

Applicant: Nicholas Sivonen & Lindsey Langton
File No.: B2/2014
Property Address: 1653 Colonization Rd. W.

Date of Decision: 17 November 2014
Date of Notice: 19 November 2014
Last Date for Appeal: 9 December 2014

NOTICE OF DECISION

On Application for Consent
Subsection 53(17) of the Planning Act

TAKE NOTICE THAT the Committee of Adjustments for the Town of Fort Frances did, on the date referenced above, grant provisional approval to **create a new residential lot with approximately 25 metres frontage and an irregular depth of approximately 38 metres on the west and approximately 54.5 metres on the east.**

Provisional approval was given based on the reasons set out on the Decision and subject to specific conditions which must, in accordance with section 53(41) of the Planning Act, be fulfilled within one year from the date of this notice. The legislated time period for satisfying conditions imposed is one year from the date of this Notice. Therefore if all conditions are not satisfied by 19 November 2015, approval will lapse. A certified copy of the Decision is attached.

Approval is also subject to a legislated appeal period. 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 Ontario Municipal Board by filing with the undersigned a Notice of Appeal. The last date for filing a Notice of Appeal is noted above.

Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. 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.

The Notice of Appeal must include the reasons for the appeal and be accompanied by a cheque or money order in the amount of \$125.00 payable to the "Minister of Finance".

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.

Additional information about the application is available for public inspection between the hours of 8:30 and 4:30 at the Office of the Secretary-Treasurer for the Committee of Adjustment.

Dated at Fort Frances this 19th day of November 2014.

N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner/Comm. S/T
Town of Fort Frances
320 Portage Avenue
Fort Frances, On P9A 3P9
Telephone: (807) 274-5323 (ex. 275)

TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION
Section 53 of the Planning Act, R.S.O. as amended

File No.
B2 / 2014

Application By: Nicholas Sivonen and Lindsey Langton

To: create a new residential lot on the south side of Colonization Rd. W. with approximately 25 metres of frontage and a depth of 38 metres (west side) and 54.5 metres (east side).

At: 1653 Colonization Rd. W.

On the 17th day of November 2014, Provisional Approval was ☐ Not Granted or ☐ Granted
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 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. **LEGAL DESCRIPTION** - That the Municipal Planner be provided with the legal description of the severed property for the issuance of the Certificate of Official.
3. **PARKLAND "CASH-IN-LIEU"** - That Subsection 51.1(1) and 51.1(3) of Section 50 of the Planning Act apply.
4. **ZONING COMPLIANCE** - That the Municipal Planner be provided with evidentiary confirmation that the existing buildings on the severed property complies with zoning regulations for permitted use (side yard, lot area, etc) either by way of (a) a current Surveyors Real Property Report (SRPR) prepared by an Ontario Land Surveyor (OLS) depicting the whole property with location of all buildings; (b) a partial SRPR prepared by an OLS depicting the location of building in question.
5. **MINOR VARIANCE** - That a minor variance application be obtained to correct any non-compliant issues relative to condition #4 above.
6. **PAYMENT OF ACCOUNTS PAYABLE** - That all current and outstanding accounts payable to the Town of Fort Frances by the property owner be paid in full to the date of Consent.
7. **PAYMENT OF MUNICIPAL TAXES** - That all current and outstanding municipal tax paid in full to the date of Consent.
8. **EXISTING BUILDINGS - RENDER UNINHABITABLE** - That the existing residential building on the **retained** property be rendered uninhabitable either by way of closing off connection to municipal services for said building and that the Municipal Planner be provided with evidentiary confirmation. (Note - Accessory buildings are not permitted unless the main is in existence, therefore if existing residential building is demolished, all buildings must be).
9. **SERVICE EASEMENT** - That municipal sanitary sewer and water services be provided to the severed ~~and retained~~ properties either by direct connection to main or by way of easement if required.

Certification of Decision:

Jackie Lampl-Hughes

Cindy Mason

Alan Zucchiatti

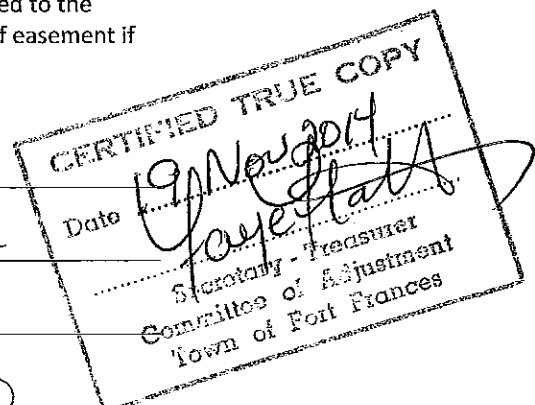
Vacant Seat

Irene Laing

Gary Rogozinski

Vacant Seat

Secretary/Treasurer: N. Faye Flatt



WARNING:

ALL CONDITIONS MUST BE FULFILLED WITHIN ONE YEAR OF THE DATE OF THE GIVING OF THE NOTICE OF DECISION, FAILING WHICH THIS APPLICATION SHALL THEREUPON BE DEEMED TO BE REFUSED Section 53(41), The Planning Act, R.S.O. 1990