

## NOTICE OF DECISION

File No. A1/2020  
Roll No. 59-12-010-001-10700  
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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:

**2670568 Ontario Ltd. (Locally known as Riversedge Developments Inc.) – Part of 427 Mowat Avenue  
(Formerly 145-165 Third Street West)**

**TAKE NOTICE THAT** the Committee of Adjustments for the Town of Fort Frances did, on Thursday June 4, 2020, grant provisional approval for the **creation of a new lot by severing a parcel of land from the locally know "Mill Property" which fronts Third Street West/Highway 11/71 for an estimated 153m. The proposed severed portion of land will be irregular in shape with approximately 153m fronting Third Street West/Highway 11/71, and varied depths ranging from approximately 40-70m.**

**Decision rendered: Granted**

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

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 and retained property for the issuance of the Certificate of Official.
3. That the owner provide confirmation to the Municipal Planner of payment of all outstanding taxes and interest on taxes.
4. That the owner provides confirmation to the Municipal Planner of payment of all outstanding accounts payable.
5. That in the event exterior construction activities are undertaken to increase the building footprint on the severed portion of land that a site plan control agreement be entered into with the Town of Fort Frances.
6. That the owner convey cash in lieu of parkland at a value of \$1,000.00 lump sum and that no future variances for reduction in greenspace be allowed for the severed lands.
7. That the Municipal Planner be provided with satisfactory evidence that any existing structures on the severed property comply with zoning regulations for the Light Industrial zone by way of surveyor's real property report or site plan with signed affidavit.
8. That any zoning deficiencies determined from the site plan or survey on the severed land be addressed through a minor variance application.

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. New opportunity for the severed lands, will result in new business for the Town.

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 **Tuesday July 7, 2020**. 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: June 4, 2020

Date of Notice: June 17, 2020

Date for Satisfying Conditions: June 17, 2021



Cody Vangel

Municipal Planner

Committee of Adjustment Secretary-Treasurer