

TOWN OF FORT FRANCES

Committee of Adjustment

AGENDA - February 22, 2017 5:30 AM

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 Approval of January 25, 2017 meeting minutes	2 - 3
5. <u>Committee Applications</u>	
5.1 B1-2017	4 - 14
Application for Consent to divide property into individual town houses from single property.	
5.2 A1-2017	15 - 23
Minor Variance	
5.3 A2-2017	24 - 32
Minor Variance	
5.4 A3-2017	33 - 41
Minor Variance	
5.5 A4-2017	42 - 50
Minor Variance	
6. <u>Other Business</u>	
7. <u>Outstanding Items</u>	
8. <u>Meeting Close</u>	

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

January 25, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on January 25, 2017 from 5:25 p.m. to 6:15 p.m.

PRESENT: Cindy Mason, Charleen Mallory, Barry Jackson, Jennifer Horton, Gary Rogozinski
Tyson Dennis

ALSO PRESENT: Kevin Anderson, Caryn Myers

1. Call to Order - 5:25

2. Non-agenda items
None

3. Declarations, Municipal Conflict of Interest Act
None

4. Minutes of Previous Meetings

- 4.1 Previous Meeting Minutes.
Minutes were approved from previous meeting.

Moved - Charleen Mallory
Second - Barry Jackson

5. Committee Applications - 5:30 p.m. to 5:50 p.m.

- 5.1 Application C1-2017
Application for Minor Variance at 1225 Scott Street

C1-2017 Application for Minor Variance at 1225 Scott Street

The Committee heard presentation from Kevin Anderson and Caryn Myers regarding the property located at 1225 Scott Street. The C1-2017 application was to have a variance for a small addition onto existing footprint of the apartment building. The present zoning by-law allows buildings to be 1.5 m from the side property lines. The distance being requested would be 1.25 meters from this line. The existing building is 1.26 m. This building is a Legal-Non-Conforming structure to present Zoning By-Law. The owners reason for the application was to make the changes to the structure to allow for a safer interior stair well, repair foundations, repair exterior and generally make more appealing curb appeal. This would square the footprint of the building as shown in the site plan. The Committee asked if the neighboring properties knew of the application and Kevin did not know if they did or not. The Committee took the presentation content and approved the variance on the fact the neighbor had no issue with the construction. Kevin was to ask the property owners to submit a letter of approval. As long as there were no issues, the variance would be allowed.

6. Other Business - 5:51 p.m. to 6:14 p. m

- 6.1 Cindy Mason brought forward the concern of neighboring properties not having the opportunity to have their opinions voiced during an application, if a member of the public does not see the notice in the news paper. The question, "What are the regulations in the Planning Act to advise the community of any and all applications for

the Committee of Adjustment?" was asked. The rest of the Committee voiced how when the public comes to the meetings, more certainty, conflict resolution and discussion can take place if applications are known to the more public. Tyson Dennis agreed to do research as to what the Planning Act Regulates for advertising public meetings. He would bring information to the next Committee meeting and present it. During the discussion of application process, Gary Rogozinski noted he would like applications to be more detailed. The Committee wants to be tougher on the applications. Gary noted concerns, the last couple of agenda/applications did not allow him to make a decisions prior to the Committee of Adjustment Meetings. Tyson Dennis spoke to the application and agenda process having the need to give what the applicant is applying for, an overview of the scenario, and at the meeting having the applicant (or representative) inform the Committee of all other information requested other than what is on the application and have the opportunity to have the Committee ask questions about the application. The decision should not be made by any Committee member prior to the public meetings. Tyson agreed to make sure the applications are complete but wanted the members to understand a decision should be made once the meeting discussion and all questions are answered in the public meeting with the applicant and any other members of the public with concern given the opportunity to talk at the meeting first.

- 7. **Outstanding Items**
None

- 8. **Meeting Close - 6:15 p.m.**

Chair, Committee of Adjustment

T. Dennis, Chief Building Official

4.5 RESIDENTIAL TYPE TWO (R2) ZONE

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.5.1 Permitted Uses

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

4.5.2 Regulations for Single Detached Dwellings

- a) Single detached dwellings shall meet the Regulations for Permitted Uses for the R1 **Zone**.

4.5.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse, Dwellings

- a) Minimum **Lot Area** 240 m² per unit
- b) Minimum **Lot Frontage** 8.0 m per unit
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard
 - with attached wall nil
 - without attached wall 2.5 m
 - Exterior Side Yard 3.5 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 50%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 70 m²

4.5.4 Regulations for an Apartment Dwelling

- a) Minimum **Lot Area** 240 m² per unit for first 4 units plus 93 m² for every unit thereafter
- b) Minimum **Lot Frontage** 30 m
- c) Minimum **Yard** Requirements
 - Front Yard** 7.5 m
 - Interior Side Yard** 4.5 m or half the **building** height; whichever is

	greater
Exterior Side Yard	7.5 m
Rear Yard	7.5 m
d) Maximum Lot Coverage	50%
e) Minimum Landscaped Open Space	30%
f) Maximum Height of Building	15 m
g) The minimum floor area of apartment dwelling units, shall be as follows:	
Bachelor	28 m ²
1 bedroom	37 m ²
2 bedroom	55 m ²
3 or more bedrooms	65 m ²

4.5.5 Regulations for a Boarding House

a) Minimum Lot Area	650 m ²
b) Minimum Lot Frontage	21 m
c) Minimum Yard Requirements	
Front Yard	7.5 m
Interior Side Yard	4.5 m or half the building height; whichever is greater
Exterior Side Yard	7.5 m
Rear Yard	7.5 m
d) Maximum Lot Coverage	50%
e) Minimum Landscaped Open Space	20%
f) Maximum Height of Building	12 m



FORTFRANCES
BOUNDLESS
APPLICATION FOR CONSENT

FOR OFFICE USE ONLY		
File Number: <u>B1-2017</u>		
Property: <u>625 Nelson</u>	Roll #: _____	
Date Application Received: <u>Jan 30/17</u>	Date Fee Received: _____	
Date Application Complete: <u>Jan 30/17</u>	Receipt #: _____	Application Fee: \$ _____

Please Print and Complete or (✓) Appropriate Box(es)

1. Applicant Information

▶ 1.1	Name of Applicant <u>Rene Larson</u>	Home Telephone No.	Business Telephone No. <u>807-285-7777</u>
	Address <u>620 Victoria Ave E Thunder Bay ON</u>		Postal Code <u>P7C 1A9</u>
▶ 1.2	Name of Owner(s) (If different from the applicant). An owner's authorization is required in Section 11.1 if the applicant is not the owner.		
	Name of Owner(s) <u>SYNOR CONTRACTING LIMITED</u>	Home Telephone No.	Business Telephone No. <u>807-475-9990</u>
	Address <u>840 Pole Line Road Murillo, ON</u>		Postal Code <u>P7K 0T8</u>
1.3 Please indicate to whom all communications should be sent:		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent

