



TOWN OF FORT FRANCES

**Committee of Adjustment**  
320 Portage Avenue  
Fort Frances, ON P9A 3P9

## NOTICE OF DECISION



Roll No. 5912.030.007.144.01

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**IN THE MATTER** of Section 45 of the Planning Act, R.S.O. 1990, Chapter P. 13, and an application for minor variance submitted by or on behalf of:

**Christina Susan Arnold and Gary Lee Arnold – Parcel 12670 – 8<sup>th</sup> St. E (no municipal address)**

to permit the construction of an accessory building on property on land where there is no main building as required in section 3.2(f), on land within a holding zone without requiring a zoning amendment as required in section 3.10, and having a height of 5.64 metres, where section 3.2(i) requires 5 metres.

### **Decision rendered: Granted**

The above decision is subject to the following condition(s)

1. Approval expires 10 years from the date hereof. If a main structure has not been constructed prior to expiration, the property owner shall take steps necessary to bring the property into compliance with zoning regulations;
2. The property owner shall execute and file with the Office of the Municipal Planner, an Acknowledgement, Undertaking & Indemnification setting out potential correction action relative to condition #1 including but not necessarily limited to rezoning the subject land.

TAKE NOTICE THAT failure to satisfy conditions will render approval null and void and will place your property into a non-compliant situation that could be subject to enforcement by the Town of Fort Frances.

### **Reasons for Decision:**

1. There were no objects to the request from circulated town departments or adjacent property owners.
2. No adverse affects have been identified nor any anticipated for either the subject land nor adjacent land as a result of the approval of the request.

The original decision has been signed by the following members concurring in the decision.

Irene Laing, Member  
Vik Nowak, Vice Chair

Irene Laing, Member  
Alan Zucchiatti, Member

Cindy Mason, Member

Date of Notice: August 20, 2015

N. Faye Flatt, AMCT, ACST, CPT  
Committee of Adjustment Secretary-Treasurer

### **Appeals:**

The above decision 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](http://www.omb.gov.on.ca). The last date for filing a Notice of Appeal is **September 08, 2015**.