



TOWN OF FORT FRANCES

**Committee of Adjustment**  
320 Portage Avenue  
Fort Frances, ON P9A 3P9

## NOTICE OF DECISION



Roll No. 5912.010.007.276.00

Page 1 of 2

**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:

**Fort Frances Native Urban Wahkaihanun Corporation – 1028 York Avenue North**

to sever the existing property into two residential lots. The result of the application is that the property upon which two residential dwellings (1026 and 1028) currently exist, will be two separate properties with one dwelling on each. There are concurrent and/or related consent applications B3/2015, B4/2015 and B5/2015 involving either the subject land or the property to which it is being added.

**Decision rendered: Granted**

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

1. **Reference Plan** – That the Municipal Planner be provided with two hard copies and one electronic copy of deposited reference plan bearing the seal of the Land Registrar, and depicting each property as 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. **Legal Description** - That the Municipal Planner be provided with the legal descriptions of the property being severed and the property to which it is being added and sufficient for the issuance of the Certificate of Official;
3. **Real Property Report** - That a Real Property Report be obtained for both the severed and retained properties to ensure that they comply with regulations for single detached residential use; And further that if any non-compliance issues are identified, they be corrected by way of minor variance.

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. This decision is rendered having regard to the provisions of Section 51(24) of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended
2. The application maintains the intent and purpose of the Provincial Policy Statement and does not conflict with any provincial plan.
3. The proposal conforms to the Town of Fort Frances Official Plan and Zoning By-Law.

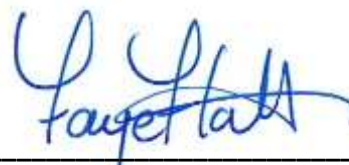
The original decision has been signed by:

Irene Laing, Member  
Vik Nowak, Vice Chair

Charleen Mallory, Member  
Alan Zucchiatti, Member

Cindy Mason, Member

Date of Decision: August 17, 2015  
Date of Notice: August 19, 2015  
Date for Satisfying Conditions: August 19, 2016

A handwritten signature in blue ink, appearing to read 'N. Faye Flatt', is positioned above a horizontal line.

N. Faye Flatt, AMCT, ACST, CPT  
Committee of Adjustment Secretary-Treasurer

**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, may appeal the decision or any condition imposed or both the decision and any condition to the Ontario Municipal Board by filing with the undersigned a Notice of Appeal. The last date for filing a Notice of Appeal is **September 09, 2015**.

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 Ontario Municipal Board. 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. Additional information on appeals can be obtained from [www.omb.on.ca](http://www.omb.on.ca).