

COMMITTEE OF ADJUSTMENT

Property: 755 Thompson St.

Date of Decision: 2 July 2014

File No.: A8/2014

Last Date for Appeal: 22 July 2014

NOTICE OF DECISION

pursuant to Section 45 of the Planning Act

TAKE NOTICE THAT at its meeting held May 21, 2014, the Fort Frances Committee of Adjustment

- ☒ approved with conditions
☐ approved without conditions
☐ did not approve

a minor variance application submitted by you or on your behalf for relief from the provisions of **section 3.2(i) of Zoning By-Law 3/14 to increase the maximum height of an accessory building in a residential zone from 4.5 metres to 5.02 metres.**

A certified copy of the Decision is attached and provides the reasons for the decision made and includes conditions imposed, if any. It is your responsibility to fulfil those conditions within the time period specified, if any and to provide written confirmation to the office of the Municipal Planner. Failure to do so will render approval null and void.

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.

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

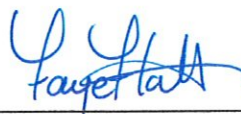
If this application was submitted in contemplation of construction and you wish to obtain a building permit prior to the expiration of the appeal period, please contact the writer for additional information.

You will be advised by letter if an appeal has been filed.

Dated this 4th day of July 2014

Copy to:

- ☒ Property Owner
☐ Agent/Owner's Solicitor
☒ Property File
☒ Council
☐ Other -



N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner/Committee Secretary-Treasurer
Telephone: (807) 274-5323 (ex. 275)



TOWN OF FORT FRANCES

320 Portage Avenue, Fort Frances, On P9A 3P9

COMMITTEE OF ADJUSTMENT DECISION

File No.

A 8/2014

Subject Property 755 Thompson St.	Zoning Code R1	Property Roll No. 010-002-057-00
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		
This is an application for relief from: 1. section 3.2.(i) to permit the construction of an accessory building 5 metres in height where to 4.5 m is permitted.		

DECISION: The Application is <input type="checkbox"/> Denied or <input checked="" type="checkbox"/> Approved
Subject to the following Conditions: 1. That the property owner applies for a building permit within one year from the date of this decision and failing that, the application is considered null and void. <div style="text-align: right;">attached <input type="checkbox"/></div>
Reasons for Committee's Decision: 1. There were no objections to the requested variances nor the proposed construction. 2. 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 requested variances nor of the proposed construction.

Members concurring in Decision:

Jackie Lampi-Hughes

C. Mason
Cindy Mason

Alan Zucchiatti
Alan Zucchiatti

Vacant

Irene Laing
Irene Laing

Gary Rogozinski
Gary Rogozinski

Vacant

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