Note: If this application is being submitted by an agent on behalf of the Property Owner, the owner's written authorization must accompany the application. If the applicant is a corporation acting without agent, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

2. Location of Subject Land (Severed and Retained) Complete Applicable Boxes in Section 2.1

▶ 2.1	Municipality <u>Fort Frances</u>	Township <u>Town</u>	Property Roll No.
	Property descriptor: <u>PIN 56018-0201</u>	Lot/Section No. <u>PT LOT 153 + LT 154</u>	Reference Plan No. <u>proposed ref plan</u>
	Other Information (parcel #, etc.)		Registered Plan No.
▶ 2.2	Are there any easements or restrictive covenants affecting the subject land? If Yes, describe each easement or covenant and its effect		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
▶ 2.3	Is there a mortgage or other encumbrance on title to the subject land? If Yes, provide name, full mailing address and contact information of encumbrance holder		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
<u>NOTICE # RD31539 - SITE PLAN AGREEMENT WITH TOWN FF</u>			

3. Purpose of this Application

- 3.1 Type and purpose of proposed transaction (X appropriate box):

Transfer ☒ Creation of ^{5 townhouse} new lots ☐ Addition of a lot (see also 3.3) ☐ An easement /encroachment agreement

Other ☐ A charge ☐ A lease ☐ Correction of title

☐ Other purpose _____

- 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged

unknown

- 3.3 If a lot addition, identify the lands to which the parcel will be added. Also show on accompanying sketch.

4. Existing or Proposed servicing information regarding the subject land.

(complete each section)

Severed

Retained

► 4.1 Dimensions <u>5 new lots</u>	Frontage (m) (# of ft x .3048)	<u>See attached draft reference plan and information sheet</u>	
	Depth (m) (# of ft. x .3048)		
	Area (ha.) (# of acres x .4047)		
► 4.2 Use of Property	Existing Use(s)	<u>Sumit townhouse complex</u>	
	Proposed Use(s)	<u>individual townhouse</u>	
► 4.3 Buildings or Structures	Existing	<u>new townhouse unit</u>	
	Proposed	<u>"</u>	
► 4.4 Access (✓ appropriate space)	Provincial Highway (secondary or primary)		
	Municipal Road (maintained all year)	<u>Nelson St</u>	
	Municipal Road (seasonally maintained)		
	Other Public Road		
	Right of Way		
► 4.5 Water Supply (✓ appropriate space)	Publicly owned & operated piped water system	<u>Town FF water</u>	
	Privately owned & operated individual well		
	Privately owned & operated communal well		
	Lake or other water body		
	Other means		
► 4.6 Sewage Disposal (✓ appropriate space)	Publicly owned & operated sanitary sewage system	<u>Town FF sewer</u>	
	Privately owned & operated individual septic tank*		
	Privately owned & operated communal septic system		
	Privy		
	Other means		
*A certificate of approval from the local Health Unit or Ministry of the Environment and Energy submitted with this application will facilitate the review.			
► 4.7 Other Services (✓ if service is available)	Electricity	<u>Yes</u>	
	School Bussing	<u>Yes</u>	
	Garbage Collection	<u>Yes</u>	

- 4.8 If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in section 4.4 above, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year.

not applicable

5. Land Use

- 5.1 What is the existing Official Plan designation(s), if any of the subject land? *Living Area*
- 5.2 What is the zoning, if any, of the subject land? *R2 Residential Type Two*
- 5.3 Are any of the following uses or features on or adjacent to the subject land. (X appropriate boxes if any apply)

Use or Feature	On subject land	Adjacent to subject land
An agricultural operation	<i>no</i>	<i>no</i>
A landfill	<i>no</i>	<i>no</i>
An industrial or commercial use (specify uses)	<i>no</i>	<i>no</i>
An active railway line	<i>no</i>	<i>no</i>
A Municipal Airport	<i>no</i>	<i>no</i>

6. History of the Subject Land

- 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☒ No ☐ Unknown

If Yes, and if known, provide the Ministry or Municipal Application file number and the decision made on the application

- 6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

not applicable

- 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☒ No ☐ Yes

If yes, provide for each parcel severed the date of transfer, the name of the transferee and the land use.

7. Current Applications

- 7.1 Is the subject land currently the subject of a proposed Official plan or Official Plan amendment, Zoning By-Law amendment, a minister's zoning order, a minor variance, an approval or a plan of subdivision or a consent?

☒ Yes ☐ No ☐ Unknown

If yes and if known, specify the appropriate file number and status of the application.

*concurrent consent applications
+ minor variance application*

11. Notice of Collection – Municipal Freedom of Information and Protection of Privacy Act

- 11.1 Personal Information collected on this form is collected under the authority of the *Planning Act*, R.S.O. 1990 as amended, and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments will be made available for public disclosure. Questions regarding the Municipal Freedom of Information and Protection of Privacy Act should be forwarded to: Town Clerk, c/o Town of Fort Frances, 320 Portage Avenue, Fort Frances, Ontario P9A 3P9, Telephone (807) 274-5323, Ext. 236.

12. Owner's Authorization and Consent

- 12.1 This form must be used in all cases where individual(s) are being authorized on behalf of the owner to file an application and to act on behalf of the owner of property that is the subject of the application. Some instances where this authorization will be required are: where a solicitor is acting for an owner; where an agent is acting for an owner; where one owner is acting on behalf of other joint owners; where one owner with a percentage interest in a property is acting for other owners with a whole or percentage interest in a property; where a single spouse only has signed the application. Anyone having an interest in the property must provide a signed authorization. This form, or separate individual copies of this form must be appended to and duly executed by any and all owners of the property that is the subject of this application.

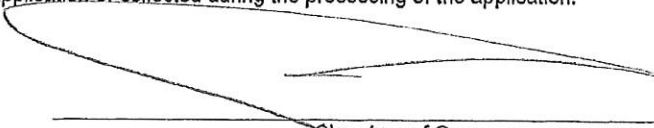
Authorization to Applicant and Consent to Use and Disclosure of Personal Information

I, Syncor Contracting Limited of the Municipality of
Murillo in the District of Thunder Bay am the owner of the land

that is the subject of this application and, as evidenced by my signature below, I hereby authorize

Rene Larson or his agents to make this application on my behalf and further to provide any of my personal information that will be included in this application or collected during the processing of the application.

