

# TOWN OF FORT FRANCES

## Committee of Adjustment

### AGENDA - February 21, 2018 5:30 PM

#### MEETING - Civic Centre - Committee Room

	Page
1. <b><u>Call to Order</u></b>	
2. <b><u>Non-agenda items</u></b>	
3. <b><u>Declarations, Municipal Conflict of Interest Act</u></b>	
4. <b><u>Minutes of Previous Meetings</u></b>	
4.1 December 13, 2017 Meeting minutes.	2 - 3
5. <b><u>Committee Applications</u></b>	
5.1 A1-2018 Application for minor variance of side yard setbacks of structures from side yard.	4 - 9
5.2 B1-Application for Zoning amendment at 201 Minnie Avenue from Tourism/Commercial to R2 Residential.	10 - 16
5.3 B2-2018 Application for Zoning amendment for 560 Webster Avenue from Institutional to R2 Residential.	17 - 23
6. <b><u>Other Business</u></b>	
7. <b><u>Outstanding Items</u></b>	
8. <b><u>Meeting Close</u></b>	

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF  
ADJUSTMENT

December 13, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on December 13, 2017 from 5:30 p.m. to 5:46 p.m.

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

ALSO PRESENT: Gary Vittie

1. **Call to Order** - 5:30 pm  
Gary Rogozinski chaired the meeting.
2. **Non-agenda items** - 5:30 pm  
None
3. **Declarations, Municipal Conflict of Interest Act**  
None
4. **Minutes of Previous Meetings** - 5:35 pm  
Previous meeting minutes were approved.

Moved by Barry Jackson  
Seconded by Charleen Mallory

4.1 Meeting minutes from October 25, 2017 meeting.

5. **Committee Applications** - 5:36 pm

5.1 Special permission from Zoning By-Law 03-14 Section 3.2

The application was introduced by Tyson Dennis. The applicant, Gary Vittie, was present at the meeting and explained the application thoroughly. The reason behind demolishing the existing house and keeping the garage was a safety and financial needs due to high insurance rates of a vacant building. Gary explained his permanent dwelling is next door to 1044 Cornwall, as well as how he and his wife purchase the property to construct an accessible home in the near future at 1044 Cornwall. Due to section 3.2 of the Zoning By-Law permission must be granted by the Committee in order to have an accessory building on a property without a principal structure on the property. The Committee wanted clarification on the applicants rough timeline for obtaining a building permit. Gary has a designer working on drawings. Gary explained he plans to have the new dwelling started late 2018 or early 2019. The Committee unanimously voted in favour of the special permission from section 3.2 of the zoning Zoning-Law and granted permission to the applicant two years to obtain a building permit for construction.

Moved by Don Taylor  
Seconded by Cindy Mason

6. **Other Business**  
None
7. **Outstanding Items**  
None
8. **Meeting Close** - 5:46 pm

Meeting closed.  
Moved by Charleen Mallory  
Second by Barry Jackson

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Chair, Committee of Adjustment

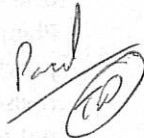
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T. Dennis, Chief Building Official

# 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 <b>\$309.10</b>	FILE NO. <b>A /20 18</b>
PAYMENT RECEIPT STAMP 	

PROPERTY INFORMATION	
Property Address	1345 EMO ROAD
Tax Roll No.	59 - 12 - 010 - 006 - 04403 - 0000
Legal Description	PCL 1-2 SEC SM51, WLY 60 FT LOT 1 PLAN SM-51 MCIRVINE
OWNER/APPLICANT INFORMATION	
Registered Owner(s)	DAVID WADE PETSNIK AND ANGELA HELENE PETSNIK
Application Contact	DAVID WADE PETSNIK
Full Mailing Address	1345 EMO RD., FORT FRANCES, ON P9A 2V6
Telephone	807-275-5090
Email	REVCO@BELLNET.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	RBC of Canada
Contact/Reference	Michelle Elias
Full Mailing Address	P O Box 754, Fort Frances, On P9A 3N1
Telephone	1-800-769-2511
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 the enlargement of the existing multi-residential building by reducing the interior side yard setback of the main building to .60 m. The building currently accommodates three dwelling units. Two of the units are suitable for, and occupied by, single or couple. The third is currently occupied by a larger family. The proposal is to enlarge this dwelling unit to accommodate the family, which will also enhance the multi-residential aspect of the property.  
  
