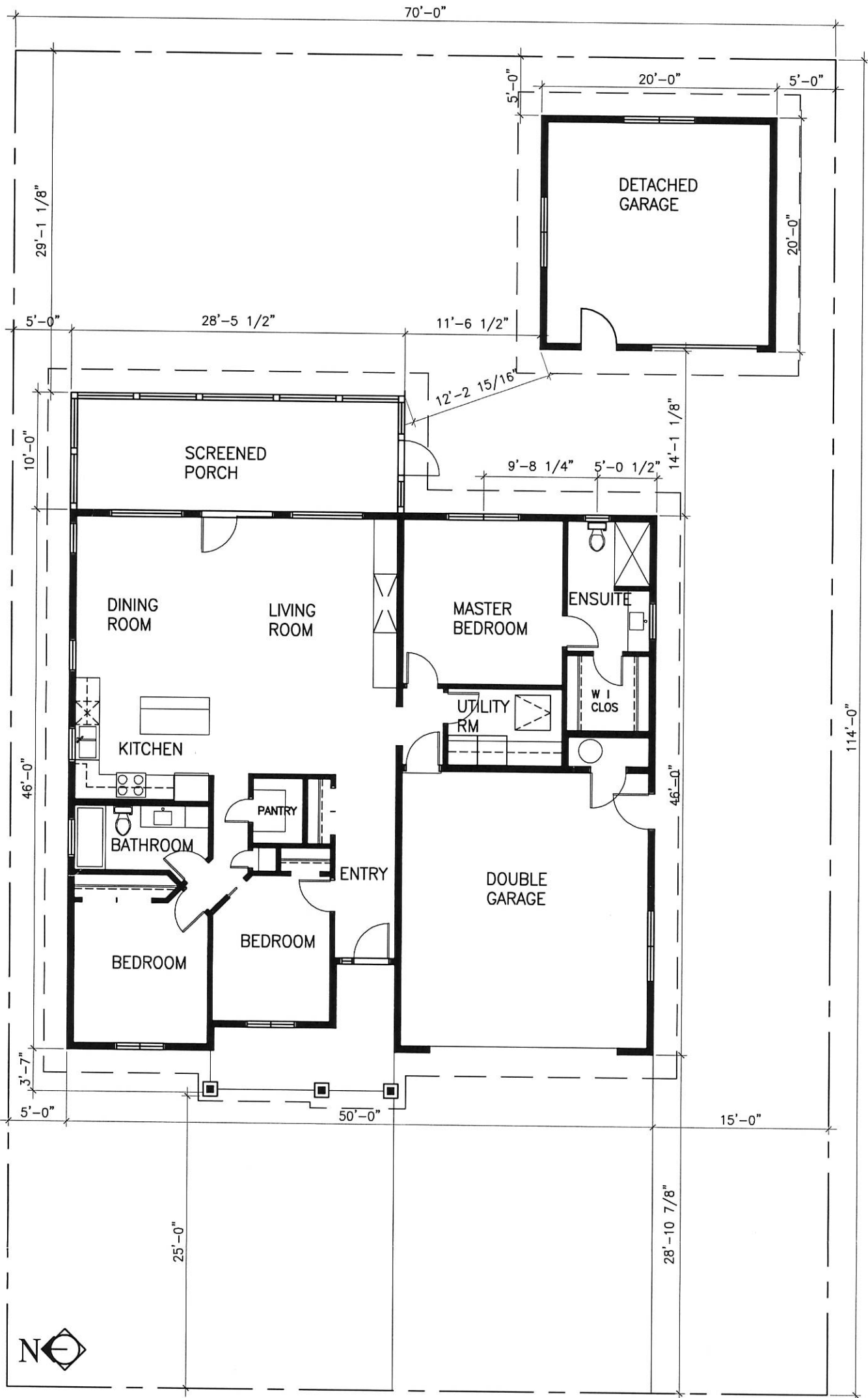
Consent re Meeting:

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.