Jan 30, 2017
Date


Signature of Owner

A File Number will be assigned by the Secretary for the Committee of Adjustment, which will be used in all communication.

Applicant's Checklist: Have you remembered to attach

- ☐ 12 copies of completed application form
- ☐ 12 copies of sketch
- ☐ 2 copies of Certificate of Approval from Northwestern Health Unit or Ministry of Environment and Energy (if applicable)
- ☐ Application Fee by cash, certified cheque or money order

Forward to: Town of Fort Frances
Committee of Adjustment
320 Portage Avenue
Fort Frances, On P9A 3P9

8. Sketch

- 8.1 The application shall be accompanied by a sketch showing:
- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
 - (b) the approximate distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
 - (c) the boundaries and dimensions of the subject land, the part that is intended to be severed and the part that is intended to be retained;
 - (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
 - (e) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
 - (f) the current uses of land that is adjacent to the subject land (for example, residential, agricultural or commercial)
 - (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (h) if access to the subject land will be by water only, the location of the parking and boat docking facilities to be used; and
 - (i) the location and nature of any easement affecting the subject land.

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Committee of Adjustments for the Township or other agencies in reviewing this application? If so, explain below or attach a separate sheet.
- concurrent severance applications for total of 5 townhouses

10. Signature and Statutory Declaration

- 10.1 Signature and Statutory Declaration of Applicant

I, Rene Larson of the City of Thunder Bay
In the District of Thunder Bay, make oath and say OR solemnly declare that the
all of the above statements contained herein and all exhibits and supporting documentation submitted and attached
hereto are true, and I 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.

Sworn/Declared before me at the City Thunder
Bay of Thunder Bay
Francees, in the District of Rainy River, this 30
day of January, 2017

Sergei Ettinger

Commissioner for Oaths, etc.

Rene Larson

Applicant

SERGEI ETTINGER
Barrister & Solicitor

SERGEI ETTINGER
Barrister & Solicitor

Monday, January 30, 2017

SYNCOR CONTRACTING LIMITED

ANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FORT FRANCES Paragraph 4.5.3 of B-L #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	Need 3 Minor Variances
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard No attached wall 2.5m	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Need MV on Part 1 #629 OR move lot line westerly
Exterior Side Yard 3.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	Builder has confirmed <12m height

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY

OFFICE #48

PAGE 1 OF 1

PREPARED FOR Rene0001

ON 2017/01/30 AT 11:50:03

56018-0201 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 153-1 SEC ALETP; LT 153 TOWN PLOT ALBERTON; LT 154 TOWN PLOT ALBERTON; FORT FRANCES

SEVERANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

CAPACITY SHARE

ROWN

PIN CREATION DATE:

2003/06/16

OWNERS' NAMES

SYNCOR CONTRACTING LIMITED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2003/06/13 **				
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNCOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNCOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

56018-0199 (LT)

PAGE 1 OF 1
PREPARED FOR Rens0001
ON 2017/01/30 AT 12:02:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCU 151-1 SEC ALETP; LT 152 TOWN PLOT ALBERTON; PT LT 151 TOWN PLOT ALBERTON DESIGNATED AS PT 1 & 2, 48R3781; FORT FRANCES

RETAINED

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

CAPACITY SHARE
ROWN

FIN CREATION DATE:
2003/06/16

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
48R3781	2000/05/26	PLAN REFERENCE				C
A76015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***		
RD30477	2016/06/30	TRANSFER REMARKS: PLANNING ACT STATEMENTS.	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	THE CORPORATION OF THE TOWN OF FORT FRANCES SYNOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

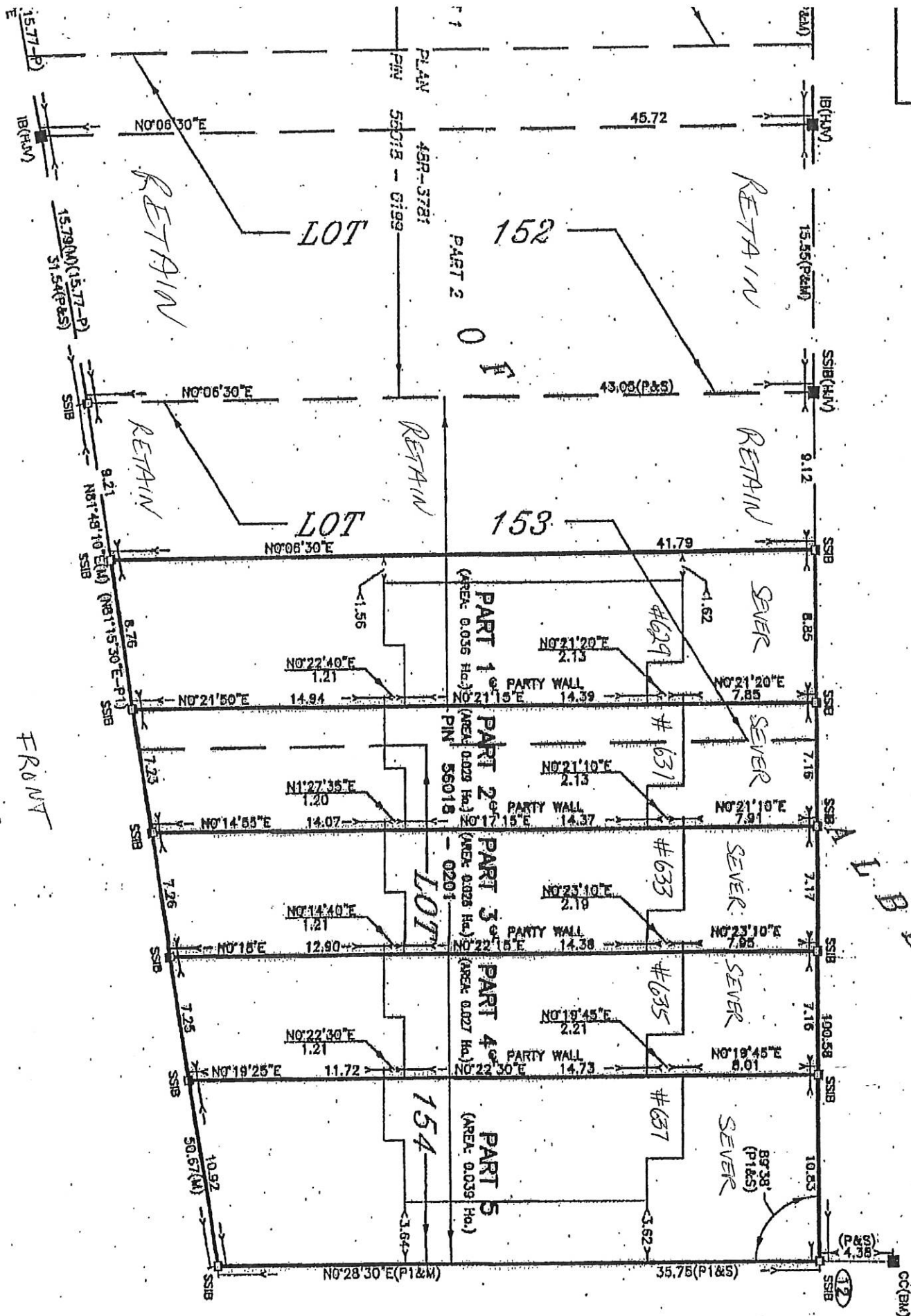
IB	
SSIB	TO
	NO

NELSON

PIN 56016 - 0465

STREET

U
B
E
R
T



MOSHER AVENUE
(NO PIN ASSIGNED)

