



Date of Decision: October 22, 2014

Last Day for Appeal: Nov. 12, 2014

NOTICE OF DECISION

pursuant to Section 45(10) of the Planning Act

TAKE NOTICE THAT at its meeting held October 22, 2014, the Fort Frances Committee of Adjustment considered and made decisions on the minor variance applications as set out below:

Application	Property	Application Purpose	Decision
B1/2014	1645 Col. Rd. W.	- Consent to create a new lot in an R1 zone with approximately 25.5 metres frontage and an average depth of 43.41 metres.	Deferred
B2/2014	1653 Col. Rd. W.	- Consent to create a new lot in an R1 zone with approximately 25.5 metres frontage and an average depth of 46.25 metres	Deferred
A13/2014	1127 First St. E.	- Minor Variance from section 3.2(g) of Zoning by-Law #3/14 to reduce the distance an accessory building can be from a main building from 2 metres as required by section 3.2(g) of Zoning By-Law 3/14 to 0.712 metres to accommodate a deck constructed without benefit of a permit.	Deferred
A14/2014	642 2 nd St. W.	- Minor Variance from section 4.4.2. of Zoning by-Law #3/14 to reduce the front yard setback from 7.5 metres to 5.2 metres to enable the construction of a carport and covered walkway over front entrance of existing residential dwelling.	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 23rd of October 2014.



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