

Subject Property Part of 427 Mowat Avenue (Mill Property)	Zoning Code M1	Property Roll No. 59-12-010-001-107-00
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IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.

This is an application for consent:

Application for consent for the creation of a new lot. The application proposes to sever a parcel of land from the locally know "Mill Property" which fronts Third Street West/Highway 11/71 for an estimated 153m. The proposed severed portion of land will be irregular in shape with approximately 153m fronting Third Street West/Highway 11/71, and varied depths ranging from approximately 40-70m.

DECISION: The Application is ☐ Denied or ☒ Approved

Subject to the following Conditions:

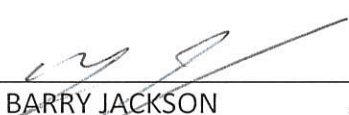
1. That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon or a Letter of Exemption from the Land Registrar or proper legal description endorsed by evidence of approval of the Land Registrar.
2. That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate of Official.
3. That the owner provide confirmation to the Municipal Planner of payment of all outstanding taxes and interest on taxes.
4. That the owner provides confirmation to the Municipal Planner of payment of all outstanding accounts payable.
5. That in the event exterior construction activities are undertaken to increase the building footprint on the severed portion of land that a site plan control agreement be entered into with the Town of Fort Frances.
6. That the owner convey cash in lieu of parkland at a value of \$1,000.00 lump sum and that no future variances for reduction in greenspace be allowed for the severed lands.
7. That the Municipal Planner be provided with satisfactory evidence that any existing structures on the severed property comply with zoning regulations for the Light Industrial zone by way of surveyor's real property report or site plan with signed affidavit.
8. That any zoning deficiencies determined from the site plan or survey on the severed land be addressed through a minor variance application.

Reasons for Committee's Decision:

1. New opportunity for the severed lands, will result in new business for the Town.


CONCURRING MEMBERS:


CHARLEEN MALLORY


BARRY JACKSON


GARY ROGOZINSKI


DONALD TAYLOR


DON ELDRIDGE

Date: June 4, 2020


Cody Vangel, Secretary-Treasurer
Committee of Adjustment