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 1 / 20 17
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	629 NELSON STREET
Tax Roll No.	59 - 12 - _____ - _____ - _____
Legal Description	PT LT 153, PT LT 154, TOWN PLOT, ALBERTON, NOW FF
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	SYNCOR CONTRACTING LIMITED
Application Contact	DON DEMICHELE
Full Mailing Address	840 Pole Line Road, MURILLO, ON P7K 0T8
Telephone	807-475-9990
Email	don@syncorcontracting.ca
AGENT INFORMATION (if applicable)	
Company Name	LARSON LAWYERS PROFESSIONAL CORPORATION
Application Contact	Rene Larson
Full Mailing Address	620 Victoria Ave E, Thunder Bay, ON P7C 1A9
Telephone	807-285-7777 X111
Email	Rene.larson@larsonlawyers.com
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	N/A
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 4.5.3 c) of Zoning by-law – to permit

Minimum interior sideyard of 1.5m instead of 2.5m (without attached wall) for westerly unit #629 - Part 1 on draft reference plan

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

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

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)
- Interior side yard of westerly unit #629 Nelson Street has been built at 1.62m at NW corner of unit and 1.56m at SW corner.
- Variance reduction requested to reduce by-law requirement of 2.5m to 1.5m (or actual built distance of 1.56m)
- Developer has instructed surveyor to set the westerly lot line of Part 1 (#629 Nelson Street) at current separation distance in order to allow for construction of a second five unit townhouse project on the retained land to the west. The side yard on this second project will require a minor variance to 1.5m in order to adjust the project to the remaining lands. The total separation distance between the two townhouse projects will be 3.0m which meets the requirements of the Ontario Building Code for fire separation between buildings. The developer respectfully asks the Committee to take into consideration the reality that the second five townhouse units could be added directly to the existing westerly side of 629 Nelson Street at 0.0m separation, ie immediately attached to the first five unit townhouse building.
3. When did the current owner acquire the Property? June 30, 2016
4. Provide the date of construction for all buildings and structures on the Property.
- July 2016 to the present; buildings in final finishing stages of construction
5. What is the existing use of the Property? 5 new townhouses
6. How long has the existing use of the Property continued? Nearing completion of construction
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|------------------------------|-----------------------|------------------------------|--|
| Nelson Street
residential | Front Street
river | Mosher Avenue
residential | Vacant lands of developer
for next stage of 5
townhouses |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|---------------------|----------|
| Frontage: | 8.85 | |
| Depth: | 40.52 | |
| Area: | 358.6m ² | |

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:		
Width:		
Length:		
# of Storeys:		
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	7.85	
Rear Yard:	14.94	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	0.0	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	1.56	
Accessory Building: none	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		
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:		

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

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

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

12. What is the Official Plan designation of the Property? LIVING AREA

13. What is the Zoning of the Property? R2

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.

CONCURRENT APPLICATIONS

16. **DECLARATION**

I/We, RENE LARSON 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.

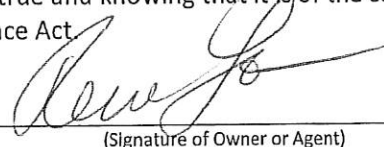
DECLARED before me at the CITY OF THUNDER

BAY, in the District of Rainy River this

30TH day of JANUARY, 2017.

A Commissioner, etc.

SERGIEL ETTINGER
Barrister & Solicitor


(Signature of Owner or Agent)

(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

SYNOR CONTRACTING LIMITED LOT 153 & 154 TOWN PLOT ALBERTON
I, _____, am an Owner of the property known as _____. In the Town of Fort Frances, that
is the subject of this Application, and hereby #629, 631, 633, 635 & 637 NELSON ST

Authorize Agent to Act (if applicable):