 And Section 3.2(f) to reduce interior side yard setback for an accessory building to .91 m. to permit the relocation of the gazebo so it is not in front of the big window and thus improve the enjoyment of the property.

**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)

The residential building, as it exists accommodates three dwelling units. Two of the units are suitable for, and occupied by, single or a couple. The third is currently occupied by a larger family. The proposal is to enlarge this dwelling unit to accommodate the family, which will also enhance the multi-residential aspect of the property. The existing layout of the unit to be enlarged is such that building a second floor is not feasible so the proposal is to extend the building to the south. This will permit the addition yet maintain the deck, patio doors and windows to remain where they are.

The accessory building (gazebo) is currently located in front of a big window and interfere with the enjoyment of the property. The relocation of it will free the space in front of the window and still remain a sufficient distance from the property line and inside the fence enclosure.

3. When did the current owner acquire the Property? 2009

4. Provide the date of construction for all buildings and structures on the Property.  
1978

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

6. How long has the existing use of the Property continued? May 2009

7. What is the existing use of the abutting properties?
- | North       | South       | East        | West       |
|-------------|-------------|-------------|------------|
| Residential | Residential | Residential | Industrial |

8. Dimensions of the Property:
- | Property Dimensions | Metric        | Imperial    |
|---------------------|---------------|-------------|
| Frontage:           | 18.288        | 60          |
| Depth:              | 160.93        | 528         |
| Area:               | 2943.087 sq m | 31680 sq ft |

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:	159.42 sq m	241.18 sq m
Width:	7.9 m	14.63 m
Length:	20.11 m	27.43 m
# of Storeys:	2	2

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

Front Yard:		
Rear Yard:	129.54 m (approx)	121.92 m (approx)
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	3.048 m	3.048 m
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	7.32 m	.609 m

Accessory Building:	Existing	Proposed
Ground Floor Area:	14.86 sq. m	14.86 m
Width:	3.04 m	3.04 m
Length:	4.8 m	4.8 m
# of Storeys:	1	1
Height:	2.74 m	2.74 m
Distance to Main Building:	.15 m	.15 m

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

Front Yard:	24.38 m +/-	24.38 m +/-
Rear Yard:	115 m +/-	115 m +/-
North <input type="checkbox"/> or East <input checked="" type="checkbox"/> - Side Yard:	1.52 m	.91 m
South <input type="checkbox"/> or West <input checked="" type="checkbox"/> - Side Yard:	13.72 m	14.33 m

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		

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.

N ↑

Emo Road

← 18.28 →

7.94m

3.04m

20.11m

EXISTING Building

STAIRS UP TO DECK  
EXISTING

6.7m  
(22')

PROPOSED ADDITION

14.6m

EXISTING DECK

GATE

EXISTING DECK

9.1m

VACANT LAND  
M2 ZONE

Proposed  
6m

ACCESS TO  
REAR YARD

160m  
(528')



DAVID PETSNIK

Receipt Number: 20409

Tax Number: HST #106984586 RT0001

Date: February 1, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	1	\$0.00	\$309.10	N/A
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$2,109.10	
Taxes:					\$0.00	
Total Receipt:					<u>\$2,109.10</u>	
Cheque:					\$309.10	
Cheque:					\$1,800.00	
Total Amount Received:					<u>\$2,109.10</u>	
Rounding:					\$0.00	
Amount Returned:					<u>\$0.00</u>	

**Notice of Public Record:**

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

**Complete Application:**

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at [tdennis@fortfrances.ca](mailto:tdennis@fortfrances.ca)

