

Date of Decision: August 18, 2014

Last Day for Appeal: Sept. 8, 2014

NOTICE OF DECISION

pursuant to Section 45(10) of the Planning Act

TAKE NOTICE THAT at its meeting held August 18, 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
A9/2014	604 Church St.	- section 3.2(f) to reduce interior side yard (west) setback from 1.5 metres to 0.76 metres to permit the construction of an accessory building as applied for with an 18" eave.	Approved
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	Deferred (applicant not present)
A11/2014	618 Nelson St	- section 3.2(f) to reduce interior side yard setbacks (both sides) from 1.5 metres to 1.216 metres to permit the construction of an accessory building	Approved
A12/2014	352 Church St.	- section 3.16 to enlarge a non-conforming residential use in an existing structure where the use has ceased for more than one year but is similar to the uses existing in this structure	Approved

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 19th of August 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 9/2014

Subject Property	Decision Rendered	Zoning Code	Property Roll No.
604 Church St.	August 18, 2014	R2	030-001-061-00

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:

- section 3.2.(f) to permit the construction of an accessory building 0.76 m. from side yard where 1.5 m. is required. *as applied for with 18" eave.*

DECISION: The Application is ☐ Denied or ☒ Approved

Subject to the following Conditions:

- That the property owner applies for a building permit within one year from the date of this decision and failing that, the application is considered null and void.

2. That existing bldg be removed upon completion of new.

attached ☐

Reasons for Committee's Decision:

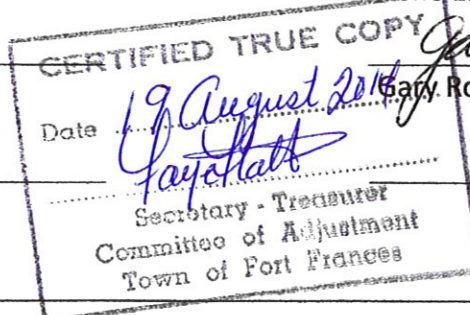
- There were no objections to the requested variances nor the proposed construction.
- No adverse affects have been identified nor any anticipated for either the subject land nor adjacent lands as a result of the approval of the requested variances nor of the proposed construction.

Jackie Lampi-Hughes

Irene Laing

C. Mason
Cindy Mason

Alan Zucchiatti
Alan Zucchiatti



Gary Rogozinski
Gary Rogozinski

NOTES TO APPLICANT:

- A variance is not valid unless any conditions imposed have been satisfied.
- Ontario Building Code (spatial separation) does not permit windows in the west wall of proposed building.

TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

COMMITTEE OF ADJUSTMENT DECISION

File No.

A 11/2014

Subject Property	Decision Rendered	Zoning Code	Property Roll No.
618 Nelson Street	August 18, 2014	R2	030-001-021-00

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.(f) to permit an accessory building to be located a distance of 1.219 metres from interior property line where 1.5 metres is required, *for both sides.*

DECISION: The Application is ☐ Denied or ☒ Approved

Subject to the following Conditions:

1. That the property owner applies for a building permit within one year from the date of this decision and failing that, the application is considered null and void.
- ~~2.~~ That as required by the Tax Administrator, all outstanding tax arrears be paid in full prior to the issuance of a building permit.
- ~~3.~~ That as required by the Utilities Clerk, all outstanding sewer/water bill accounts be paid before a building permit is issued.
- 4. Replacement bldg to comply with standards at time of replacement* attached ☐

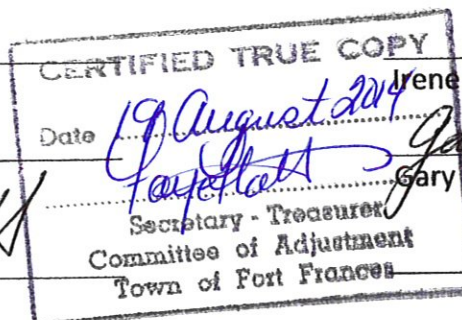
Reasons for Committee's Decision:

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

Alan Zucchiatti



NOTES TO APPLICANT:

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

TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

COMMITTEE OF ADJUSTMENT DECISION

File No.

A 12/2014

Subject Property 352 Church Street	Decision Rendered August 18, 2014	Zoning Code C2	Property Roll No. 020-002-004-00
IN THE MATTER OF Section 45 of The Planning Act for Minor Variance from the Zoning By-Law #3/14, and an application for <input type="checkbox"/> minor variance from or <input checked="" type="checkbox"/> special permission to			
1. enlarge a non-conforming and permit residential use in an existing structure where the use has ceased for more than one year as per section 3.16.			

DECISION: The Application is <input type="checkbox"/> Denied or <input checked="" type="checkbox"/> Approved
Subject to the following Conditions: <i>That prior to the expiration of the appeal period, written confirmation from the Fort Frances Fire & Rescue be obtained as evidence that the Inspection Cert. attached <input type="checkbox"/> dated June 1 2009 is in good standing.</i>
Reasons for Committee's Decision: 1. There were no objections to the request. 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 request.

Jackie Lampi-Hughes

C. Mason
Cindy Mason

Alan Zucchiatti
Alan Zucchiatti

Irene Laing

Gary Rogozinski
Gary Rogozinski

NOTES TO APPLICANT:

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