1. Authorize and instruct Larson Lawyers PC 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.

Jan 30, 2017
Date

Owner Signature

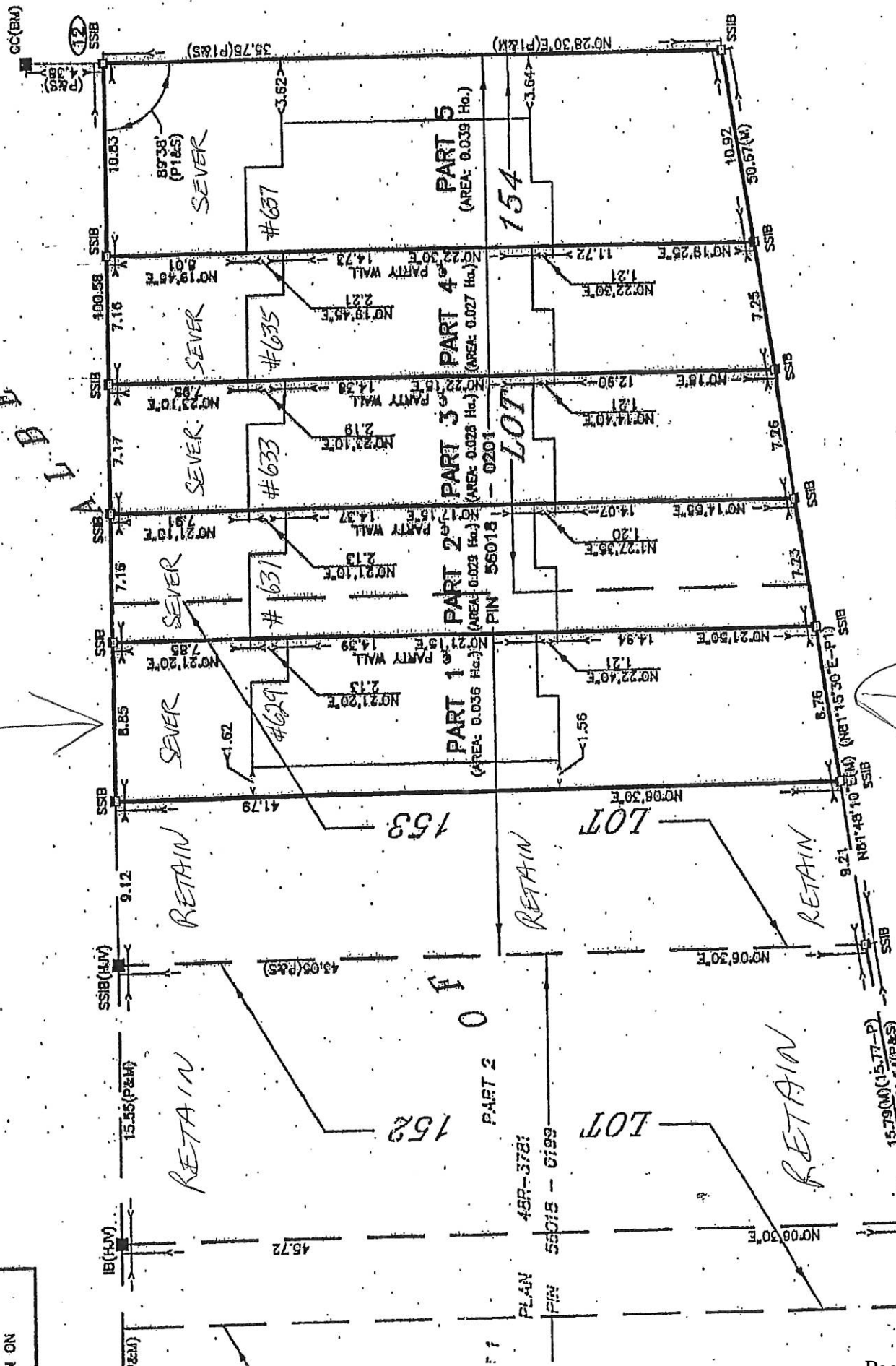
Owner Signature

IB	SSIB	TO	ON
----	------	----	----

NELSON

PIN 55015 - 0459

STREET



FRONT

STREET

MOSHER AVENUE
(NO PIN ASSIGNED)

SYNCOR CONTRACTING LIMITED

ANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FORT FRANCES Paragraph 4.5.3 of B-L #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	Need 3 Minor Variances
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	Need MV on Part 1 #629 OR move lot line westerly
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard No attached wall 2.5m	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Builder to confirm Builder to confirm Builder to confirm
Exterior Side Yard 3.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	Builder has confirmed <12m height
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

PAGE 1 OF 1
PREPARED FOR Rene0001
ON 2017/01/30 AT 11:50:03

56018-0201 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 153-1 SEC ALBRT; LT 153 TOWN PLOT ALBERTON; LT 154 TOWN PLOT ALBERTON; FORT FRANCES

SEVERANCES

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/06/16

OWNERS' NAMES
SYNCR CONTRACTING LIMITED

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNCR CONTRACTING LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
RD31539	2016/11/10	NOTICE		SYNCR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY

OFFICE #48

56018-0199 (LT)

PAGE 1 OF 1

PREPARED FOR Rene0001

ON 2017/01/30 AT 12:02:19

.* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 151-1 SEC ALBTP; LT 152 TORN PLOT ALBERTON; ET LT 151 TORN PLOT ALBERTON DESIGNATED AS PT 1 & 2, 48R3781; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

OWNERS' NAMES

SYNCOR CONTRACTING LIMITED

CAPACITY SHARE

ROWN

PIN CREATION DATE:

2003/06/16

RETAINED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
48R3781	2000/05/26	PLAN REFERENCE				C
A76015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNCOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNCOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

631

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. A2/2017
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	631 NELSON STREET
Tax Roll No.	59 - 12 - _____ - _____ - _____
Legal Description	PT LT 153, PT LT 154, TOWN PLOT, ALBERTON, NOW FF
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	SYNCOR CONTRACTING LIMITED
Application Contact	DON DEMICHELE
Full Mailing Address	840 Pole Line Road, MURILLO, ON P7K 0T8
Telephone	807-475-9990
Email	don@syncorcontracting.ca
AGENT INFORMATION (if applicable)	
Company Name	LARSON LAWYERS PROFESSIONAL CORPORATION
Application Contact	Rene Larson
Full Mailing Address	620 Victoria Ave E, Thunder Bay, ON P7C 1A9
Telephone	807-285-7777 X111
Email	Rene.larson@larsonlawyers.com
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	N/A
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 4.5.3 b) of Zoning by-law – to permit

Minimum lot frontage of 7.1m instead of 8.0m for interior unit #631 - Part 2 on draft reference plan

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)
- Lot frontage of interior unit #631 Nelson Street has been surveyed at 7.16m along northerly lot boundary
Variance reduction requested to reduce by-law requirement of 8.0m to 7.1m (or actual surveyed distance of 7.16m)
- Developer has constructed in accordance with plans for 5 townhouse project; building permit granted for overall project rather than on basis of each interior unit dimensions.
- By-law requirement of 8.0m is simply a value chosen for the by-law and has no precedent value for a townhouse; developer submitted plans for the as-built townhouse units but no check was made against by-law requirement for each unit; after survey completed, an analysis of compliance of each townhouse lot to be created reveals this slight deficiency. Developer has built for market design. It is respectfully submitted that the lot width of each interior unit should match what is actually constructed rather than by-law requirement. It is respectfully submitted that the intent of official plan and zoning by-law is met at 7.1m width requested.
3. When did the current owner acquire the Property? June 30, 2016
4. Provide the date of construction for all buildings and structures on the Property.
July 2016 to the present; buildings in final finishing stages of construction
5. What is the existing use of the Property? 5 new townhouses
6. How long has the existing use of the Property continued? Nearing completion of construction
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|---------------------------|--------------------|---------------------------|--|
| Nelson Street residential | Front Street river | Mosher Avenue residential | Vacant lands of developer for next stage of 5 townhouses |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|---------------------|----------|
| Frontage: | 7.16 | |
| Depth: | 39.68 | |
| Area: | 284.1m ² | |

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:		
Width:		
Length:		
# of Storeys:		
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	7.91	
Rear Yard:	14.07	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	0.0	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	0.0	
Accessory Building: none	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		
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:		

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

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 | X | |
| Other Public Road | | X |
| Water Access Only | | X |
12. What is the Official Plan designation of the Property? LIVING AREA
13. What is the Zoning of the Property? R2
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.
- CONCURRENT APPLICATIONS
16. DECLARATION

I/We, RENE LARSON 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 CITY of THUNDER

BAY, in the District of Rainy River this

30TH day of JANUARY, 2017.

