




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

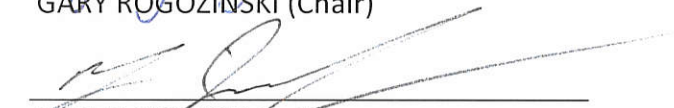
File No.  
**A2-2021**

<b>Subject Property</b> 1425 Colonization Road West	<b>Zoning Code</b> R1	<b>Property Roll No.</b> 59-12-010-005-080-00
IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.		
<b>This is an application for consent:</b> To sever an irregular shaped parcel of land from locally known 1425 Colonization Road West for the purpose of adding it to the abutting property known as 1431 Colonization Road West.		

<b>DECISION:</b> The Application is <input type="checkbox"/> Denied or <input checked="" type="checkbox"/> Approved
<b>Subject to the following Conditions:</b> <ol style="list-style-type: none"><li>1. Subsection 3 or 5 of Section 50 of the Planning Act R.S.O. 1990 shall apply to any subsequent conveyance or transaction involving the severed land.</li><li>2. As the application is for the purpose of a lot addition, the deeds or instruments, submitted to the Secretary-Treasurer for review and consent endorsement, shall be accompanied by an undertaking from the applicant's solicitor confirming that the lands to be severed will be consolidated on title with the adjacent lands.</li><li>3. Payment of the balance of any outstanding taxes and accounts payable, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Municipality.</li><li>4. 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. A digital and hard copy of the deposited Reference Plan are to be submitted to the Municipal Planner of the Town of Fort Frances.</li><li>5. That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate of Official.</li></ol>
<b>Reasons for Committee's Decision:</b> <ol style="list-style-type: none"><li>1. Adding land to neighbouring property where applicant currently resides.</li><li>2. Both the severed (including lot addition) and retained lands meet the minimum general provisions for the Residential Type One zone.</li></ol>


**CONCURRING MEMBERS:**

  
GARY ROGOZINSKI (Chair)

  
BARRY JACKSON

  
CHARLEEN MALLORY

Declared conflict - did not vote  
DONALD TAYLOR

  
DON ELDRIDGE

Date: March 17, 2021

  
Cody Vangel, Secretary-Treasurer  
Committee of Adjustment

# NOTICE OF DECISION

File No. A2/2021  
Roll No. 59-12-010-005-08000  
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**IN THE MATTER** of Section 53 of the Planning Act, R.S.O. 1990, Chapter P. 13, and an application for consent submitted by or on behalf of:

**Neilson Cooper – 1425 Colonization Road West**

**TAKE NOTICE THAT** the Committee of Adjustments for the Town of Fort Frances did, on Wednesday March 17, 2021, grant provisional approval for the **consent for lot addition. The application proposes to sever an irregular shaped parcel of land from locally known 1425 Colonization Road West for the purpose of adding it to the abutting property known as 1431 Colonization Road West.**

**The existing property at 1425 Colonization Road West is legally described under PIN 56020-0104 as PCL 17771 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE DESIGNATED AS PT 2, RR693; FORT FRANCES.**

**The existing property at 1431 Colonization Road West is legally described under PIN 56020-0119 as PCL 20125 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE PT 1, 48R2958; FORT FRANCES, and PIN 56020-0186 as PCL 25296 SEC RAINY RIVER; PT LT 45 RIVER RANGE MCIRVINE PT 2, 48R2958; FORT FRANCES.**

**Decision rendered: Granted**

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

1. Subsection 3 or 5 of Section 50 of the Planning Act R.S.O. 1990 shall apply to any subsequent conveyance or transaction involving the severed land.
2. As the application is for the purpose of a lot addition, the deeds or instruments, submitted to the Secretary-Treasurer for review and consent endorsement, shall be accompanied by an undertaking from the applicant's solicitor confirming that the lands to be severed will be consolidated on title with the adjacent lands.
3. Payment of the balance of any outstanding taxes and accounts payable, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Municipality.
4. 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. A digital and hard copy of the deposited Reference Plan are to be submitted to the Municipal Planner of the Town of Fort Frances.
5. That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate of Official.

**TAKE NOTICE THAT** in accordance with section 53(41) of the Planning Act, the above conditions must be satisfied within one year from the date of this notice. Failing which, approval will lapse and the application will be as if it had been denied.

**Reasons for Decision:**

1. Adding land to neighbouring property where applicant currently resides
2. Both the severed (including lot addition) and retained lands appear to meet the minimum general provisions for the Residential Type One zone.

A certified true copy of the original decision is included for your reference.

**Appeals:**

Pursuant to section 53(19) of The Planning Act, any person or public body may, no later than twenty (20) days from the date of this notice, appeal the decision or any condition imposed or both the decision and any condition to the Local Planning Appeal Tribunal (LPAT) by filing with the undersigned a Notice of Appeal. The last date for filing a Notice of Appeal is **Monday April 12, 2021**. Any appeal to be filed must set out the reasons for the appeal and must be accompanied by the fee required by the Local Planning Appeal Tribunal.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to be notified of changes to the conditions of approval of the provisional consent. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the LPAT. A Notice of Appeal may not be filed by an unincorporated association or group may not file a Notice of Appeal. However, a Notice of Appeal may be filed on behalf of the association or group in the name of an individual who is a member of the association or group.

Date of Decision: March 17, 2021

Date of Notice: March 24, 2021

Date for Satisfying Conditions: March 24, 2022



Cody Vangel

Municipal Planner

Committee of Adjustment Secretary-Treasurer