

Office Use Only

Date Stamp - Date Received:



File Number: D13-17-11
Roll Number: 140.001.11000.0000
Date Received: NOV. 28, 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:

Official Plan Amendment

Plan of Subdivision or Condominium

Site Plan Application

Other (Please Specify): _____

☒ Consent

Zoning By-law Amendment

3.0 - APPLICANT INFORMATION**SUBJECT PROPERTY INFORMATION**

| | | | | |
|-----------------------------|--|--------------|--------------|------------|
| Civic Address | Street No.: | Street Name: | Postal Code: | Unit Num.: |
| Registered Plan Number | M- Con 7J Lot 4 pcd 26676 less pt 1 D-78 less pt 8 23R/517 | | | |
| Legal Description | pts 1&2 23R-7019 pt 1 23R-9116 pt 1&2 | | | |
| Reference Plan Number | 23R- See above | | | |
| Lot No.(s)/Block No.(s) | 4 | | | |
| Concession Number(s)/PT LOT | 7 | | | |
| Part Numbers(s) | | | | |
| Tax Roll Number | 6016 140-001-110000-0000 | | | |

OWNER/APPLICANT INFORMATION

| | | | | |
|----------------------------------|---------------------|--------------------------|----------------------|------------|
| Check Appropriate Box: | Person(s) | | Company | |
| Registered Land Owner | Surname: Moncrief | | First Name: Margaret | |
| Mailing Address | Street No.: 101 | Street Name: Redditt rd. | Postal Code: P9N 0C9 | Unit Num.: |
| City | Kenora | | Province: On | |
| Contact Information | Phone: 807 548 1605 | | Fax: | |
| Email | | | | |
| Acquisition Date of Subject Land | 29/07/1968 | | | |

AGENT/SOLICITOR INFORMATION

| | | | | |
|----------------------|---------------------|-------------------------|---------------------|------------|
| Company or Firm Name | | | | |
| Name | Surname: Moncrief | | First Name: Gerry | |
| Mailing Address | Street No.: 108 | Street Name: Ottawa st. | Postal Code: P0X1C0 | Unit Num.: |
| City | Kenora | | Province: On | |
| Contact Information | Phone: 807 467 1110 | | Fax: | |
| Email | | | | |

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

| | | | | |
|---------------------|-------------|--------------|--------------|------------|
| Company | | | | |
| Contact Person | Surname: | | First Name: | |
| Mailing Address | Street No.: | Street Name: | Postal Code: | Unit Num.: |
| Contact Information | Phone: | | Fax: | |
| Email | | | | |

4.0 - PLEASE LIST THE REPORTS AND/OR STUDIES THAT WILL ACCOMPANY THIS APPLICATION**5.0 - LAND USE DESIGNATION (Please see www.kenora.ca/planning_for_schedules/maps)**

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

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 |
|------------------------------|------------------|--------------------|-----------------|
| 4.12.3(a) | 90m frontage | 30m frontage | 60m frontage |
| | | | |
| | | | |

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.

This application shall be heard concurrently with an application for the creation of a single lot. The new lot will not be used for commercial use but rather for agricultural and recreational purposes. Increasing the frontage to 90 meters would have the new lot encroaching on the existing residence and negatively impact the existing use of the retained property which is cattle pasture.

8.0 - PROPERTY CHARACTERISTICS

Frontage (metres): 546 Depth (metres): 650 Area (m² or Ha.): 48

Existing Use of subject land: Residential with hobby farm grazing land

Proposed Use (if applicable): Agricultural

Length of time that the existing uses have continued? 40 years

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

Access by Provincial Highway

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.