**APPLICATION TYPE (check one)**

- ☒ Zoning By-Law Amendment (section 34) ☐ Removal of Holding Provision (section 36)  
☐ Removal of Interim Control By-Law (section 38) ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:	
David Beazley Site 218-98, RR2 Fort Frances, ON P9A 3M3 <a href="mailto:Davidebeazley@gmail.com">Davidebeazley@gmail.com</a> 807 274 9681 807 275 7076	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Fort Frances Surplus Property	
3. The current Official Plan designation of subject land:	Tourism/Commercial
4. Describe how the application conforms to the official plan of the municipality?	
Sections 2.3 and 2.4 of the Official Plan describe maintaining a sustainable Town, accessible community, and safe community. The addition of independent retirement housing is a positive step for the Town increasing the demands for the community by maintaining proper infrastructure upgrades and population density.	
5. The current zoning of the subject land:	Tourism/Commercial
6. The nature and extent of the rezoning requested: Tourism/Commercial to R2	

7. The reason why the rezoning is requested. <b>To enable construction of 6-8 condo units</b>					
8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?					
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, provide information relative to these requirements.					
<b>No minimum or maximum density requirements but maximum principal building may be 12 m and accessory building may be 5 m.</b>					
9. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number:					
<b>Lots 12,13 &amp; 14 Part of Lot 11, Par of Lane (closed by by law 1492) Registered Plan SM-129, Town of Fort Frances, Rainy River</b>					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	53.42m	Depth:	East 65.64m West 71.49m	Area:	3662 sq/m
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					

14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?	
<b>Yes, North Laneway</b>	
15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
16. Existing uses of the subject land:	
<b>Vacant Tourism/Commercial space</b>	
17. Are there any buildings or structures on the subject land: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
19. The proposed uses of the subject land:	
<b>R2 Development</b>	
20. Are any buildings or structures proposed for the subject land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
<b>Please see draft site plan attached to this application.</b>	
22. If known, The design will be consistent with the current: <b>R2 Zoning requirements</b>	
a. the date the subject land was acquired by the current owner:	<b>In process</b>
b. the date existing buildings or structures on the subject land were constructed:	
<b>n/a</b>	

c. the length of time that the existing uses of the subject land have continued:

**75+ YEARS**

23. Water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or by other means:

**Publicly owned and operated piped water system**

24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:

**Public owned and operated piped sewage disposal system**

25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?

A) a servicing options report, Yes ☐ No ☒

B) a hydrogeological report Yes ☐ No ☒

26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:

**West side swale, North, East and south serviced by storm drainage system**

27. If known,

a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes ☐ No ☒

If yes, provide file number and status of the application:

b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes ☐ No ☒

If yes, provide file number and status of the application:

c. has the subject land ever been the subject of a Minister's Zoning Order? Yes ☐ No ☒

If yes, provide Ontario Regulation number of the Order:

28. A sketch showing, in metric units, the following:

- a. the boundaries and dimensions of the subject land.
- b. 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 lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. 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.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

