



**City of Kenora**  
**Application for Minor Variance**  
Section 45 of the Planning Act & Ontario  
Regulation 200/96

**Office Use Only**

Date Stamp - Date Received:



File Number:

D13-17-09

Roll Number:

124. 001 - 14500 - 0000

Date Received:

September 25, 2017

Application Fee Paid:

✓

Application Deemed Complete (Date):

**1.0 - REQUIREMENTS/CHECKLIST FOR A COMPLETE APPLICATION:**

Note: If the information below is not received the application cannot be deemed complete.

- ☒ Pre-consultation meeting
- ☒ 1 copy of the completed application form
- ☐ 2 copies of any reports/letters of support etc.
- ☐ Entrance Permit or MTO clearance if fronting a Provincial Highway
- ☐ Sketch as per the requirements of Ontario Regulation 200/96
- ☐ 2 copies of information/reports as indicated on application form
- ☐ The required application fee of \$325.00 as per the schedule of fees By-law
- ☒ Planning Rationale
- ☒ Required studies identified at pre-consultation or any other time (See section 8.10 of the Official Plan for full list of studies)
- ☐ Authorization
- ☐ Electronic version of all required information (i.e. Reports/studies etc.)
- ☐ Ontario Municipal Board (OMB) cost recovery undertaking
- ☒ Proof of Ownership

**2.0 - CONCURRENT APPLICATIONS FILED**

Please check if you have filed any concurrent applications:

- |  |   |
|--|---|
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Plan of Subdivision or Condominium |
| <input type="checkbox"/> Site Plan Application   | <input type="checkbox"/> Other (Please Specify): _____      |
| <input type="checkbox"/> Consent                 | <input type="checkbox"/> Zoning By-law Amendment            |

**3.0 - APPLICANT INFORMATION****SUBJECT PROPERTY INFORMATION**

Civic Address	Street No.: 404	Street Name: MILL ST.	Postal Code: P0X-1C0	Unit Num.:
Registered Plan Number	M-			
Legal Description				
Reference Plan Number	23R-			
Lot No.(s)/Block No.(s)				
Concession Number(s)/PT LOT	PLAN 18 BLK 75N PT LOT 7N PT LOT 8 20 FT ADJ LOT 7 & 8			
Part Numbers(s)				
Tax Roll Number	6016 124-001 14500 0000			

**OWNER/APPLICANT INFORMATION**

Check Appropriate Box:	<input checked="" type="checkbox"/> Person(s) <input type="checkbox"/> Company			
Registered Land Owner	Surname: WILLIAMS	First Name: JUDITH		
Mailing Address Box 393	Street No.: 404	Street Name: MILL ST	Postal Code: P0X-1C0	Unit Num.:
City	KENORA		Province: ON.	
Contact Information	Phone: 807 468-5825	Fax: 468-8009		
Email				
Acquisition Date of Subject Land	NOVEMBER. 09. 2015.			

**AGENT/SOLICITOR INFORMATION**

Company or Firm Name	PRIVATE. - Contractor Info -			
Name	Surname: REYNOLDS	First Name: CARSON. J.		
Mailing Address	Street No.:	Street Name:	Postal Code:	Unit Num.:
City	Kenora.		Province: ON.	
Contact Information	Phone: (807) 407-8442.	Fax:		
Email				

**MORTGAGES, ENCUMBRANCES, HOLDERS OF CHARGES ETC. OF SUBJECT LAND**

Company	BANK OF NOVA SCOTIA			
Contact Person	Surname: BASTONE	First Name: DESSA		
Mailing Address	Street No.: 40	Street Name: MAIN ST.	Postal Code: P9N 1S7	Unit Num.:
Contact Information	Phone: 468-6197 x 4203	Fax: 468-8077.		
Email				

**4.0 - PLEASE LIST THE REPORTS AND/OR STUDIES THAT WILL ACCOMPANY THIS APPLICATION**

TAX NOTICE. 2017.  
 PLAN OF SURVEY FEB. 28/1978  
 STATUTORY DECLARATION -

ABUTTING LANDS REPORT - NOV. 2/15.

**5.0 - LAND USE DESIGNATION**

What is the current Official Plan Designation of the subject property?

RESIDENTIAL - R1

What is the current Zoning By-law designation of the subject land and the uses permitted by that zone?

