

Date: September 17, 2018

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: 350 Pit Road Severance to enlarge Lot 15 Pit Road

On July 31, 2018 the Committee of Adjustment which has been given consent authority by Council, met to discuss the possible severance of 350 Pit Road to enlarge adjacent property, Lot 15, to allow for more residential development. Dave and Angela Petsnick are the owners of both pieces of land. The proposed frontages of the two properties will be 26.6m (350 Pit Road) and 26.1m (Lot 15).

The Planning and Development department received decision from the Committee of Adjustment approving the severance at 350 Pit Road 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. That a minor variance application is received and approved by the Committee of Adjustment to recognize any applicable deficiencies on the subject lands, including finalization of conditions imposed thereto.
4. 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
5. To obtain approval from the Operations and Facilities division of the Town of Fort Frances to have a separate driveway installed on the property.

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.