

Date of Decision: July 18, 2016

Last Day for Appeal: August 8, 2016

## **NOTICE OF DECISION**

**pursuant to Section 45(10) of the Planning Act**

**TAKE NOTICE THAT** at its meeting held July 18, 2016, the Fort Frances Committee of Adjustment considered and made decisions on the minor variance applications as set out below:

| <b>Application</b> | <b>Property</b>                                       | <b>Application Purpose</b>  | <b>Decision</b>          |
|--------------------|---|---|--------------------------|
| A2/2016            | 850 Kings Highway                                     | - Minor Variance from section 4.10.2(c) of Zoning by-Law #3/14 to reduce the interior side yard setback from 6m to 3.5m and section 3.20(g) to reduce the buffer width from 3m to 1.5m to facilitate the redevelopment of the lot | Approved                 |
| C1/2014            | 1411 Col. Rd. W.                                      | - Application for a temporary use By-Law to construct a garden suite.   | Approved                 |
| B1/2016            | Roll: 59-12-010-001-10725<br>Resolute Forest Products | - Consent for severance and re-conveyance of a part of Block 2 Plan M 149 that the effluent line traverses  | Approved with Conditions |
| B2/2016            | Roll 59-12-010-001-10700<br>Resolute Forest Products  | - Consent to amend an existing easement on the subject property to add the need to maintain vehicular and equipment access to maintain overhead power lines and equipment.  | Approved with Conditions |
| B3/2016            | Roll 59-12-010-001-10700<br>Resolute Forest Products  | - Consent to amend an existing easement on the subject property to extend the easement area to allow for vehicular and equipment access to maintain canal walls and equipment.  | Approved with Conditions |
| B4/2016            | Roll 59-12-010-001-10700<br>Resolute Forest Products  | - Consent to grant an easement on the subject property to allow for vehicular and equipment access to maintain canal gates and equipment.   | Approved with Conditions |

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.

**FURTHER TAKE NOTICE THAT** decisions made and/or conditions imposed by the Committee of Adjustment 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 day for appealing this decision is noted above. To appeal the decision and/or conditions to the Ontario Municipal Board, send a letter outlining the reasons for the appeal together with the appeal fee of \$125.00 for each application appealed, payable by cheque payable to the Ontario Minister of Finance to:

Town of Fort Frances  
320 Portage Avenue  
Fort Frances, On  
P9A 3P9

Dated this 25<sup>th</sup> of July 2016.



Travis Rob, EIT  
Committee Secretary-Treasurer  
Telephone: (807) 274-5323 (ex. 1216)

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


File No.


**A2 /2016**

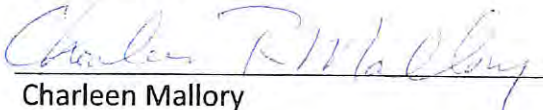
|   |                         |   |
|---|-------------------------|---|
| <b>Subject Property</b><br>850 Kings Highway  | <b>Zoning Code</b><br>E | <b>Property Roll No.</b><br>010-004-00800 |
| IN THE MATTER OF Section 45 of The Planning Act for Minor Variance from the Zoning By-Law #3/14, and an application for <input checked="" type="checkbox"/> minor variance to or <input type="checkbox"/> special permission  |                         |   |
| <b>This is an application for relief from:</b> <ol style="list-style-type: none"> <li>1. Section 4.10.2 (c ) Reduction in the required interior side yard setback from 6m To 3.5m</li> <li>2. Section 3.20 (g) reduction in the required width of the buffer strip from 3m to 1.5m</li> </ol> |                         |   |

|  |
|--|
| <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.</li> </ol> <p align="right">attached <input type="checkbox"/></p>  |
| <b>Reasons for Committee's Decision:</b> <ol style="list-style-type: none"> <li>1. The narrow nature of the lot makes development difficult.</li> <li>2. Reductions are minor in nature</li> </ol> |


**Members concurring in Decision made July 18, 2016:**

  
Viktor Nowak

  
Cindy Mason

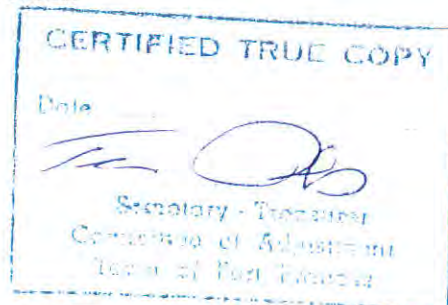
  
Charleen Mallory

Vacant

  
Irene Laing

ABSENT  
Gary Rogozinski

  
Barry Jackson



NOTE – A variance is not valid unless any conditions imposed have been satisfied.



Date :

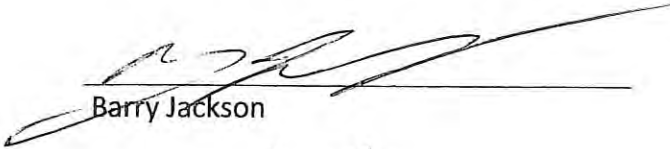



Secretary - Treasurer  
Committee of Adjustment  
Town of Fort FrancesTOWN OF FORT FRANCES  
320 Portage Avenue, Fort Frances, On P9A 3P9  
**COMMITTEE OF ADJUSTMENT DECISION**File No.  
**B1 / 2016****IN THE MATTER** of Resolute Forest Products;**AND IN THE MATTER OF** an application under Section 53 of the Planning Act, R.S.O. as amended by H2O Power Fort Frances Inc. for Consent whereby a 0.069 Ha portion of the subject property will be severed and transferred to Resolute Forest Products for right and proper access to the effluent pipeline on subject lands.

