

Date of Decision: August 7, 2019

Last Day for Appeal: August 27, 2019

NOTICE OF DECISION

pursuant to Section 45(10) of the Planning Act

Notice was given and a public meeting was held Wednesday August 7, 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
A4/2019	838 Huffman Court	- Minor Variance to reduce front yard set back and increase maximum lot coverage.	Approve increase in lot coverage only.
A5/2019	1530 King's Highway	- Minor Variance for relief from parking requirements established in Zoning By-law.	Approved.

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 8th of August 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.
A4-2019



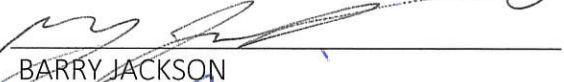

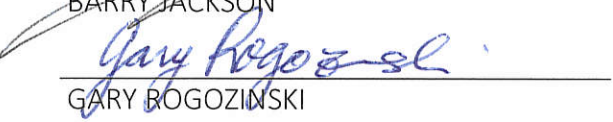

IN THE MATTER OF an Application under Section 45(2) of The Planning Act for Special Permission.




Date of Hearing August 7, 2019	Date of Decision August 7, 2019	Last Date for Appeal August 27, 2019
Name of Applicant Adam Mitchell & Danielle Gustafson-Mitchell	Address of Property 838 Huffman Court	
Purpose of Application: Special permission to reduce front yard setback. Special permission to increase maximum lot coverage.		
Legal Description of Property: Lot 15, Plan 48M382		

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"/> (partially)
Subject to the following Conditions: The request is to reduce the front yard setback to 4m. Zoning by-law permits a 7.5m front yard setback, permission was not granted to reduce the front yard setback. The request is to increase the maximum lot coverage to 45%. Zoning by-law permits a maximum lot coverage of 40%, permission was granted to 43.5%.
Reasons for Committee's Decision: Front yard setback denied as this is a new subdivision.

CONCURRING MEMBERS:

 CHARLEEN MALLORY	 DONALD TAYLOR
 BARRY JACKSON	 CINDY MASON
 GARY ROGOZINSKI	 DON ELDRIDGE

 DONALD TAYLOR
 CINDY MASON
 DON ELDRIDGE

August 7, 2019
Date:


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.

A5-2019

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

Date of Hearing August 7, 2019	Date of Decision August 7, 2019	Last Date for Appeal August 27, 2019
Name of Applicant Mike & Rob Belluz		Address of Property 1530 King's Highway
Purpose of Application: Special permission for relief from requirements in Zoning By-law related to Parking. Specifically, relief is requested for section that states that the parking area and approaches shall be surfaced with concrete, asphalt, double float tar and chip surface or a combination thereof.		
Legal Description of Property: RIV R E PT Lot 46 PCL 10668		

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 request is for relief from section 3.2 of Zoning By-law, which requires hard surfaced finishing for parking areas and approaches. The Committee approved the request.

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