30. Is the subject land within an area of land designated under any provincial plan or plans? Yes ☒ No ☐

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans? Yes ☒ No ☐

CONDO CORPORATION

Receipt Number: 20319

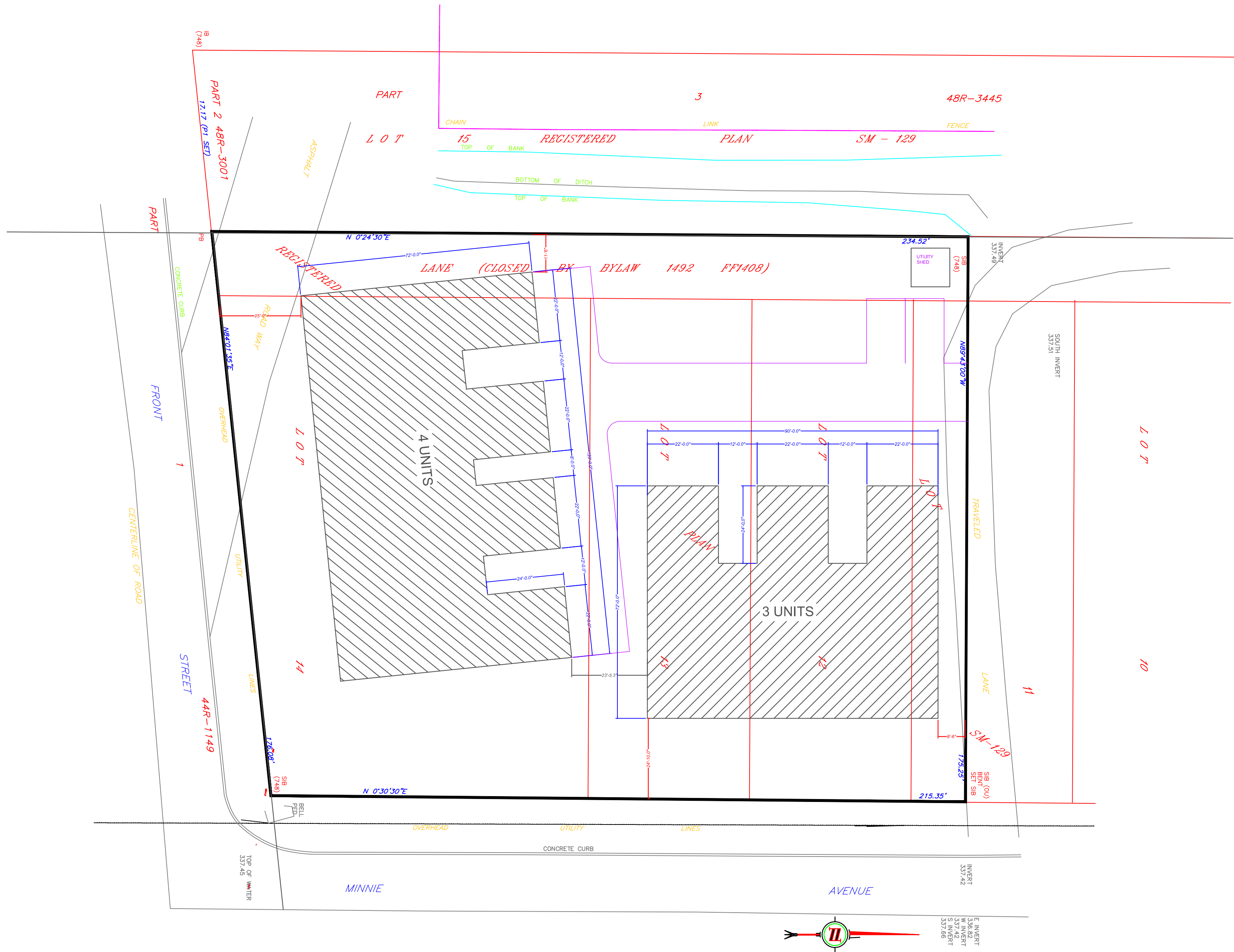
Tax Number: HST #106984586 RT0001

Date: January 31, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$1,800.00	
Taxes:					\$0.00	
Total Receipt:					\$1,800.00	
Cheque:					\$1,800.00	
Total Amount Received:					\$1,800.00	
Rounding:					\$0.00	
Amount Returned:					\$0.00	





General Notes

This plan is copyrighted and all rights are reserved including the right of reproduction in whole or in part except by Country Classic Home Designs written consent. This plan is not to be reproduced by anyone, any method, including blueprinting, photocopying, tracing, photography, redrawing or by any other means.

This plan may not be used by anyone for repeat construction, on sale brochures, advertising, or any other purpose without the written consent of Country Classic Home Designs. This plan may not be knowingly furnished to others for such purposes and in particular

a. The right to building only one structure from the plan you have purchased is granted exclusively to the owner/ building contractor. Unlawful reproduction of this plan absolves Country Classic Home Designs from all responsibility as to the accuracy of the drawings, and we may take suitable legal action against the copier under copyright laws.

b. If any building is constructed from this plan other than the one for which the plan was purchased, we have the right according to copyright laws to recover the value of the building, less the cost of construction.

Deviation from the plan without written consent by Country Classic Home Designs absolves Country Classic Home Designs of all legal responsibility as prescribed by law, including errors and omissions.

