

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - June 26, 2019 5:30 PM

MEETING - Civic Centre - Committee Room

	Page
1. <u>Call to Order</u>	
2. <u>Non-agenda items</u>	
3. <u>Declarations, Municipal Conflict of Interest Act</u>	
4. <u>Minutes of Previous Meetings</u>	
4.1 April 30, 2019	2 - 3
5. <u>Committee Applications</u>	
5.1 A2-2019 An application for Special Permission for Minor Variance at 406 Williams Avenue Fort Frances ON. Permission to encroach rear lot line closer than 1.5m for an accessory building	4 - 12
5.2 A3-2019 An application for Special Permission for Minor Variance at 1028 Williams Avenue Fort Frances ON. Permission to encroach rear lot line, interior side lot line and maximum building height for an accessory building.	13 - 24
6. <u>Other Business</u>	
7. <u>Outstanding Items</u>	
8. <u>Meeting Close</u>	

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

April 30, 2019

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on April 30, 2019 from 5:28 p.m. to 6:28 p.m.

PRESENT: Chairperson Gary Rogozinski, Cindy Mason, Don Taylor, Charleen Mallory, Barry Jackson, Tyson Dennis, Committee Secretary

ALSO PRESENT: David Beach, Doug Brown, Ashleigh Dutton, Michael DelPuerto, Paul Brunetta, Clint Calder

1. Call to Order at 5:28 p.m.

2. Non-agenda items - None.

3. Declarations, Municipal Conflict of Interest Act - None.

4. Minutes of Previous Meetings

- 4.1 February 28, 2019 Committee of Adjustment Meeting
- minutes were approved as presented.

Moved by B. Jackson

Seconded by C. Mason

5. Committee Applications

- 5.1 A1-2019 Minor Variance at 703 Nelson Street
- Ashleigh Dutton spoke to this application. The Committee was provided the opportunity to ask questions. The Committee provided approval for special permission to encroach main dwelling to an accessory building (1.25m).
- 5.2 C2-2019 Consent at 856-860 Kings Hwy
- Michael DelPuerto spoke to this application. The Committee was provided opportunity to ask questions. The Committee provided approval for a technical consent as requested.
- 5.3 B4-2019 Site Specific Official Plan Designation Change from Working / Commercial to Living 821 McIrvine Road
B5-2019 Site Specific Zoning By-Law Designation Change from M1 Light Industrial to Institutional at 821 McIrvine Road- Clint Calder spoke to these applications on behalf of his client United Native Friendship Centre. The Committee was provided opportunity to ask questions.
- 5.4 C3-2019 Lot Additions and Consents to Convey Resolute Mill/Canada Customs/Water Canal
C4-2019 New Easements Resolute Mill/Canada Customs/Water Canal- David Beach spoke to these applications. Resolute lawyer participated via teleconference for additional clarification. The Committee was provided opportunity to ask questions. The Committee approved the applications for lot additions and consents as requested.

6. Other Business - None.

7. Outstanding Items - None.

8. Meeting Close at 6:28 p.m.

8.1 Meeting closed by Chairman Rogozinski.

Chair, Committee of Adjustment

E. Slomke, Clerk / Interim Municipal Planner

DRAFT



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

RECEIPT OF PAYMENT

Page 1

MURRAY SNIDER
406 WILLIAMS AVE

Receipt Number: 35731
Tax Number: HST #106984586 RT0001
Date: May 1, 2019
Initials: WK