We, the undersigned members of the Town of Fort Frances Committee of Adjustment, have evaluated the noted application, having regard for the matters that are to be regarded under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land is necessary for the property and orderly development of the municipality in accordance with section 49 of the said Act, hereby

☒ Grant Provisional Approval, subject to the following conditions

1. **REFERENCE PLAN** – That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed pieces as parts thereon or a Letter of Exemption from the Land Registrar or proper legal description endorsed by evidence of approval of the Land Registrar.
2. **LEGAL DESCRIPTION** - That the Municipal Planner be provided with the legal description of the severed property for the issuance of the Certificate of Official.

OR


☐ Refuse to Grant provisional approval for the following reasons: \_\_\_\_\_DATED this 18<sup>th</sup> day of July 2016  
Barry Jackson  
Irene Laing  
Charleen Mallory  
Viktor Nowak  
Gary Rogozinski  
Cindy Mason**Certification of Decision:**

Date \_\_\_\_\_

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

File No.

**B2/ 2016**

  
Secretary - Treasurer  
Committee of Adjustment  
Town of Fort Frances

**IN THE MATTER** of Resolute Forest Products;

**AND IN THE MATTER OF** an application under Section 53 of the Planning Act, R.S.O. as amended by Resolute Forest Products Canada Inc. for Consent whereby an easement for access to the existing hydro transmission lines, towers, and service roads on the subject property will be granted for the benefit of H2O Power Fort Frances Inc.

We, the undersigned members of the Town of Fort Frances Committee of Adjustment, have evaluated the noted application, having regard for the matters that are to be regarded under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land is necessary for the property and orderly development of the municipality in accordance with section 49 of the said Act, hereby

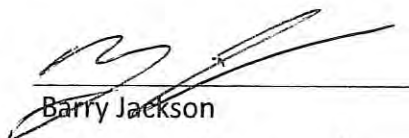
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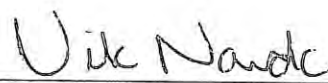
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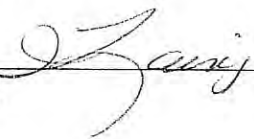
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DATED this 18<sup>th</sup> day of July 2016

  
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Irene Laing

  
Gary Rogozinski


Charleen Mallory

  
Cindy Mason

**Certification of Decision:**



Date \_\_\_\_\_

  
 Secretary - Treasurer  
 Committee of Adjustment  
 Town of Fort Frances

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

File No.  
**B3/ 2016**

**IN THE MATTER** of Resolute Forest Products;

**AND IN THE MATTER OF** an application under Section 53 of the Planning Act, R.S.O. as amended by Resolute Forest Products Canada Inc. for Consent whereby an easement for vehicle and pedestrian access to permit the maintenance of the existing canal walls on the subject property will be granted for the benefit of H2O Power Fort Frances Inc.

We, the undersigned members of the Town of Fort Frances Committee of Adjustment, have evaluated the noted application, having regard for the matters that are to be regarded under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land is necessary for the property and orderly development of the municipality in accordance with section 49 of the said Act, hereby

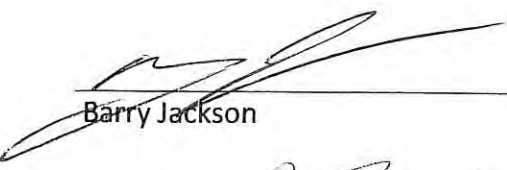
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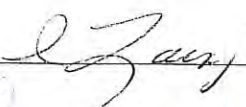
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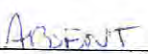
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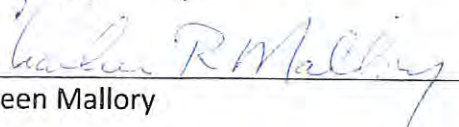
DATED this 18<sup>th</sup> day of July 2016


  
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**Certification of Decision:**

Date \_\_\_\_\_

## TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

## COMMITTEE OF ADJUSTMENT DECISION

File No.

B4/ 2016

Secretary Treasurer  
Committee of Adjustment  
Town of Fort Frances

IN THE MATTER of Resolute Forest Products;

**AND IN THE MATTER OF** an application under Section 53 of the Planning Act, R.S.O. as amended by Resolute Forest Products Canada Inc. for Consent whereby an easement for vehicle and pedestrian access to permit the maintenance of the existing sluice gates on the subject property will be granted for the benefit of H2O Power Fort Frances Inc.

We, the undersigned members of the Town of Fort Frances Committee of Adjustment, have evaluated the noted application, having regard for the matters that are to be regarded under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land is necessary for the property and orderly development of the municipality in accordance with section 49 of the said Act, hereby

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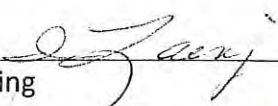
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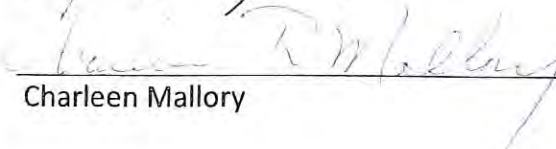
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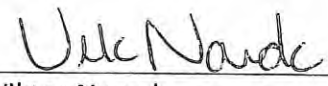
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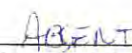
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