JULY 24/2017
Date


Owner Signature


Owner Signature



SITE PLAN
SCALE: 3/32"=1'-0"

BLANC RESIDENCE
822 WILLIAMS AVE. (LOT 5)

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- AUTHORIZATION:** All agents must file an Authorization Form signed by all registered owners when filing on their behalf. All owners and/or agents must sign the Declaration as well. Failure to comply with this requirement will result in a delay.
- COMMISSIONERS' SIGNATURE** All applications MUST be signed before a Commissioner for taking Oaths. If more than one owner, all owners or the authorized agent must sign before the Commissioner. The Clerk, Deputy-Clerk and Treasurer are Commissioners for Taking Oaths.
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FOR OFFICE USE ONLY

FEE

\$ 304.50

FILE NO.

A10/2017

PAYMENT RECEIPT STAMP

PROPERTY INFORMATION

Property Address 821 Huffman Court
Tax Roll No. 59 - 12 - 030 - 007 - 224 23.
Legal Description

OWNER/APPLICANT INFORMATION

Registered Owner(s) Gavin & Joelle Paul
Application Contact 276-2653
Full Mailing Address 700 Victoria Ave. F.F., ON P9A 2C8
Telephone 807-276-2653
Email gavinpaultracing@hotmail.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 3.2 of Zoning by-law – to permit

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)

- Would like to build the garage before the house for storage, tools and a place to work while construction takes place on the house.

3. When did the current owner acquire the Property? | December 2016

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

- August 2017 - garage
- May 2018 - house

5. What is the existing use of the Property? | empty lot

6. How long has the existing use of the Property continued? | N/A

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

North	South	East	West
residential	rear lane	residential	residential

8. Dimensions of the Property:

Property Dimensions	Metric	Imperial
Frontage:	19.58	64.22
Depth:	45.0 (East) 33.2 (West)	147.60 (East) 109.09 (West)
Area:	1463.5	15747.6
Rear:	45.0	147.6
North West Property Line	31.76	104.17

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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:		2021 square feet
Width:		19.2 m
Length:		15.24 m
# 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 type="checkbox"/> - Side Yard:		
South <input type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		

Accessory Building:	Existing	Proposed
Ground Floor Area:		32' x 40'
Width:		12.19
Length:		9.75
# of Storeys:		1
Height:		10' walls
Distance to Main Building:		

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

Front Yard:	Attached	
Rear Yard:		
North <input 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? R-I
13. What is the Zoning of the Property? Residential
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, Gavin Paull & Joëlle Blanc-Paull 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

13th day of July, 2017.

Elizabeth Slomke

A Commissioner, etc.

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

Joëlle Blanc-Paull
(Signature of Owner or Agent)

Gavin Paull
(Signature of Owner or Agent)

17. A sketch showing the following:

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OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, Joëlle Blarc-Paul 821 Huffman
Garvin Paul, am an Owner of the property known as Court in the Town of Fort Frances, that is the subject of this Application, and hereby

Authorize Agent to Act (if applicable):