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	



Town of Fort Frances

320 Portage Avenue

Fort Frances Ontario P9A 3P9

(807) 274-5323

TAX NOTICE

Interim	2019
Mailing Date	January 24, 2019

Roll No. 030-006-12304-0000					Bill No. 213499			
Mortgage Company					Mortgage No.			
Name and Address					Municipal Address/Legal Description			
SNIDER MURRAY ANGUS SNIDER LINDA ELIZABETH E 406 WILLIAMS AVE FORT FRANCES ON P9A 3V1					00406 WILLIAMS AVE MCIRVINE PT RANGE LOT 20 48R 2310 PART 2 PCL 24937			
Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$206,000.00	Res/Farm Tx:Full - EPubSup	0.01652955	\$1,702.54			0.00170000	\$175.10
Sub Totals >>>			Municipal Levy	\$1,702.54	County Levy	\$0.00	Education Levy	\$175.10
Special Charges			Installments		Summary			
By Law #	Description	Amt	Exp Year	Due Date	Amount			
				2019-02-28	\$939.64	Sub-Total - Tax Levy		
				2019-03-29	\$938.00	Special Charges/Credits		
						2019 Tax Cap Adjustment		
						Interim 2019 Levies		
						Past Due Taxes/Credit		
Total Special Charges		\$0.00			Total Amount Due	\$1,877.64		

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

(807) 274-5323

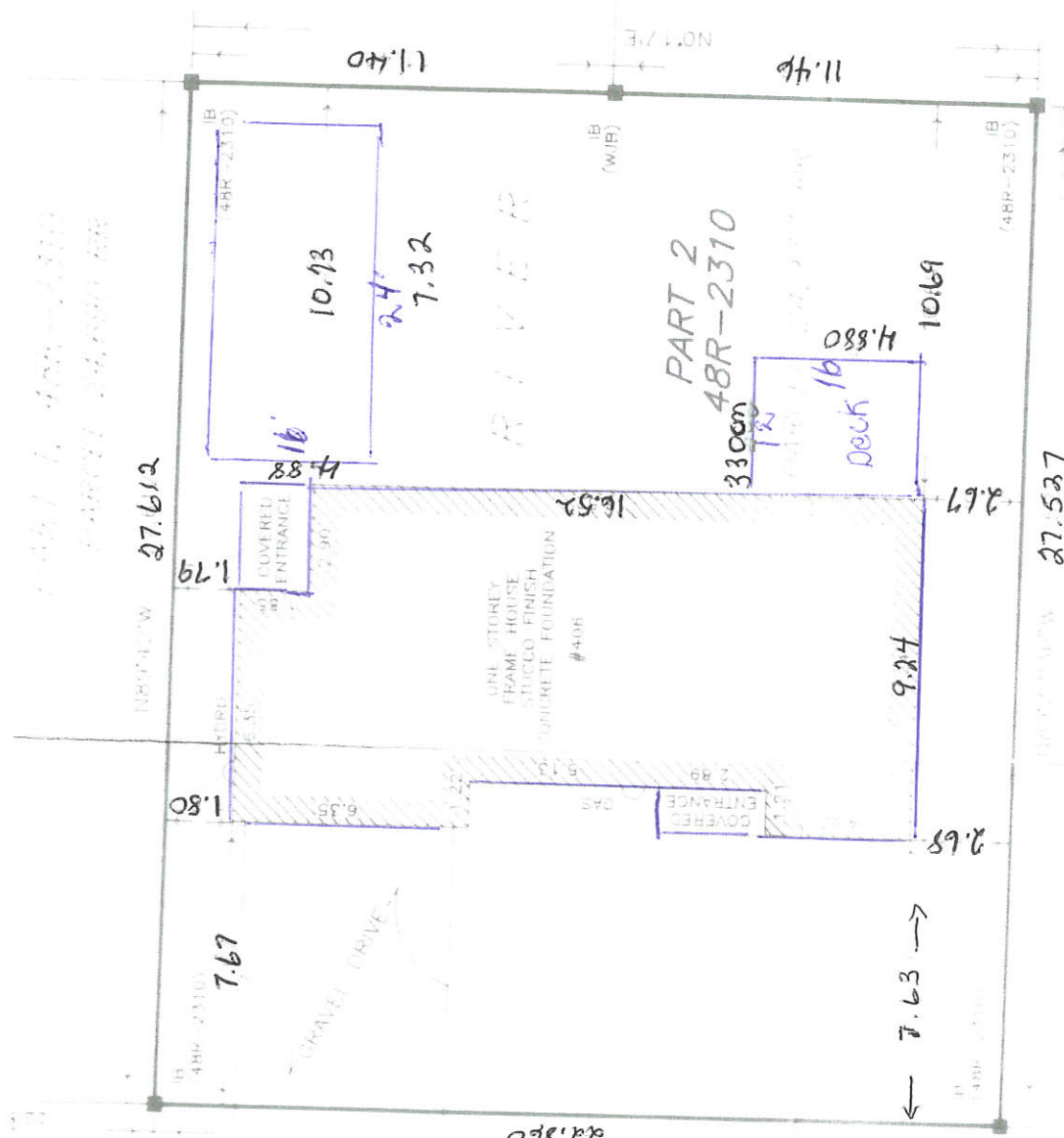
Payment may be made at a financial institution, by mail or in person at the Town of Fort Frances. The Town credits payment to accounts on the day it is received by our office. Payments must be received by closing time at the Civic Centre. Penalty at 1.25% will be added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.

