



**PUBLIC NOTICE
TOWN OF FORT FRANCES
COMMITTEE OF ADJUSTMENT**

TAKE NOTICE that the Committee of Adjustment will consider the following applications submitted pursuant to *section 45 of the Planning Act, 1990* at the regular meeting scheduled for Monday March 17, 2014 at 7:00 pm, in the Committee Room of the Civic Centre, 320 Portage Avenue, Fort Frances, On.

- **Minor Variance A1/2013 – 1006 First St. E.**

An application for relief from the provisions of section 3.2(f) of Zoning By-Law 3/14 to reduce the side yard setback on the east from 1.5 m. to 0.53 m. for an existing accessory building located in the R1 zone. This application was originally filed in November of 2013 but was deferred for additional information.

- **Minor Variance A1/2014 – 605 McIrvine Road**

An application for relief from the provisions of section 3.36 and 4.10 of Zoning By-Law 3/14 to permit the parking and use of trailers for modular training centre, and permit a use that is similar to and/or compatible with other uses permitted within an existing building, respectively, and located in the Enterprise (E) zone.

- **Minor Variance A2/2014 – 407 Mosher Avenue**

A variance application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setback for an existing accessory building from 1.5 m. to 0 m. on the south side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 399.99 m²; minimum lot frontage from 15 m. to 10.02 m.; minimum front yard setback from 7.5 m to 3.65 m.; minimum side yard (south) from 1.5 m. to 0.58 m. for an existing single residential dwelling located in the R2 zone.

- **Minor Variance A3/2014 – 405 Mosher Avenue**

A variance application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setbacks for an existing accessory building from 1.5 m. to 0 m. on the south side and to 0.33 m. on the east side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 259.99 m²; minimum lot frontage from 15 m. to 10.02 m.; minimum front yard setback from 7.5 m to 3.57 m.; minimum side yard (south) from 1.5 m. to 0.8 m. and increase maximum lot coverage from 40% to 41.9% for an existing single residential dwelling located in the R2 zone.

- **Minor Variance A4/2014 – 403 Mosher Avenue**

A variance application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setbacks for an existing accessory building from 1.5 m. to 0 m. on the south side and to 0.21 m. on the east side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 259.99 m²; minimum lot frontage from 15 m. to 10.049 m.; minimum front yard setback from 7.5 m to 3.55 m.; minimum side yard (south) from 1.5 m. to 0.63 m. and increase maximum lot coverage from 40% to 41.71% for an existing single residential dwelling located in the R2 zone.

Any person may attend this meeting and/or make written or verbal representation either in support of or in opposition to an application or be represented by counsel for that purpose.

AND FURTHER TAKE NOTICE that if a person or public body that files an appeal of a decision of Town of Fort Frances Committee of Adjustment in respect of the proposed consent does not make written submissions to Town of Fort Frances Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal. If you wish to be notified of the decision of the Town of Fort Frances Committee of Adjustment in respect of the proposed consent, you must make a written request to Municipal Planner at the address below.

Plans filed with the applications can be viewed in the Planning Department, Civic Centre, 320 Portage Avenue, during normal business hours. For an appointment or to obtain further information respecting the noted application(s), please call the Municipal Planner at 274-5323 ext. 275.

Dated this 6th day of March 2014.

N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner/
Committee Secretary-Treasurer
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
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