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 | | | | |
| Total Gross Floor Area | | | | |
| Number of Storeys | | | | |
| Length | | | | |
| Width | | | | |
| Height | | | | |
| Front Yard Setback | | | | |
| Rear Yard Setback | | | | |
| Side Yard Setback | | | | |
| Side Yard Setback | | | | |
| Date Constructed | | | | |
| Lot Coverage (%) | | | | |
| Floor Area Ratio | | | | |

Proposed Structures:

| | Principle | Accessory | Accessory | Parking |
|------------------------|-----------|-----------|-----------|---------|
| Ground Floor Area | | | | |
| Total Gross Floor Area | | | | |
| Number of Storeys | | | | |
| Length | | | | |
| Width | | | | |
| Height | | | | |
| Front Yard Setback | | | | |
| Rear Yard Setback | | | | |
| Side Yard Setback | | | | |
| Side Yard Setback | | | | |
| Date Constructed | | | | |
| Lot Coverage (%) | | | | |
| 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

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.: New | Status: Concurrent |
| | 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).
See Concurrent Consent Application

14.0 - ADDITIONAL INFORMATION

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

15.0 - DIRECTIONS

Please provide directions to the subject property:
Approximately .75km north of 17A on east side of Redditt road

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 *Gregory H. Gaudet* 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.

Nov 27, 2017

Date

Gregory H. Gaudet

Signature of owner(s)

17.0 - SWORN DECLARATION OR AFFIDAVIT

I, *GERAY MONCRIEF* of the *CITY OF KENORA* 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 *28* day of *Nov* in the year *2017*

[Signature]

Commissioner of Oaths

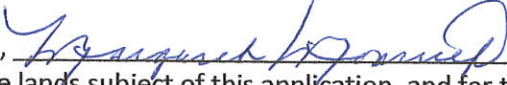
[Signature]

Applicants(s)

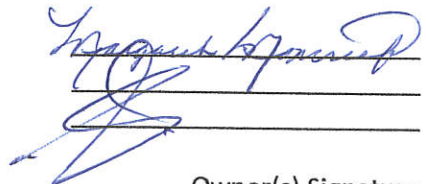
Melissa Gail Shaw,
a Commissioner, etc., Province of Ontario,
for the Corporation of the City of Kenora.
Expires October 24, 2019

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,  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.



Owner(s) Signature

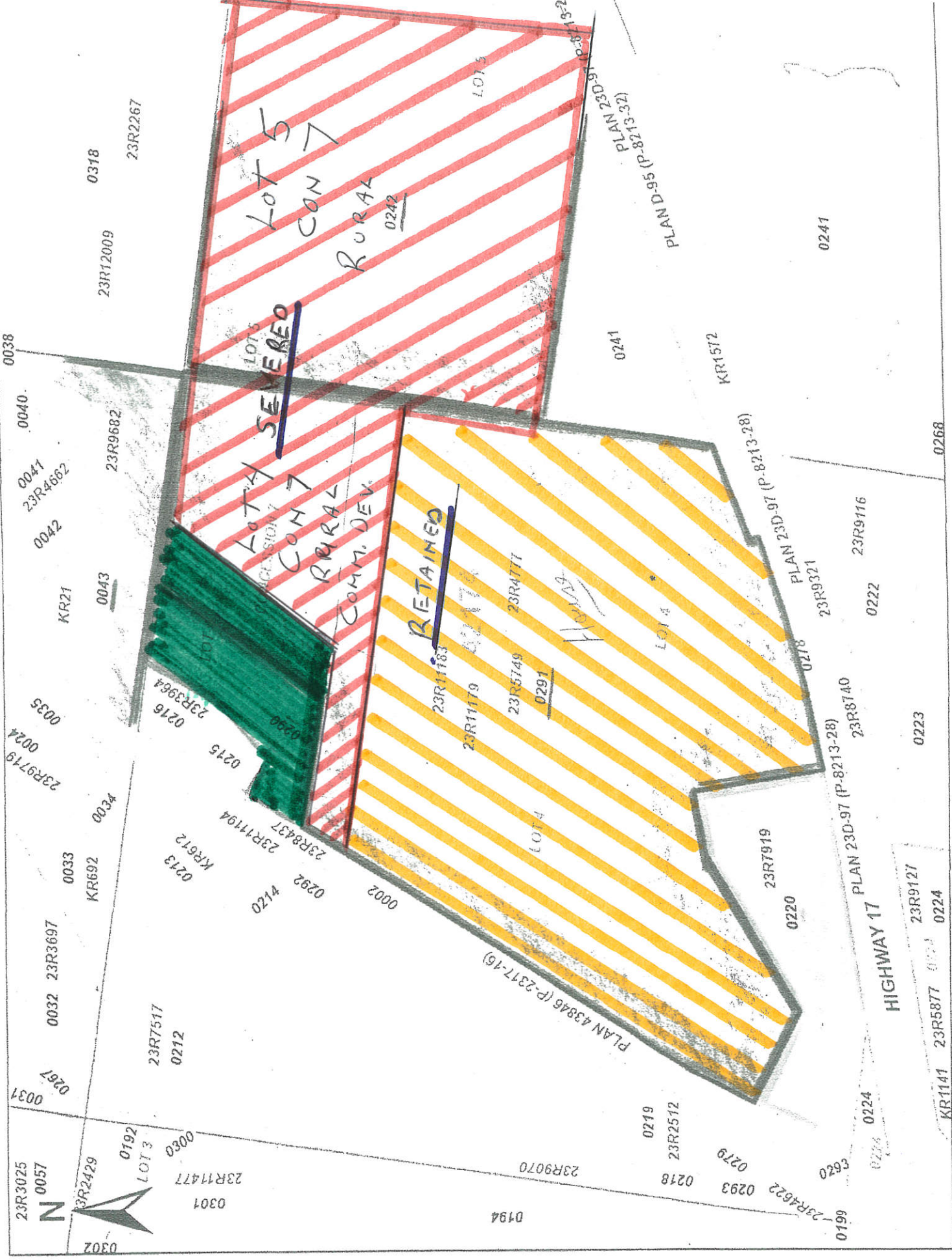
PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY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