An NSF charge of \$33.25 will apply to all returned cheques.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	030-006-12304-0000
Name	SNIDER MURRAY ANGUS SNIDER LINDA ELIZABETH E
Address	406 WILLIAMS AVE FORT FRANCES, ON P9A 3V1
Due Date	Total Due
March 29, 2019	\$938.00



WILLIAMS AVENUE

PREPARED FOR EUSTACE,
re: MURRY SNIDER
D. ACCEPTS NO
USE BY OTHER PARTIES.

ALL MEASUREMENTS
BEING MADE IN
ACCORDANCE WITH SURVEY REPORT
DATED 31, 1995.

suitable for reproduction. Completed applications will also be accepted in PDF format.

Applicant shall be present or have representation during the meeting to allow for any questions by the Committee of Adjustment to be answered. Conference call will be made available if needed.

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	FILE NO.
		\$ _____	A ___ /20__
		PAYMENT RECEIPT STAMP	
PROPERTY INFORMATION			
Property Address	00406 Williams Ave		
Tax Roll No.	59 - 12 - 030 - 006 - 12304 - 0000		
Legal Description	McIRVINE PT RANGE Lot 20 48R		
OWNER/APPLICANT INFORMATION			
Registered Owner(s)	MURRY & LINDA SNIDER		
Application Contact	MURRY SNIDER		
Full Mailing Address	406 Williams Ave FORT FRANCES, ON P9A 3U 1		
Telephone	807 274-9672 807 275 9866		
Email	murrys@shaw.ca		
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			
1.	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 ____ of Zoning by-law – to permit I need a variance to change the side lot clearance for building a small workshop		

--	--

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 wish to change the existing by-law of 1.5-mt to 1 mt to better utilize my back yard property			
3. When did the current owner acquire the Property?		1984	
4. Provide the date of construction for all buildings and structures on the Property.			
Built house in June of 1985			
5. What is the existing use of the Property?			
Residential			
6. How long has the existing use of the Property continued?			
35 yrs.			
7. What is the existing use of the abutting properties?			
North	South	East	West
Residential	Residential	Town	Avenue
8. Dimensions of the Property: FR. 22.860 Side 22.612			
Property Dimensions		Metric	Imperial

Frontage:	22.860	
Depth:	27.612	
Area:	631.2103	

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:	152.644	
Width:	9.24	
Length:	6.52	
# of Storeys:	1	

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

Front Yard:	7.67	
Rear Yard:	10.73	
North or East - Side Yard:	1.79	
South or West - Side Yard:	2.68	

Accessory Building:	Existing	Proposed
Ground Floor Area:	16.104	
Width:	4.880	
Length:	3.30	
# of Storeys:	1	
Height:	3.05	
Distance to Main Building:	6 cm	

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

Front Yard:	19.045	19.045
Rear Yard:		1
North or East - Side Yard:		1
South or West - Side Yard:		14 54

