

## COMMITTEE OF ADJUSTMENT Minutes of Meeting – 20 April 2015

---

The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held on April 20, 2015 in the Civic Centre Committee Room at 5:00 p.m. with the following present:

Gary Rogozinski, Irene Laing, Charleen Mallory, Jennifer Greenhalgh, Viktor Nowak, Cindy Mason, Alan Zucchiatti, Faye Flatt, Municipal Planner/Secretary-Treasurer, Mark Jodoin, Lori Pattison, Gord Lemay, Dave Petsnick, Lawrence Phillips, Walter Laing

1. **Call to Order** – Chair Rogozinski confirmed quorum and called the meeting to order at 5:02 pm.
2. **Declarations, Municipal Conflict of Interest Act** – None
3. **Minutes** - F. Flatt notes that although the minutes of the January 26<sup>th</sup> meeting had been approved, there were errors and presented revised minutes for approval. The minutes of January 26, 2015 were approved as amended and the minutes of February 25, 2015 as prepared and circulated.
4. **Committee Applications**
  - a) **A2/2015 – 208 Armit Avenue** – Variance Application to reduce the minimum frontage required per unit for a duplex from 16 m. to 14.9 metres to permit the existing structure to be converted to a duplex.  
**Decision of Committee** - The application was **approved** with conditions with reasons as noted on the decision.  
**Condition(s)** - That as required by the building department, the property owner or agent must apply for and obtain a building permit for the conversion of the single detached dwelling to a duplex.
  - b) **A13/2015 – 1127 First St. E.** (deferred from October 2014) - Variance Application to decrease the minimum distance between a main building and accessory building from 2 m. to 1.169 m. (modified from .71 as constructed) to accommodate deck constructed by contractor without benefit of building permit.  
**Decision of Committee** - The application was **approved** with conditions with reasons as noted on the decision.  
**Condition(s)** - That the variance applies to the existing structures only. If reconstructed, other than as a result of demolition by fire, future buildings must comply with zoning regulations.
  - c) **B1/2015 – Pit Rd. #1** – Consent Application to sever a strip of property 20.8 metres in width along the north limit of retained property as a lot addition to the adjacent property to the north; And to retain an easement for water and sewer services 8 metres in width along the east limit of the severed land.  
**Decision of Committee** - The application was **approved** with conditions.  
**Condition(s)** - As are set out on the decision.
  - d) **B2/2015 – Pit Rd. #1** – Consent Application to create an easement for water and sewer services 8 metres in width along the east limit of the severed land.  
**Decision of Committee** - The application was **approved** with conditions.

**Condition(s)** - As are set out on the decision.

**5. Other –**

- a) Reference binders were distributed to committee members.

**6. Information – None**

**7. Adjournment –** The meeting closed at 5:45 pm

*"original signed by Viktor Nowak"*  
A-Chair/Vice-Chair

*"original signed by Faye Flatt"*  
Secretary-Treasurer