COUNTRY CLASSIC HOME DESIGNS

Illegal copy if not in red

BCIN.30584

No.	Revision/Issue	Date

285 Bone Road Fort Frances Ont.  
ph 807-274-6264

Project Name and Address

Scale

As Noted

Sheet



**Notice of Public Record:**

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

**Complete Application:**

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at [tdennis@fortfrances.ca](mailto:tdennis@fortfrances.ca).

**APPLICATION TYPE (check one)**

- ☒ Zoning By-Law Amendment (section 34) ☐ Removal of Holding Provision (section 36)  
☐ Removal of Interim Control By-Law (section 38) ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:	
Dave Petsnick 1345 Emo Rd, Fort Frances, On P9A 2V6 Ph - 807-275-5090 Email - revco@bellnet.ca	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
RBC, 343 Scott Street, Fort Frances, On P9A 1H1	
3. The current Official Plan designation of subject land:	Living Area
4. Describe how the application conforms to the official plan of the municipality?	
The proposal is to convert an existing vacant and underutilized institutional building to accommodate residential use, specifically an apartment dwelling. All forms of residential uses are permitted in the Living Area. The conversion qualifies as residential intensification and is on lands located within serviced area, which is encouraged (section 4.1.1.(d)) and will provide a variety of housing to meet demands (section 4.1.1.(c)).	
5. The current zoning of the subject land:	Institutional
6. The nature and extent of the rezoning requested:	
To change the zoning from Institutional (Place of Worship) to Residential Type Two (R2) and to recognize the location of the existing building as legal with applicable regulations for the intended use.	

7. The reason why the rezoning is requested.					
The property, zoned and previously used as a Place of Worship, is current vacant and unoccupied. The rezoning is requested to permit the conversion of the existing building to accommodate an apartment dwelling, a use that is not permitted by current zoning.					
8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide information relative to these requirements.					
9. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number:					
560 Webster Avenue, Fort Frances, PIN 56019-0380, Parcel 1-1, Section SM127, McIlvaine Township, Town of Fort Frances					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	7.62 m	Depth:	irreg	Area:	367.11 sq m +/-
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?					
municipal road that is maintained all year					

15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
Not Applicable	
16. Existing uses of the subject land:	
Vacant Institutional (Place of Worship)	
17. Are there any buildings or structures on the subject land: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
Single storey wood frame structure approx. 1456 sq. ft. and 20.42 feet in height and setback 33 ft from front lot line, 14.5 ft from rear lot line, 5.25 ft from east lot line and                      ft from west lot line.	
19. The proposed uses of the subject land:	
Multi-Residential	
20. Are any buildings or structures proposed for the subject land? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
22. If known,	
a. the date the subject land was acquired by the current owner:	October 31, 2017
b. the date existing buildings or structures on the subject land were constructed: 1974	
c. the length of time that the existing uses of the subject land have continued:	
Since construction of building	
23. Water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or by other means:	
publicly owned and operated piped water system	
24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:	
publicly owned and operated piped sewage system	

25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?		
a. a servicing options report,	Yes <input type="checkbox"/>	No <input type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:		
Ditch		
27. If known,		
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent:      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide file number and status of the application:		
b. has the subject land ever been the subject of an application under Section 34 of the Act:      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide file number and status of the application:		
c. has the subject land ever been the subject of a Minister's Zoning Order?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If yes, provide Ontario Regulation number of the Order:		
28. A sketch showing, in metric units, the following:		
a. the boundaries and dimensions of the subject land.		
b. 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 lot lines.		
c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application ( <i>for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks</i> ).		
d. The current uses on land that is adjacent to the subject land.		
e. 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.		
f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.		
g. The location and nature of any easement affecting the subject land.		
29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act.      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

