

TOWN OF FORT FRANCES
320 Portage Avenue, Fort Frances, On P9A 3P9
COMMITTEE OF ADJUSTMENT DECISION

Application No.
B1 /2012

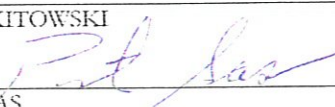

IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.


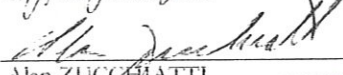
Date of Hearing 19 November 2012	Date of Decision 19 November 2012
Property Owner: Gordon James Ross	Address of Property 729 Riverview Drive
This is an Application to allow: The severance and conveyance of a small strip of property along the east limit of the retained property to add to 723 Riverview Dr., to correct existing encroachments of the accessory building and stairs to the main dwelling.	

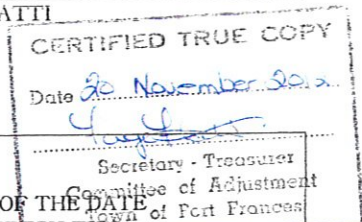
WE, the undersigned, in making the decision upon this application for consent, in addition to other matters, have had regard to the matters that are to be had regard to under subsection 50(4) of the Planning Act, 1983 and, having considered whether a plan of subdivision of the land in accordance with section 49 of the said Act is necessary for the property and orderly development of the municipality concur in the decision, conditions and reasons below and made on the date first written above.

DECISION:	The herein application is: Denied: <input type="checkbox"/> Approved: <input checked="" type="checkbox"/>
Subject to the following Conditions: None <input type="checkbox"/> As noted below <input checked="" type="checkbox"/> Attached <input type="checkbox"/>	
<ol style="list-style-type: none">1. that the property being severed is appropriately described on a reference plan prepared by an Ontario Land Surveyor and deposited in the Land Registry Office for the Rainy River District2. that the property being severed is sufficient that the encroachments noted in the application will be removed and the noted structures will comply with zoning regulations.3. that the Municipal Planner be provided with legal descriptions of both the retained property and the property to which the severed is to be added, including the PIN numbers to be used in the preparation of the Certificate of Official;	
For the Following Reasons: <ol style="list-style-type: none">1. The severed property will correct encroachments that have existed for some time.2. No objections were received.3. No adverse affects are anticipated for either the retained or severed property nor for the adjacent property to which the severed is being added.	

CONCURRING MEMBERS:

Doug KITOWSKI

Peter SAS

Elissa WILLIAMSON

Cindy MASON

Gary ROGOZINSKI

Alan ZUCCHILATTI



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