City of Kenora - Image and Ownership

DISTANCES ARE APPROXIMATE



City of Kenora Limits, Image and Ownership



Lot 5
CON 7

RURAL

LOT 4
SEVERED

LOT 4
CON 7
RURAL
COMM. DEV.

RETAINED

PLAN 23D-95 (P-8213-32)
PLAN 23D-95 (P-8213-28)

PLAN 23D-97 (P-8213-28)

PLAN 43846 (P-2317-16)

HIGHWAY 17

Planning Rationale for Consent. Lot Creation

The subject property was originally part of a farmstead used for dairy and beef cattle and later on as a hobby farm. It was naturally separated from the residential acreage of the farmland by the Redditt road and was subsequently severed and developed into a residential property. The property is approximately 48ha in size and due to various past developments such as the construction of the Kenora by-pass, the location of the Redditt road and several severances, the property is very irregular in shape.

The subject property is zoned Rural with the western portion having a Commercial Development designation in the OP.

The 16ha parcel of land, Lot 5 Concession 7, which constitutes the majority of land making up lot 1, does not have a Commercial Development designation and is landlocked from any public roadway.

All properties adjacent to the new lot are residential in use and the newly created lot would have no measurable impact on adjacent properties, highways, utilities or the environment.

The proposed frontage on the Redditt road will be 30m which meets MTO requirements per discussions with local MTO manager Jeff Rose. Written comments including frontage and entrance separation requirements from MTO will be forwarded after receipt of the notification from City of Kenora.

The present use of the proposed new lot is agricultural grazing land and the purpose of creating the new lot is for property and estate planning and to provide a family member with property for agriculture and recreational use. The subject properties existing use is a single, large acreage residence. Regardless of the Commercial Designation, it is most likely that the retained property will continue to be used for residential purposes.

The creation of a new lot would allow the 16ha non-designated rural parcel that is now landlocked to be road and utility accessible and the creation of a new lot will clean up some of the irregular configuration of the existing property.

As the subject property has a portion of it designated as Commercial Development, a Minor Variance will be required to reduce the minimum frontage requirement. An application for a Minor Variance is submitted and shall be heard concurrently with this Consent application. The Commercial Development designated portion, which includes all property fronting the Redditt road, requires 90m frontage per 4.12.3.(a). 90m frontage is not practical in this circumstance as the newly created lot would then encroach on the existing residence, is not necessary for the planned uses of the new lot and the it would negatively impact the size of the existing cattle grazing land.

The application conforms to the PPS per section 1.1.5.

1.1.5.3 Development that is compatible with rural landscape and can be sustained by rural service levels should be promoted.

1.1.5. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 Agricultural uses, agricultural- related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

The applications is consistent with the city by-laws as rural zoning allows for the development of farm produce as well as recreational and other compatible uses.