

Date of Decision: June 26, 2019

Last Day for Appeal: July 16, 2019

NOTICE OF DECISION

pursuant to Section 45(10) of the Planning Act

Notice was given and a public meeting was held Wednesday June 26, 2019 of the Fort Frances Committee of Adjustment. The Committee considered and made decisions on the minor variance applications as set out below:

Application	Property	Application Purpose	Decision
A2/2019	406 Williams Avenue	- Minor Variance to encroach side lot line closer than 1.5m for an accessory building.	Approved
A3/2019	1028 Williams Avenue	- Minor Variance to encroach side and rear lot line closer than 1.5m and special permission to build higher than 5m for an accessory building.	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.

Appeal Information

All appeals must be filed with the Secretary-Treasurer, Committee of Adjustment by the last date of appeal as shown on the Committee of Adjustment Decision page. The Planning Act, at Section 45(12) 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.

To appeal the decision and/or conditions to the Local Planning Appeal Tribunal (LPAT) as follows:

- A completed LPAT Appellant Form (A1) in paper format;
- \$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant;
- Fees are payable to the Minister of Finance by certified cheque or money order (Canadian Funds).

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Environmental & Lands Tribunals Ontario (ELTO) website at <https://elto.gov.on.ca/tribunals/lpat/forms/>.

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 27th of June 2019.



Elizabeth (Lisa) Slomke, Town Clerk / Interim
Municipal Planner / Committee Secretary-Treasurer
Telephone: (807) 274-5323 (ex. 1215)

TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION

File No.

A2-2019

IN THE MATTER OF an Application under Section 45(2) of The Planning Act for Special Permission.

Date of Hearing June 26, 2019	Date of Decision June 26, 2019	Last Date for Appeal July 16, 2019
Name of Applicant Murry Snider		Address of Property 406 Williams Avenue
Purpose of Application: Special permission to encroach side lot lines closer than 1.5m for an accessory building.		
Legal Description of Property: MCIRVINE PT RANGE LOT 20 48R;2310 PART 2 PCL 24937		

WE, the undersigned, in making the decision upon this application for consent have considered whether or not the variance requested is minor and desirable for the appropriate development or use of the land, building or structure and that the general intent and purpose of the Zoning By-Law and the Official Plan will be maintained, concur in the following decision, and the reasons for the decision made on the date first written above.

DECISION:

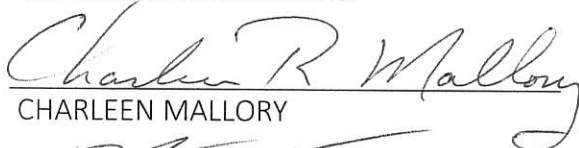
This application is hereby: Denied: ☐ Approved: ☒

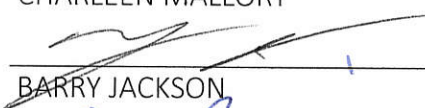
Subject to the following Conditions:

The accessory building request is to encroach to 1 m from side lot lines. Zoning restrictions call for 1.5m setback, permission was granted to 1 m.

Reasons for Committee's Decision:

CONCURRING MEMBERS:


CHARLEEN MALLORY


BARRY JACKSON


GARY ROGOZINSKI

DONALD TAYLOR


CINDY MASON


DON ELDRIDGE


Date: June 26/19


Elizabeth (Lisa) Slomke, Secretary-
Treasurer for Committee of
Adjustment

TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION

File No.
A3-2019


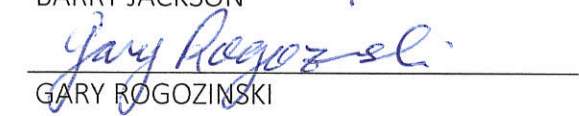
IN THE MATTER OF an Application under Section 45(2) of The Planning Act for Special Permission.

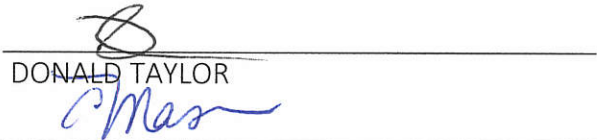


Date of Hearing June 26, 2019	Date of Decision June 26, 2019	Last Date for Appeal July 16, 2019
Name of Applicant Jon-Paul Galbraith & Sarah McComb	Address of Property 1028 Williams Avenue	
Purpose of Application: Special permission to encroach rear and side lot lines closer than 1.5m for an accessory building. Special permission to build accessory building higher than 5m.		
Legal Description of Property: MCIRVINE PT RANGE LOT 20 48R;2310 PART 2 PCL 24937		

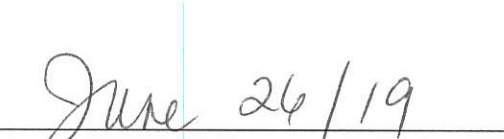
WE, the undersigned, in making the decision upon this application for consent have considered whether or not the variance requested is minor and desirable for the appropriate development or use of the land, building or structure and that the general intent and purpose of the Zoning By-Law and the Official Plan will be maintained, concur in the following decision, and the reasons for the decision made on the date first written above.

DECISION:
This application is hereby: Denied: <input type="checkbox"/> Approved: <input checked="" type="checkbox"/>
Subject to the following Conditions: The accessory building request is to encroach to 3ft from rear and side lot lines. Zoning restrictions call for 1.5m setback, permission was granted for rear and side setbacks to 3ft. The accessory building request is to be 22' high. Zoning restrictions call for 5m (16.4'), permission was granted to 6m. Eavestrough must be installed on garage to ensure proper drainage and the roof slope must be pitched east/west.
Reasons for Committee's Decision:

CONCURRING MEMBERS:

 CHARLEEN MALLORY
 BARRY JACKSON
 GARY ROGOZINSKI

 DONALD TAYLOR
 CINDY MASON
 DON ELDRIDGE


Date:


Elizabeth (Lisa) Slomke, Secretary-
Treasurer for Committee of
Adjustment