A Commissioner, etc.

SERGIEL ETTINGER
Barrister & Solicitor

(Signature of Owner or Agent)

(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

SYNCR CONTRACTING LIMITED *LOT 153 & 154 TOWN PLOT ALBERTON*
I, _____, am an Owner of the property known as _____. In the Town of Fort Frances, that
is the subject of this Application, and hereby *#629, 631, 633, 635 & 637 NELSON ST*

Authorize Agent to Act (if applicable):

1. Authorize and instruct *Larson Lawyers PC* 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.

Jan 30, 2017
Date

Owner Signature

Owner Signature

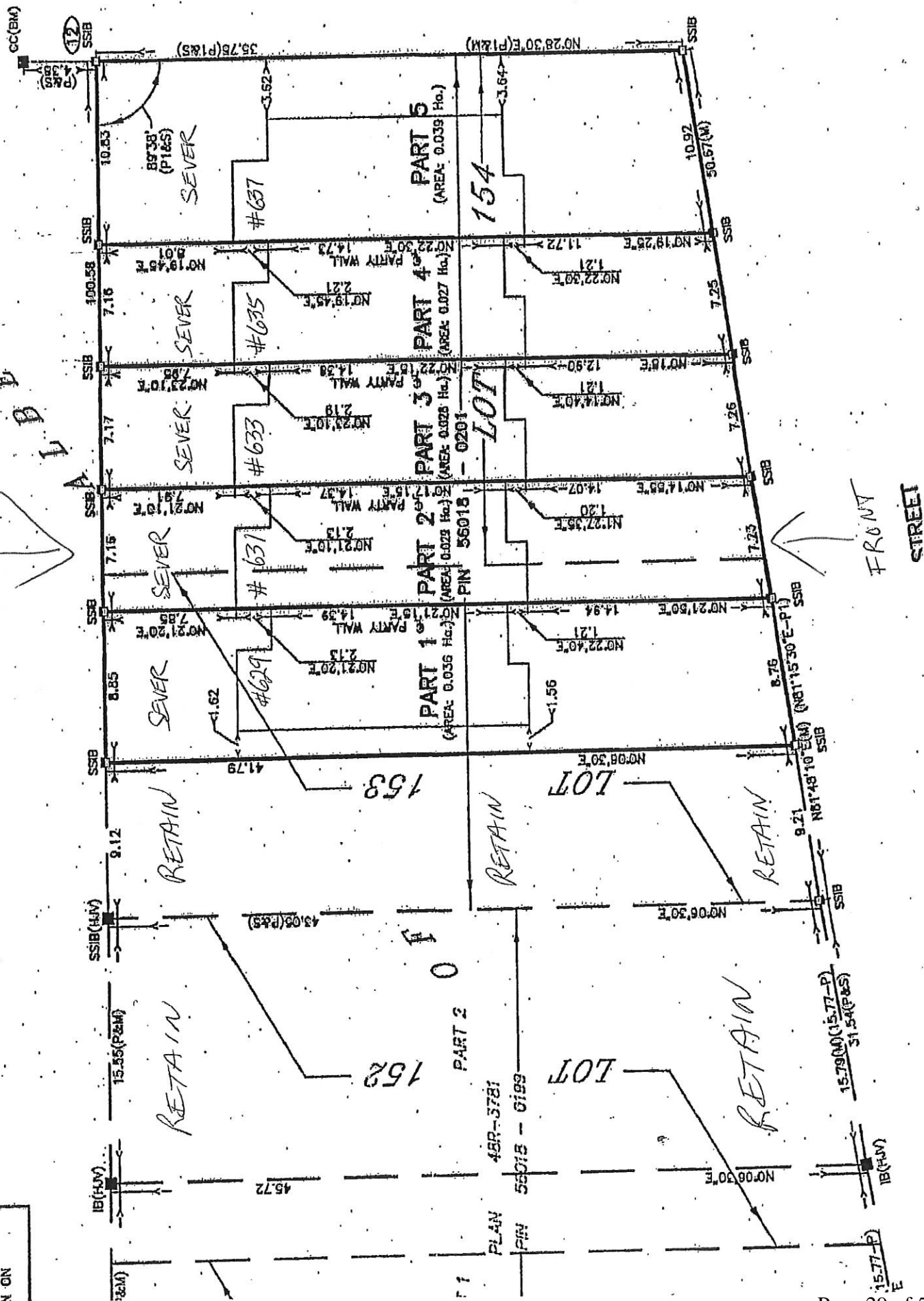
IB	SSIB	TO	ON

NELSON

PIN 55015 - 0459

STREET

1
B
F
T



MOSHER AVENUE
(NO PIN ASSIGNED)

SYNCOR CONTRACTING LIMITED

ANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FORT FRANCES Paragraph 4.5.3 of B-1 #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	Need 3 Minor Variances
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard No attached wall 2.5m	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Need MV on Part 1 #629 OR move lot line westerly
Exterior Side Yard 3.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	Builder has confirmed <12m height

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #48

PAGE 1 OF 1

PREPARED FOR Rene0001

ON 2017/01/30 AT 11:50:03

56018-0201 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: FCL 153-1 SEC ALBERT; LT 153 TOWN PLOT ALBERTON; LT 154 TOWN PLOT ALBERTON; FORT FRANCES

SEVERANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

ABSOLUTE

RECENTLY:

FIRST CONVERSION FROM BOOK

OWNERS' NAMES

SYNOR CONTRACTING LIMITED

CAPACITY SHARE

ROWN

PIN CREATION DATE:

2003/06/16

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2003/06/13 **				
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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56018-0199 (LT)

PAGE 1 OF 1

PREPARED FOR Rene0001
ON 2017/01/30 AT 12:02:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION:

PCL 151-1 SEC ALBET; LT 152 TOWN PLOT ALBERTON; PT LT 151 TOWN PLOT ALBERTON DESIGNATED AS PT 1 & 2, 4983781; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
OWN

PIN CREATION DATE:
2003/06/16

RETAINED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
483781	2000/05/26	PLAN REFERENCE				
A76015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	C
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES. IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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 3/2012
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	633 NELSON STREET
Tax Roll No.	59 - 12 - _____ - _____ - _____
Legal Description	PT LT 153, PT LT 154, TOWN PLOT, ALBERTON, NOW FF
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	SYNCOR CONTRACTING LIMITED
Application Contact	DON DEMICHELE
Full Mailing Address	840 Pole Line Road, MURILLO, ON P7K 0T8
Telephone	807-475-9990
Email	don@syncorcontracting.ca
AGENT INFORMATION (if applicable)	
Company Name	LARSON LAWYERS PROFESSIONAL CORPORATION
Application Contact	Rene Larson
Full Mailing Address	620 Victoria Ave E, Thunder Bay, ON P7C 1A9
Telephone	807-285-7777 X111
Email	Rene.larson@larsonlawyers.com
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	N/A
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 4.5.3 b) of Zoning by-law – to permit
Minimum lot frontage of 7.1m instead of 8.0m for interior unit #633 - Part 3 on draft reference plan