**6.0 - NATURE AND EXTENT OF RELIEF REQUESTED**

Section of Zoning By-law No.	Zoning Provision	Proposed Provision	Relief Required
3.34.1.	B.) - vii	3.5.ft = 1.067	.08



**7.0 - PLEASE EXPLAIN THE EXTENT OF THE PROPOSED VARIANCE AND WHY IT IS NOT POSSIBLE TO COMPLY WITH ZONING BY-LAW NO. 101-2015 AS AMENDED.**

I Judith Williams request a variance to construct stick frame on post/pad 10x16. shed. Utilizing the pre-existing foundation built in the year of 1911. Proposed site of "shed" within 2 m. of principle. Accessory "off set" 2ft = 0.6096 m. Distance between principle and accessory is 3.5ft = 1.0668m. 1 Foot eaves over hang.  
.08 Relief Required / Minor Variance.

**8.0 - PROPERTY CHARACTERISTICS**

Frontage (metres): 21.76 Depth (metres): 26.21 Area (m<sup>2</sup> or Ha.): 570.33

Existing Use of subject land: RESIDENTIAL

Proposed Use (if applicable): N/A

Length of time that the existing uses have continued? N/A

**Type of Access:**

- ☒ Municipal Maintained Road ☐ Seasonally Maintained Municipal Road ☐ Provincial Highway  
☐ Private Road or Laneway ☐ Water ☐ Other Public Road

\* If access is by water only please describe the parking and docking facilities to be used and the approximate distance of these facilities from the land and the nearest public road:

\*If access is by private road, or other public road, please state who owns the land or road, and who is responsible for its maintenance and whether it is maintained seasonally or all year. Please attach a copy of the registered easement/agreement if available

**Water Supply:**

- ☒ Municipal Water ☐ Private Well ☐ Communal Well  
☐ Lake ☐ Other: \_\_\_\_\_

**Sewage:**

- ☒ Municipal Sewer ☐ Private Septic System/Field ☐ Communal Septic System/Field

☐ Privy

☐ Other: \_\_\_\_\_

**Site Drainage:**

☒ Storm Sewers

☐ Swales

☐ Ditches

☐ Other

**9.0 - SKETCH**

A sketch or site plan, preferably prepared to scale by a professional shall be submitted as part of each application. The sketch or site plan must clearly demonstrate:

- i. The boundaries and dimensions of the subject land.
- ii. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- iii. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. the location and nature of any easement affecting the subject land.

All necessary information must be contained on one single sketch or site plan.

Applications and plans will be accepted in Metric only (1 foot = 0.3048 metres, 1 acre = 0.4046 hectares). The maximum size for the accompanying sketch/site plan shall be 11"x 17". If there is information provided on larger sizes, at least one copy shall be provided on the 11"x 17" format. Elevation drawings shall also be provided if applicable.

A copy of the most recent available survey of the subject property completed by a registered Ontario Land Surveyor (OLS) should also accompany the application.

$$TA = 607.62 \text{ m.}$$

**10.0 - BUILDINGS/STRUCTURES ON SUBJECT PROPERTY\*** Dimensions must match those indicated on the required sketch

**Existing Structures:**

	Principle	Accessory	Accessory	Parking
Ground Floor Area	5.64 x 9.91			
Total Gross Floor Area	55.89			
Number of Storeys	1			
Length	9.91			
Width	5.64			
Height	5.49			
Front Yard Setback	18.29			
Rear Yard Setback	16.92			
Side Yard Setback	Nside 7.7			
Side Yard Setback	Sside 2.31			
Date Constructed	1911			
Lot Coverage (%)	9.2%			
Floor Area Ratio				

**Proposed Structures:**

	Principle	Accessory	Accessory	Parking
Ground Floor Area		14.88m		
Total Gross Floor Area		14.88m		
Number of Storeys		1		
Length		4.88m		
Width		3.05m		
Height		3.24m		
Front Yard Setback		6.1m		
Rear Yard Setback		22.8m		
Side Yard Setback		5-1.21m		
Side Yard Setback		N- 15.21m		
Date Constructed		1911	Existing FOUNDATION	Existing Pad.
Lot Coverage (%)		0.02		
Floor Area Ratio				

\*Please place an asterisk next to any existing buildings that will be removed as part of the application.

\*Please indicate whether the side yards are interior or exterior.

**Other Services (Check box if the service is available):**

☐ Electricity
 ☐ School Buses
 ☐ Garbage Collection

Total Coverage  
9.4%



**11.0 - EASEMENTS**

Are there any easements or restrictive covenants affecting the subject lands?

☐

YES

☒

NO

If Yes, please describe each easement and/or covenant and its effect:

Reference Plan Number	Instrument Number	Purpose of Easement and/or Covenant (e.g. hydro, utility, sewer, etc.)

**12.0 - OTHER APPLICATIONS UNDER THE PLANNING ACT**

Has the subject land ever been the subject of an application for approval of any of the following?