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?													
	PART 2 48R-2310 PARCEL 24.931 RR													
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 <input checked="" type="radio"/> No <input type="radio"/> 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 <input checked="" type="radio"/> No <input type="radio"/> If Yes, provide details, including file number, date, etc.													
16.	DECLARATION													
	<p>I/We, <u>Linda Snider</u> 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.</p>													
	<table border="1"> <tr> <td>DECLARED before me at the Town of Fort</td> <td><u>Linda Snider</u> (Signature of Owner or Agent)</td> </tr> <tr> <td>Frances, in the District of Rainy River this</td> <td></td> </tr> <tr> <td>____ day of _____, 20__.</td> <td><u>M. Snider</u> (Signature of Owner or Agent)</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>A Commissioner, etc.</td> <td></td> </tr> </table>				DECLARED before me at the Town of Fort	<u>Linda Snider</u> (Signature of Owner or Agent)	Frances, in the District of Rainy River this		____ day of _____, 20__.	<u>M. Snider</u> (Signature of Owner or Agent)			A Commissioner, etc.	
DECLARED before me at the Town of Fort	<u>Linda Snider</u> (Signature of Owner or Agent)													
Frances, in the District of Rainy River this														
____ day of _____, 20__.	<u>M. Snider</u> (Signature of Owner or Agent)													
A Commissioner, etc.														

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.

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

I, Linda Snider, am an Owner of the property known as 406 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 _____ 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.

Mary Smith
Owner Signature

Apr 30/19
Date

Linda Snider
Owner Signature

Town of Fort Frances, Planning Department, 320 Portage Avenue, Fort Frances, Ontario, P9A 3P9
Telephone: [807.274.5323](tel:807.274.5323) Ext. 1216 Fax: [807.274.8479](tel:807.274.8479) Email: tdennis@fortfrances.ca

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

16.

DECLARATION

I/We, MURPHY S & D & R 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

1st day of May, 2019

Kathryn Mae Lawson
A Commissioner, etc.


(Signature of Owner or Agent)

(Signature of Owner or Agent)

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

JON-PAUL GALBRAITH
1028 WILLIAMS AVE

Receipt Number: 35911
Tax Number: HST #106984586 RT0001
Date: May 8, 2019
Initials: WK

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

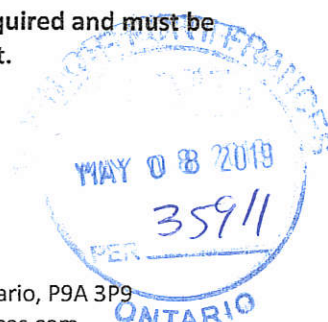
APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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:

- 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 \$ _____	FILE NO. A ____/20____
		PAYMENT RECEIPT STAMP	
PROPERTY INFORMATION			
Property Address	1028 Williams Ave		
Tax Roll No.	59 - 12 - 030 - 007 - 23500		
Legal Description	1028 Williams Ave RP RB 22 Part 7 PCL 17512		
OWNER/APPLICANT INFORMATION			
Registered Owner(s)	Jon-Paul Galbraith & Sarah McCamb		
Application Contact	Jon-Paul Galbraith		
Full Mailing Address	1028 Williams Ave, Fort Frances, On, P9A 2R8		
Telephone	807-275-5511		
Email	jgalbraith@connectelectric.ca		
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	Royal Bank of Canada		
Contact/Reference	Dana-Lynn Begin		
Full Mailing Address	343 Scott St. Fort Frances, On, P9A 1H1		
Telephone	807-274-7758		
Email	dana-lynn.begin@RBC.com		

1. 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 ____ of Zoning by-law – to permit

We are hoping to build a garage on the North east corner of our lot (28' wide x 30' deep). We would like to build the garage 3' from the property line and 22' in height in order to keep the footprint of the structure minimal but still maintain sufficient storage space.

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 order for the proposed garage to be of sufficient size without the removal of the large pine tree in the back of my yard that provides shade for me and my neighbours, we would like to build the garage 2' closer to the property line. Also in order to keep the footprint of the building smaller to accommodate the size, we would like to have storage space in the trusses. This would bring the height of the building above by law standards.
3. When did the current owner acquire the Property? Dec 2013
4. Provide the date of construction for all buildings and structures on the Property.
- 1955
5. What is the existing use of the Property? Residential
6. How long has the existing use of the Property continued? 1955-2019
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|-------------|-------------|--------|---------|
| Residential | Residential | Vacant | Roadway |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|----------------------|---------------------|
| Frontage: | 13.716m | 45' |
| Depth: | 67.056m | 220' |
| Area: | 919.74m ² | 9900ft ² |
9. **Building/Structure Particulars**
Describe the particulars (in metric) of all buildings and/or structures existing and proposed for the Property.