1. Authorize and instruct N/A 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.
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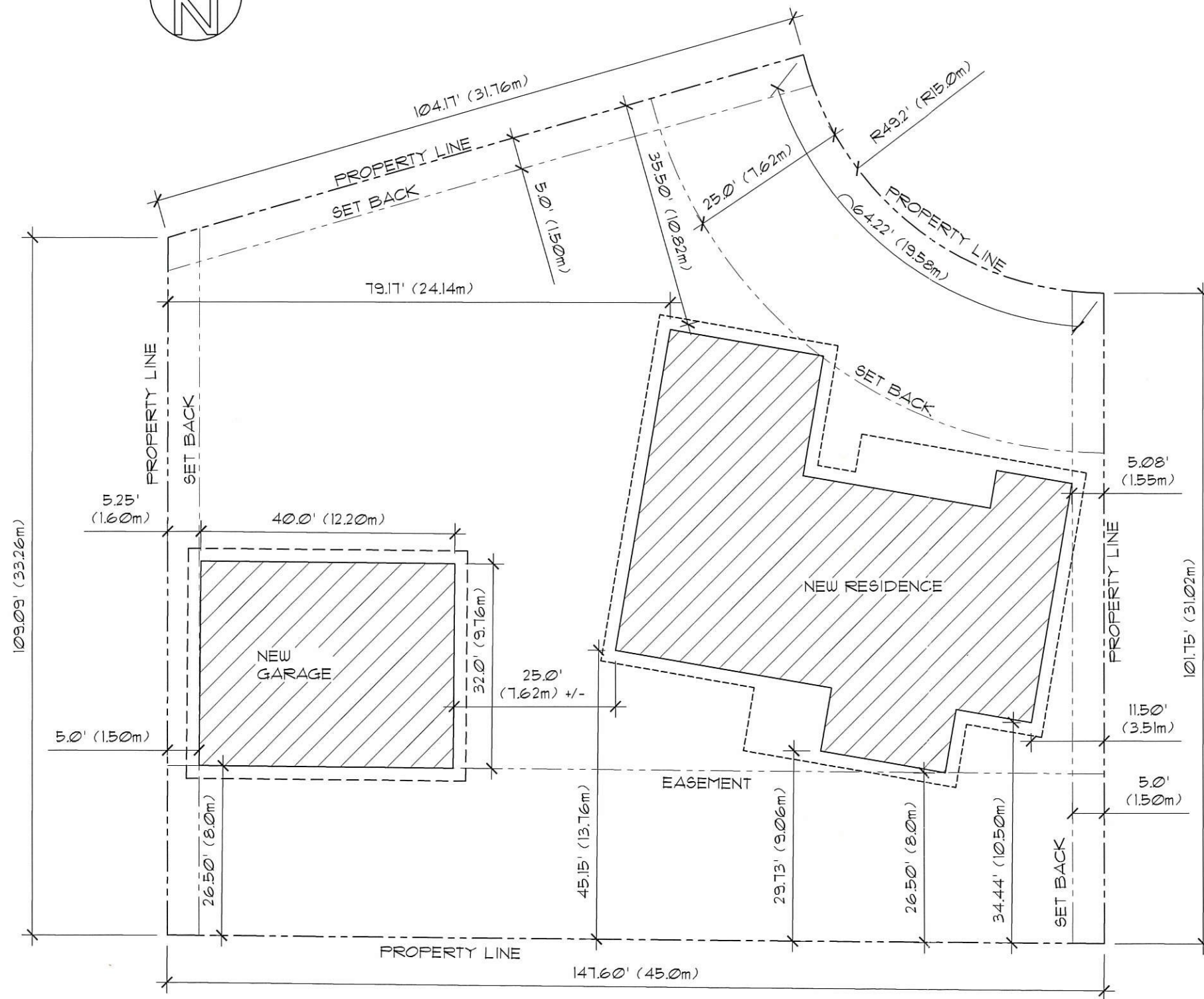
Consent re Meeting:

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.

July 13/17
Date

Joëlle Blarc-Paul
Owner Signature

Garvin Paul
Owner Signature



SITE PLAN A
SCALE: 1" = 20'-0"

LOT #11, PLAN 48M
821 HUFFMAN COURT

LOT AREA = 17,680.06 SQ. FT.
LIVING SPACE FLOOR AREA = 2,071.44 SQ. FT.
THREE SEASON ROOM FLOOR AREA = 198.33 SQ. FT.
ATTACHED GARAGE FLOOR AREA = 611.04 SQ. FT.
TOTAL RESIDENCE FLOOR AREA = 2,880.81 SQ. FT.
DETACHED GARAGE FLOOR AREA = 1,280.0 SQ. FT.
TOTAL LOT COVERAGE = 4,160.81 SQ. FT.
TOTAL LOT COVERAGE PERCENTAGE = 23.53%

PROPOSED GARAGE: (40'x32')
- 10'-0" HIGH WALLS
- 4/12 ROOF = 5'-6" HIGH
TOTAL GARAGE HEIGHT = 15'-6"



SAUL TEAUX CONSULTING & ENGINEERING
SITE 206-207 RR#2
FORT FRANCES, ONTARIO
P9A 3M3
1-807-274-1114

BCIN: 43291

SHEET TITLE:
SITE PLAN
PROJECT TITLE:
NEW RESIDENCE FOR
GAVIN AND JOELLE PAULL,
821 HUFFMAN COURT

DRAWN BY:
M.S.
DATE:
17/07/10
CHECKED BY:
TKB,
D.Z.
PROJECT NO.
17-033
SHEET NO.
SP
REV. NO.
1

REVISION RECORD	MARK	DESCRIPTION	DATE	BY
1		ISSUED FOR CONSTRUCTION	17/07/10	SCE
1				
1				
1				