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)
- Lot frontage of interior unit #633 Nelson Street has been surveyed at 7.17m along northerly lot boundary
Variance reduction requested to reduce by-law requirement of 8.0m to 7.1m (or actual surveyed distance of 7.17m)
Developer has constructed in accordance with plans for 5 townhouse project; building permit granted for overall project rather than on basis of each interior unit dimensions.
By-law requirement of 8.0m is simply a value chosen for the by-law and has no precedent value for a townhouse; developer submitted plans for the as-built townhouse units but no check was made against by-law requirement for each unit; after survey completed, an analysis of compliance of each townhouse lot to be created reveals this slight deficiency. Developer has built for market design. It is respectfully submitted that the lot width of each interior unit should match what is actually constructed rather than by-law requirement. It is respectfully submitted that the intent of official plan and zoning by-law is met at 7.1m width requested.
3. When did the current owner acquire the Property? June 30, 2016
4. Provide the date of construction for all buildings and structures on the Property.
July 2016 to the present; buildings in final finishing stages of construction
5. What is the existing use of the Property? 5 new townhouses
6. How long has the existing use of the Property continued? Nearing completion of construction
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|------------------------------|-----------------------|------------------------------|--|
| Nelson Street
residential | Front Street
river | Mosher Avenue
residential | Vacant lands of developer
for next stage of 5
townhouses |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|---------------------|----------|
| Frontage: | 7.17 | |
| Depth: | 38.63 | |
| Area: | 276.9m ² | |

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:		
Width:		
Length:		
# of Storeys:		

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

Front Yard:	7.95	
Rear Yard:	12.90	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	0.0	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	0.0	

Accessory Building: none	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		

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:		

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-----|----|
| Municipal Road | X | |
| Other Public Road | | X |
| Water Access Only | | X |
12. What is the Official Plan designation of the Property? LIVING AREA
13. What is the Zoning of the Property? R2
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.
- CONCURRENT APPLICATIONS
16. DECLARATION

I/We, RENE LARSON 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 CITY of THUNDER

BAY, in the District of Rainy River this

30TH day of JANUARY, 2017.

A Commissioner, etc.

SERGIEL ETTINGER
Barrister & Solicitor

(Signature of Owner or Agent)

(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

SYNOR CONTRACTING LIMITED LOT 153 & 154 TOWN PLOT ALBERTON
I, _____, am an Owner of the property known as _____ in the Town of Fort Frances, that
is the subject of this Application, and hereby #629, 631, 633, 635 & 637 NELSON ST

Authorize Agent to Act (if applicable):

1. Authorize and instruct Larson Lawyers PC 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:

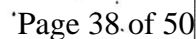
5. Consent to the application herein being considered at the next regular meeting of the Committee of Adjustment notwithstanding that section 45 of the Planning Act requires they be heard within thirty days after the secretary-treasurer receives the completed application.

Jan 30, 2017
Date

Owner Signature

Owner Signature

STREET



Monday, January 30, 2017

SYNCOR CONTRACTING LIMITED

ANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FORT FRANCES Paragraph 4.5.3 of B-1 #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	Need 3 Minor Variances
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Need MV on Part 1 #629 OR move lot line westerly
No attached wall 2.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Exterior Side Yard 3.5m	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	Builder has confirmed <12m height

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



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LAND
REGISTRY
OFFICE #48

56018-0201 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Rene0001
ON 2017/01/30 AT 11:50:03

PROPERTY DESCRIPTION:

PCL 153-1 SEC ALBANY, LT 153 TOWN PLOT ALBERTON, LT 154 TOWN PLOT ALBERTON, FORT FRANCES

PROPERTY REMARKS:

ESTATE/ODALLETTER:
FREE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

FIN CREATION DATE:
2003/06/16

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
FROM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
R030477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
R01539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL. UP.



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OFFICE #48

56018-0199 (L2)

PAGE 1 OF 1
PREPARED FOR Reg00001
ON 2017/01/30 AT 12:02:19

PROPERTY DESCRIPTION: FCU 151-1 SEC ALBERT; LT 152 TOWN PLOT ALBERTON; FT LT 151 TOWN PLOT ALBERTON DESIGNATED AS FT 1 & 2, 4883781; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
PER SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/06/16

OWNERS, NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
R00N

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
4883781	2000/05/26	PLAN REFERENCE				C
176015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	C
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
RD31339	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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. A4/2017
PAYMENT RECEIPT STAMP	

PROPERTY INFORMATION	
Property Address	635 NELSON STREET
Tax Roll No.	59 - 12 - _____ - _____
Legal Description	PT LT 153, PT LT 154, TOWN PLOT, ALBERTON, NOW FF
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	SYNCOR CONTRACTING LIMITED
Application Contact	DON DEMICHELE
Full Mailing Address	840 Pole Line Road, MURILLO, ON P7K 0T8
Telephone	807-475-9990
Email	don@syncorcontracting.ca
AGENT INFORMATION (if applicable)	
Company Name	LARSON LAWYERS PROFESSIONAL CORPORATION
Application Contact	Rene Larson
Full Mailing Address	620 Victoria Ave E, Thunder Bay, ON P7C 1A9
Telephone	807-285-7777 X111
Email	Rene.larson@larsonlawyers.com
Note – All communication will be sent to Application Contact unless otherwise requested	
MORTGAGEES, HOLDERS OF CHARGES OR OTHER ENCUMBRANCES	
Institution	N/A
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 4.5.3 b) of Zoning by-law – to permit
Minimum lot frontage of 7.1m instead of 8.0m for interior unit #635 - Part 4 on draft reference plan