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

Main Building:	Existing	Proposed
Ground Floor Area:	1088ft ²	
Width:	32'	
Length:	34'	
# of Storeys:	2	
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	46'	
Rear Yard:	140'	
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:	5'	
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:	8'	
Accessory Building:	Existing	Proposed
Ground Floor Area:		840ft ²
Width:		28'
Length:		30'
# of Storeys:		1
Height:		22'
Distance to Main Building:		105'
Location of Building/Structure - Check geographic direction of Side Yard Setbacks		
Front Yard:		189'
Rear Yard:		3'
North <input checked="" type="checkbox"/> or East <input type="checkbox"/> - Side Yard:		3'
South <input checked="" type="checkbox"/> or West <input type="checkbox"/> - Side Yard:		14'

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"/>

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION
For applying under Section 45 of the Planning Act, R.S.O., 1990 (as revised)

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?
13. What is the Zoning of the Property? Residential 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, Jon-Paul Galbraith 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

8 day of May, 2019.

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.

Jon-Paul Galbraith
(Signature of Owner or Agent)

(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)

I, Jon Paul Galbraith, am an Owner of the property known as ¹⁰²⁸ 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 _____ 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.

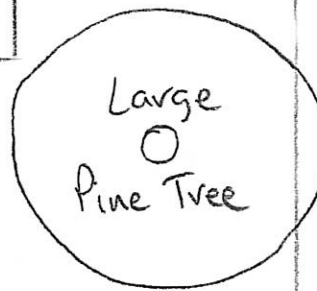
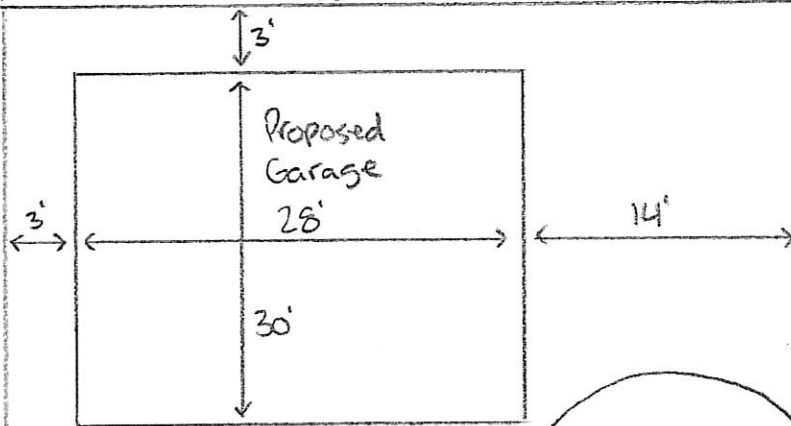
May 7, 2019
Date

Jon Paul Galbraith
Owner Signature

Owner Signature

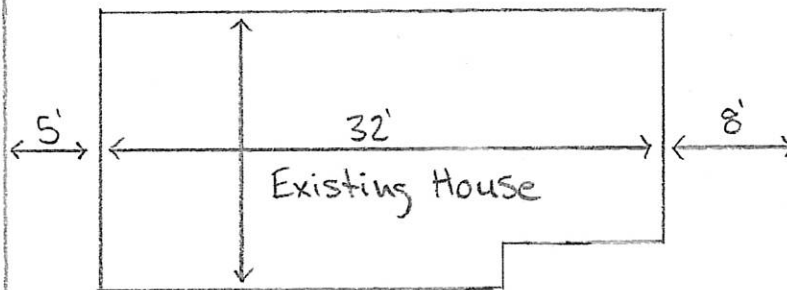
Vacant Land

Fence Line



Fence Line

Fence Line



Williams Ave

