

Date: September 17, 2018

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: 1525 Colonization Road Consent for new residential lot

On July 31, 2018 the Committee of Adjustment, which has been given consent authority by Council, met to discuss the possible severance of 1525 Colonization Road West to create a new lot to the west of it allowing for more residential development. Dave and Angela Petsnick are the owners of property.

The Planning and Development department received decision from the Committee of Adjustment approving the severance and lot creation at 1525 Colonization Road west with conditions imposed. The department will work with Dave and Angela Petsnick to ensure conditions are met within the one-year time frame. Conditions include:

1. That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon or a Letter of Exemption from the Land Registrar or proper legal description endorsed by evidence of approval of the Land Registrar.
2. That the Municipal Planner be provided with the legal description of the severed property for the issuance of the Certificate of Official
3. To obtain approval from the Operations and Facilities division of the Town of Fort Frances on an approved plan for municipal sewer and water connection
4. To obtain approval from the Operations and Facilities division of the Town of Fort Frances to have a separate driveway installed on the property as well as the existing property known as 1525 Colonization Road.
5. For park land fees of 5% of the value of the newly created lot on Colonization Road West to be collected and paid to the Town of Fort Frances as per Ontario Planning Act.

No appeals were submitted, and all documentation has been filed. If conditions are met within the one-year time frame, a Certificate of Official will be given by the Municipal Planner at that time.

Respectfully submitted,

Originally Signed By,

Tyson Dennis, Chief Building Official / Municipal Planner.