	Draft Plan of Subdivision	File No.:	Status:
	Condominium Description	File No.:	Status:
	Official Plan Amendment	File No.:	Status:
	Zoning By-law Amendment	File No.:	Status:
	Minister's Zoning Amendment	File No.:	Status:
	Site Plan Application	File No.:	Status:
	Consent	File No.:	Status:
	Minor Variance	File No.:	Status:
	Part Lot Control	File No.:	Status:
	Other (Please Specify)	File No.:	Status:

**13.0 - IS THE EFFECT OF THE PROPOSED VARIANCE CONSISTENT WITH POLICY STATEMENTS ISSUED UNDER SUBSECTION 3(1) OF THE PLANNING ACT?**

Please state how this application is consistent with the 2014 Provincial Policy Statement (PPS).

*No existon of municipal services  
This is an accessory structure*

**14.0 - ADDITIONAL INFORMATION**

Please provide any additional information that you feel would be beneficial to the application:

*Existing building was unsafe / Tree too previous owner fell & damaged roof  
bultin. 1911. Tree stump grew & lifted building off it's plate / rotten material.  
Virgin soil held with existing above ground foundation since 1911.  
Ground disturbance will allow MILL ST. become possible erosion.  
\* Sewer catch basin erosion\* City Hwy/Roads aware.*

**15.0 - DIRECTIONS**

Please provide directions to the subject property: *First house on the right of the corner  
of Superior St / MILL ST.  
House # 404.*

#### 16.0 - AUTHORIZED AGENT/SOLICITOR

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

I/We \_\_\_\_\_, am/are the owner(s) of the land that is subject of this application for a minor variance and I/We hereby authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of owner(s)

#### 17.0 - SWORN DECLARATION OR AFFIDAVIT

I, Judith Williams of the September 25 2017 in the province of ONTARIO, make oath and say (or solemnly declare) that the information required under Ontario Regulation 200/96, and provided in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Kenora in the Province of Ontario this 25 day of September in the year 2017

Melissa Gail Shaw,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of the City of Kenora.  
Expires October 24, 2019

  
\_\_\_\_\_  
Commissioner of Oaths

J. Williams  
\_\_\_\_\_  
Applicants(s)

#### 18.0 - PRIVACY CONSENT/FREEDOM OF INFORMATION DECLARATION

Consent of Owner(s) to the use and disclosure of personal information and to allow site visits to be conducted by City Staff, members of the Planning Advisory Committee or Council members.

I/We, Judith Williams being the registered owner(s) of the lands subject of this application, and for the purpose of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act (R.S.O. 1990 as amended) for the purposes of processing this application.

I/We also authorize and consent to representatives from the City of Kenora and the persons and public bodies conferred with under the Planning Act (R.S.O. as amended) entering upon the subject lands of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of the application.

J Williams  
\_\_\_\_\_  
\_\_\_\_\_

Owner(s) Signature

PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2295.



## STATUTORY DECLARATION

**IN THE MATTER OF** the title to:  
PIN 42154-0124 being N 50 FT LT 7-8 BLK 75 PL 18; S  
20 FT SUPERIOR ST P 18 LYING S OF BLK 66 & N  
OF LT 7&8 BLK 75 CLOSED BY KEE1086, City of  
Kenora, District of Kenora.  
Municipally known as 404 MILL STREET, Kenora,  
Ontario P0X 1C0.

**AND IN THE MATTER OF** the sale thereof from  
Carson John Reynolds to Judith Anne Williams.

I, JUDITH ANNE WILLIAMS, **SOLEMNLY DECLARE** that:

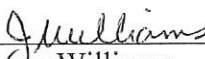
1. The undersigned is, not now, and will not be on the day of closing a non-resident of Canada within the meaning of Section 116 of the Income Tax Act of Canada;
2. To the best of the Purchaser(s) knowledge the attached copy of the survey/R-Plan of the Property dated February 28, 1978, prepared by , accurately shows all buildings, fences and other structures as currently located on the Property in relation to the boundaries of the Property save and except:

And I make this solemn declaration conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath.

DECLARED before me at the  
in the Province of Ontario this  
day of November, 2015.

9<sup>th</sup>

)  
)  
)  
)  
)

  
Judith Anne Williams

  
A NOTARY PUBLIC IN AND FOR  
THE PROVINCE OF ONTARIO.

MILL ST. 42154-0155

Pin: 42154-0123

Pin: 42154-0124

2.3m

0.35

0.8m

Existing  
Cement Pad  
1.8m

WIRE FENCE

UNDER GROUND OPEN DRAIN

WIRE FENCE

30.2m

20.12m

OUTLET X

□ Sewer Cat. Basin.  
--- Existing Concrete.