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)
- Lot frontage of interior unit #635 Nelson Street has been surveyed at 7.16m along northerly lot boundary
Variance reduction requested to reduce by-law requirement of 8.0m to 7.1m (or actual surveyed distance of 7.16m)
Developer has constructed in accordance with plans for 5 townhouse project; building permit granted for overall project rather than on basis of each interior unit dimensions.
By-law requirement of 8.0m is simply a value chosen for the by-law and has no precedent value for a townhouse; developer submitted plans for the as-built townhouse units but no check was made against by-law requirement for each unit; after survey completed, an analysis of compliance of each townhouse lot to be created reveals this slight deficiency. Developer has built for market design. It is respectfully submitted that the lot width of each interior unit should match what is actually constructed rather than by-law requirement. It is respectfully submitted that the intent of official plan and zoning by-law is met at 7.1m width requested.
3. When did the current owner acquire the Property? June 30, 2016
4. Provide the date of construction for all buildings and structures on the Property.
July 2016 to the present; buildings in final finishing stages of construction
5. What is the existing use of the Property? 5 new townhouses
6. How long has the existing use of the Property continued? Nearing completion of construction
7. What is the existing use of the abutting properties?
- | North | South | East | West |
|---------------------------|--------------------|---------------------------|--|
| Nelson Street residential | Front Street river | Mosher Avenue residential | Vacant lands of developer for next stage of 5 townhouses |
8. Dimensions of the Property:
- | Property Dimensions | Metric | Imperial |
|---------------------|---------------------|----------|
| Frontage: | 7.16 | |
| Depth: | 37.88 | |
| Area: | 271.2m ² | |

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:		
Width:		
Length:		
# of Storeys:		
Location of Building/Structure – Check geographic direction of Side Yard Setbacks		
Front Yard:	8.01	
Rear Yard:	11.72	
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	0.0	
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	0.0	
Accessory Building: none	Existing	Proposed
Ground Floor Area:		
Width:		
Length:		
# of Storeys:		
Height:		
Distance to Main Building:		
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:		

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	X	
Sanitary Sewer	X	
Storm Sewer	X	

11. Check the appropriate box to indicate access to the Property:
- | Source of Access: | Yes | No |
|-------------------|-----|----|
| Municipal Road | X | |
| Other Public Road | | X |
| Water Access Only | | X |
12. What is the Official Plan designation of the Property? LIVING AREA
13. What is the Zoning of the Property? R2
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.
- CONCURRENT APPLICATIONS
16. DECLARATION

I/We, RENE LARSON 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 CITY of THUNDER

BAY, in the District of Rainy River this

30TH day of JANUARY, 2017.

A Commissioner, etc.

SERGIEL ETTINGER
Barrister & Solicitor

(Signature of Owner or Agent)

(Signature of Owner or Agent)

OWNER'S AUTHORIZATION, ACKNOWLEDGMENT & CONSENT

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

SYNOR CONTRACTING LIMITED *LOT 153 & 154 TOWN PLOT ALBERTON*
I, _____, am an Owner of the property known as _____. In the Town of Fort Frances, that
is the subject of this Application, and hereby *#629, 631, 633, 635 & 637 NELSON ST*

Authorize Agent to Act (if applicable):

1. Authorize and instruct *Larson Lawyers PC* 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.

Jan 30, 2017
Date

Owner Signature



Owner Signature

STREET



Monday, January 30, 2017

SYNCOOR CONTRACTING LIMITEDANALYSIS OF DRAFT SURVEY COMPLIANCE WITH R2 ZONING FOR FRANCES PARAGRAPH 4.5.3 OF B-1 #3/14 - 629, 631, 633, 635, & 637 NELSON STREET

R2 ZONE	#629 PART 1	#631 PART 2	#633 PART 3	#635 PART 4	#637 PART 5	Comments
Lot Area - 240m ²	8.85 x 41.79 = 369.84 ok	7.16 x 40.55 = 290.34 ok	7.17 x 38.63 = 276.98 ok	7.16 x 37.88 = 271.22 ok	10.83 x 35.75 = 387.17 ok	Need 3 Minor Variances
Lot Frontage - 8.0m	8.85 ok	7.16 no good	7.17 no good	7.16 no good	10.83 ok	
Front Yard - 7.5m	7.85 ok	7.85 ok	7.91 ok	7.95 ok	8.01 ok	
Interior Side Yard attached wall - 0m	ok	ok	ok	ok	ok	
Interior Side Yard	1.62 & 1.56 no good	n/a	n/a	n/a	n/a	Need MV on Part 1 #629 OR move lot line westerly
No attached wall 2.5m	n/a	n/a	n/a	n/a	3.62 & 3.64 ok	
Exterior Side Yard 3.5m	n/a	n/a	n/a	n/a	Not checked	Builder to confirm
Max Lot Coverage 50%	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Floor Area 70m ²	Not checked	Not checked	Not checked	Not checked	Not checked	Builder to confirm
Min Landscaped Open Space	Not checked	Not checked	Not checked	Not checked	Not checked	
Max Height Bldg 12m	See comments	See comments	See comments	See comments	See comments	Builder has confirmed <12m height

HEIGHT OF BUILDINGS The vertical distance, measured between the average natural or finished grade at the front of the building, to the highest point of the roof surface.

LOT COVERAGE The percent of the lot area covered by buildings or structures excluding parking areas, driveways, decks and walkways but including structures and buildings constructed appertaining to the lot.

LOT FRONTAGE The distance between the side lot lines, measured 7.5 metres from and parallel to the front lot line.

YARD, EXTERIOR SIDE A side yard immediately adjacent to an exterior lot line.

YARD, SIDE EXTERIOR A side yard immediately adjoining a public street.

YARD, SIDE INTERIOR A side yard other than an exterior side yard



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LAND

REGISTRY
OFFICE #48

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

56018-0201 (127)

PAGE 1 OF 1
PREPARED FOR Reg0001
ON 2017/01/30 AT 11:50:03

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CHRON GRANT *

PROPERTY DESCRIPTION: PCT 153-1 SEC ALBATE; LT 153 TOWN LOT ALBERTON; LT 154 TOWN LOT ALBERTON; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/06/16

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
HOWN

SEVERANCES

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **					
A78639	2001/12/06	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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OFFICE #48

56018-0199 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR Reg0001
ON 2017/01/30 AT 12:02:19

PROPERTY DESCRIPTION: PCL 151-1 SEC ALBT; LT 152 TOWN PLOT ALBERTON; PT LT 151 TOWN PLOT ALBERTON DESIGNATED AS PT 1 & 2, 483781; FORT FRANCES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2003/06/16

OWNERS' NAMES
SYNOR CONTRACTING LIMITED

CAPACITY SHARE
NONE

RETHAINED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/06/13 **						
483781	2000/05/26	PLAN REFERENCE				C
A76015	2000/10/06	TRANSFER		*** COMPLETELY DELETED ***	THE CORPORATION OF THE TOWN OF FORT FRANCES	
RD30477	2016/06/30	TRANSFER	\$180,000	THE CORPORATION OF THE TOWN OF FORT FRANCES	SYNOR CONTRACTING LIMITED	C
RD31539	2016/11/10	NOTICE		SYNOR CONTRACTING LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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