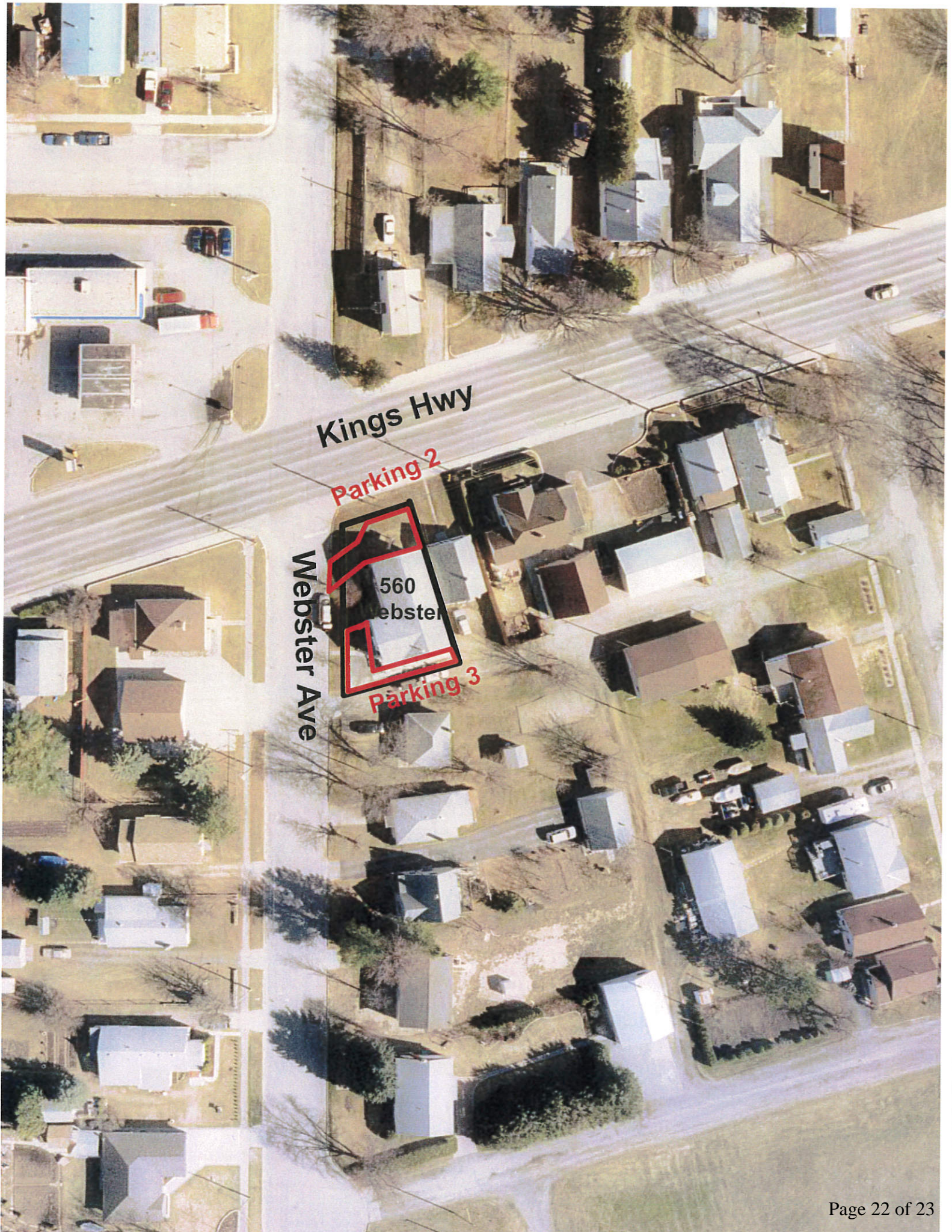
30. Is the subject land within an area of land designated under any provincial plan or plans?

Yes ☐ No ☒

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans?

Yes ☐ No ☐





Kings Hwy

Parking 2

Webster Ave

560 Webster

Parking 3



DAVID PETSNIK

Receipt Number: 20409

Tax Number: HST #106984586 RT0001

Date: February 1, 2018

Initials: KT

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	66	MINOR VARIANCE	1	\$0.00	\$309.10	N/A
General	67	ZONING BY-LAW ADMENDMENT	1	\$0.00	\$1,800.00	N/A
Subtotal:					\$2,109.10	
Taxes:					\$0.00	
Total Receipt:					\$2,109.10	
Cheque:					\$309.10	
Cheque:					\$1,800.00	
Total Amount Received:					\$2,109.10	
Rounding:					\$0.00	
Amount Returned:					\$0.00	