1 sq = 1m

N

File copy 7

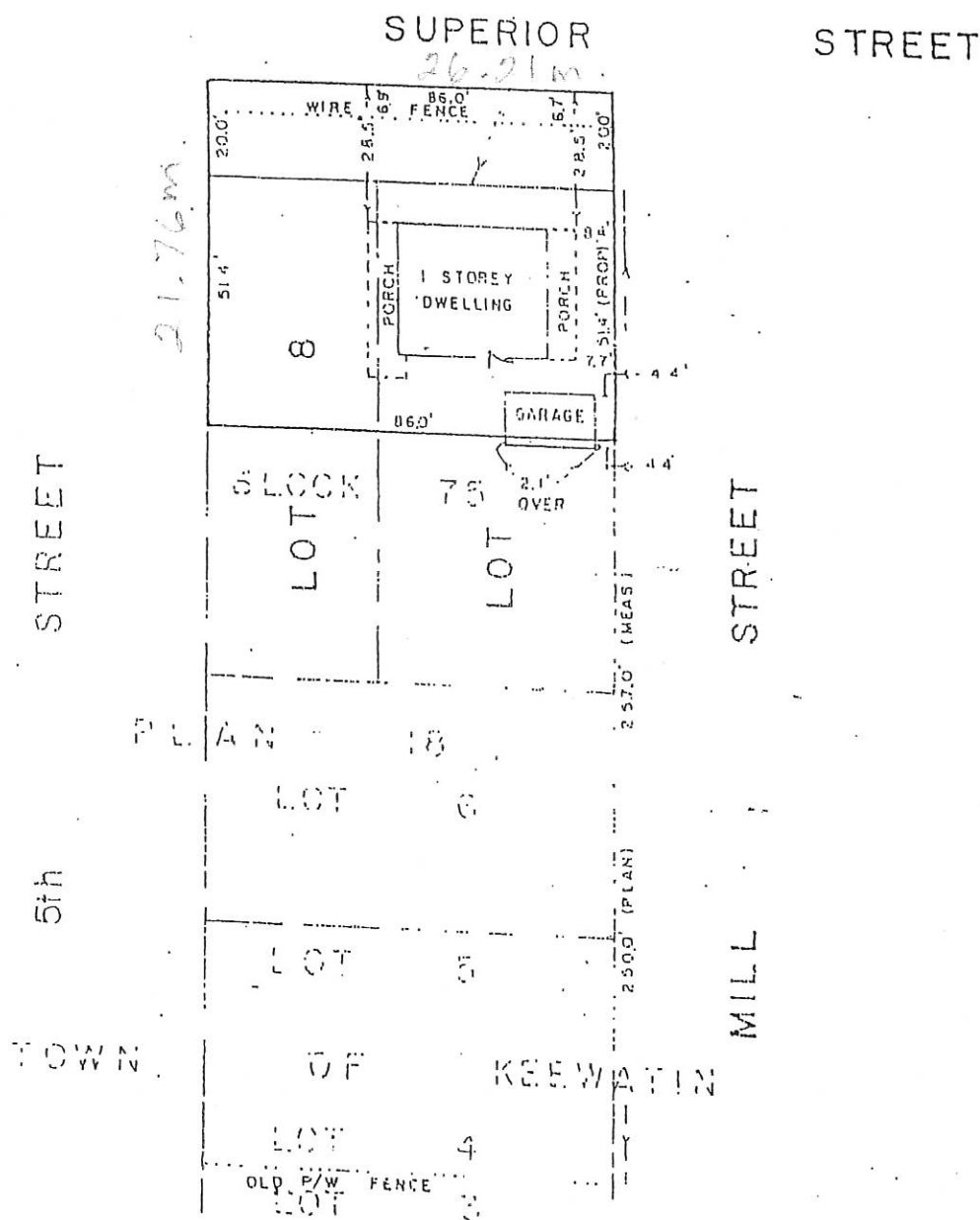
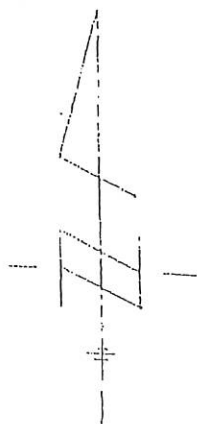
PLAN OF SURVEY OF  
NORTH HALF of LOTS 7 & 8 AND 20' of  
SUPERIOR ST. NORTH of LOTS 7 & 8  
BLOCK 75, PLAN 18

TOWN of KEEWATIN  
DISTRICT of KENORA

SCALE: 1 INCH = 40 FEET

ROSS H. BALMER O.L.S.

