

TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

COMMITTEE OF ADJUSTMENT DECISION

File No.

A 3/2015

Subject Property	Decision Rendered	Zoning Code	Property Roll No.
1050 Walker Avenue	May 19, 2015	R2	1-7-218
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 from or <input type="checkbox"/> special permission to			
Section 3.2 to permit an accessory building to be located on a property without a main building in existence for a period up to 3 years.			

DECISION: The Application is ☐ Denied or ☒ Approved

Subject to the following Conditions:

1. If, at the end of the specified time period, a main structure has not been constructed or the accessory building has not been demolished to make the property compliant with zoning regulations, the accessory building shall be demolished by, or on behalf of, the Owner, or by the Municipality at the Owner's cost.
- attached ☐

Reasons for Committee's Decision:

1. Relief requested is temporary in anticipation of selling the property. The accessory building is structurally sound and contributes to the value of the property. Requiring it to be demolished would serve no useful purpose.
2. There were no objections to the request.
3. No adverse affects have been identified nor any anticipated for either the subject land nor adjacent lands as a result of the approval of the request.

"original signed by Jennifer Greenhalgh"

Jennifer Greenhalgh

"original signed by Vik Nowak"

Viktor Nowak

"original signed by Irene Laing"

Irene Laing

Gary Rogozinski

Charleen Mallory

Alan Zucchiatti

Cindy Mason



NOTES TO APPLICANT:

1. Approval is not valid unless any conditions imposed have been satisfied.