

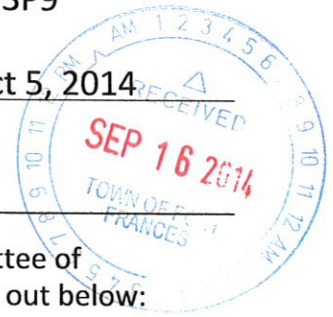
Date of Decision: Sept 15, 2014

Last Day for Appeal: Oct 5, 2014

NOTICE OF DECISION

pursuant to Section 45(10) of the Planning Act

TAKE NOTICE THAT at its meeting held September 15, 2014, the Fort Frances Committee of Adjustment considered and made decisions on the minor variance applications as set out below:



File #	Property	Variance from Zoning By-Law #13/14	Decision
A10/2014	902 Crowe Ave	- section 3.2(i) to increase the maximum height of an accessory building in a residential zone from 4.5 metres to 5.3 metres to permit the construction of an accessory building with 12 foot walls	Approved with conditions

A certified copy of the Decisions on the above applications are attached and provides the reasons for the decision made and includes conditions, if any, imposed.

FURTHER TAKE NOTICE THAT decisions made and/or conditions imposed by the Committee of Adjustment may be appealed to the Ontario Municipal Board. The Planning Act, at Section 45(12) to 45(14) provides that a decision of the Committee becomes final and binding unless an appeal is filed within twenty (20) days of the making of the decision. Additional information can be obtained by contacting the Office of the Municipal Planner or accessing the government website at www.omb.gov.on.ca.

The last day for appealing this decision is noted above. To appeal the decision and/or conditions to the Ontario Municipal Board, send a letter outlining the reasons for the appeal together with the appeal fee of \$125.00 for each application appealed, payable by cheque payable to the Ontario Minister of Finance to:

Town of Fort Frances
320 Portage Avenue
Fort Frances, On
P9A 3P9

If this application was submitted in contemplation of construction and you wish to obtain a building permit prior to the expiration of the appeal period, please contact the writer for additional information.

You will be advised in writing if an appeal has been filed.

Dated this 16th of September 2014.



N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner/Committee Secretary-Treasurer
Telephone: (807) 274-5323 (ex. 275)

TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

COMMITTEE OF ADJUSTMENT DECISION

File No.

A 10/2014

Subject Property	Decision Rendered	Zoning Code	Property Roll No.
902 Crowe Avenue	September 15, 2014	R1	030-003-065-00

IN THE MATTER OF Section 45 of The Planning Act for Minor Variance from the Zoning By-Law #3/14, and an application for ☒ minor variance to or ☐ special permission

This is an application for relief from:

1. section 3.2.(i) to permit the construction of an accessory building a maximum height of 5.3 metres where 5 metres is permitted.

DECISION: The Application is ☐ Denied or ☒ Approved

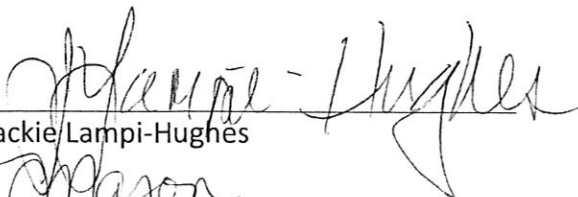
Subject to the following Conditions:

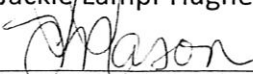
1. That on or before the expiration of the appeal period when the decision on this application becomes final, the rescheduling fee of \$288.85 as provided for in the User Fee By-Law be paid;
2. That on or before the expiration of the appeal period when the decision on this application becomes final, all outstanding tax arrears for the subject property be paid in full as required by the Tax Administrator; and
3. That the building shown as "garage concrete footing" be demolished and removed from site no later than 30 days from notification from the building department that the proposed structure is sufficiently completed that it can be used for its intended purpose.

attached ☐

Reasons for Committee's Decision:

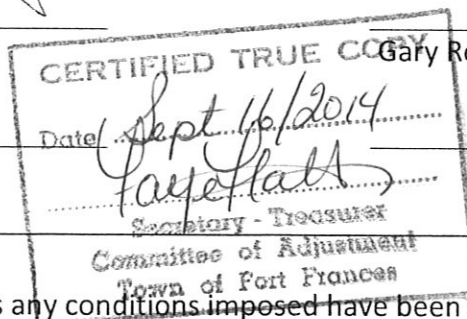
1. There were no objections to the requested variance nor the proposed construction.
2. No adverse affects have been identified nor any anticipated for either the subject land nor adjacent lands as a result of the approval of the requested variance nor of the proposed construction.


Jackie Lampi-Hughes


Cindy Mason


Irene Laing

Alan Zucchiatti



Gary Rogozinski

NOTES TO APPLICANT:

1. A variance is not valid unless any conditions imposed have been satisfied.