- 1978 -



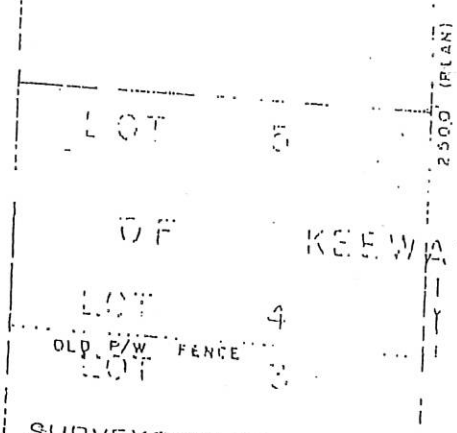
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the land included in north half of Lots 7 & 8 and 20' of Superior St. north of Lots 7 & 8, and I have made all reasonable investigation to ascertain that the title is as shown on this plan.



TOWN

5th



MILL

KEEWATIN

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the land included in north half of Lots 7 & 8 and 20' of Superior St. north of Lots 7 & 8 and I have made all reasonable investigation to ascertain that the buildings as they existed on February 21, 1978 are accurately and correctly shown hereon.

R. S. Kirkup & Son Limited  
Surveyors & Engineers  
116 Second St. S.  
Kenora, Ont.

*Ross H. Bolmer*  
Ross H. Bolmer  
Ontario Land Surveyor

February 28, 1978

File: K-78-9

## **ABUTTING LANDS REPORT**

**DATE:** Nov. 2/15  
**CLIENT:** Terence Douglas Law Office

### **SUBJECT PROPERTY:**

Pin: 42154-0124

Reg. Owner: Carson John Reynolds  
Transfer KN42798 reg. 30/Sept/11  
Planning Act Stmts – copy attached

### **ABUTTING LANDS:**

1) Pin: 42154-0112

Reg. Owner: The Kenora Board of Education;  
The Board of Public School Trustees of the Town of Keewatin;  
The Board of Education of the Town of Keewatin;  
Board of Public School Trustees of the Town of Keewatin;  
The Board of Public School Trustees of the Corporation of the  
Town of Keewatin  
Numerous Transfers as per pin attached.

2) Pin: 42154-0123

Reg. Owner: Darlene Irene Leonard  
Transfer KN9093 reg. 15/Jan/07

3) Pin: 42154-0155

Reg. Owner: The Corporation of the City of Kenora  
beneficial owner



0145

23R3654

23R10231

0112

TRACT OF LAND WITHIN TOWNSHIP 9  
RANGE 22 E OF THE PRINCIPAL MERIDIAN  
REG PLAN 18  
23R7902

1A.5  
BLOCK 66  
1A.10.10  
BLOCK 67  
5TH STREET (CLOSED)  
MILL STREET (CLOSED)  
SUPERIOR STREET (CLOSED)  
REG PLAN 18

42154

0124  
7.8 BLOCK 75  
SUPERIOR ST  
(CLOSED)  
REG PLAN 18  
0123  
BLOCK 75  
DEC 20/14/17

0122

0121

0120

BLOCK 76  
REG PLAN 18

0155

REG PLAN 18  
BLOCK 74

REG PLAN 18  
BLOCK 74

SUPERIOR STREET  
0142

0130

7.1.12

0129

0128

BLOCK 75  
REG PLAN 18

0127

7.1.11

0126

5.5.13.16

0001

REG PLAN 18  
BLOCK 75

0003

42158

0004

0008

23R3655

0006

0007

23R8344

0120

6TH STREET

0114

42159

0110

0111

REG PLAN 18  
BLOCK 69

0029

0015

0109

0113

0113 0114 0115 0116 0117



September 25 / 2017.

I Judith Williams have a planning rationale in ~~the~~ case review of the application.

First and for most was safety. The pre-existing building was hit by a falling tree damage to the roof. This incident occurred prior to my purchase of property. The remaining stump located to Darlene Leonard. (neighbor) grew eventually in & upwards on the north side outside wall. This vegetation grew and eventually lifted the wall plate off the foundation.

The proposed accessory building is to be built on the pre-existing foundation to add property value, curb appeal and to have a outside building to be used as a "Shed." No plumbing will be in this building, it will be insulated and drywalled finished. Lights and smoke detector will be installed.

This space will be built in a finished style of a historic gear. Red Roses Flour Mill. Lumber and distressed lumber will be re-cycled to give the building a industrial historic image.

Thank you  
Jude.