



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

TAKE NOTICE that the Committee of Adjustment will consider the following application at the regular meeting scheduled for **Monday, September 19, 2011 at 7:00 pm**, in the Committee Room of the Civic Centre, 320 Portage Avenue, Fort Frances, On.

- **File A9/2011 – 562 Elm Avenue**

This is an application to reduce the rear yard for a residential dwelling as required from 7.5 metres to 3.35 metres and increase the maximum lot coverage from 40% to 45% to permit the construction of an addition to an existing dwelling to provide accessibility.

- **File A8/2011 – 1018 Second Street East**

This is an application to increase the maximum lot coverage permitted for an accessory building from 15% to 21% to permit the construction of a 26'x32' garage. The subject land is zoned Residential Type Two (R2).

(Applications deferred from August)

- **File A7/2011 – 809 McKenzie Avenue**

This is an application to permit a change in a legal non-conforming use to a more compatible use pursuant to Section 45(2)(a)(ii) of the Planning Act. The proposal is to convert the existing structure from a social hall/private club to residential dwelling units with storage/warehouse for private personal and private small scale commercial. The subject land is zoned Residential Type Three (R3) and permits residential use.

- **File B1/2011 – 1013 Cornwall Avenue**

This is an application to re-establish a residential lot that merged with the adjacent as a result of common ownership. The severed and retained properties are vacant and are zoned Residential Type Two (R2). A concurrent application to re-establish a third lot (File B2/2011) will also be considered.

- **File B2/2011 – 1007 Cornwall Avenue**

This is an application to re-establish a residential lot that merged with the adjacent as a result of common ownership. The severed and retained properties are vacant and are zoned Residential Type Two (R2). A concurrent application to re-establish a third lot (File B1/2011) will also be considered.

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 applications, please call Faye Flatt at 274-5323 ext. 275.

Dated this 9th day of September 2011.

N. Faye Flatt, AMCT, ACST, CPT
Municipal Planner/
Committee Secretary-Treasurer
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

