

COMMITTEE OF ADJUSTMENT
Minutes of Meeting – May 21, 2014

The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held in the Civic Centre Committee Room on May 21, 2014 with the following present:

G. Rogozinski (Vice-Chair), C. Mason, I. Laing, A. Zucchiatti, F. Flatt, Municipal Planner/Secretary-Treasurer, Steve Sinclair, D. Zatulsky

1. **Call to Order** – The meeting was to order at 4:30 pm with quorum confirmed.
2. **Declarations, Municipal Conflict of Interest Act** – None
3. **Minutes** - The minutes of March 17, 2014 were approved as circulated.
4. **Committee Applications**
 - a) **A5/2014 – 14 Armstrong Place** – The property owner, Steve Sinclair, was present to provide an outline and respond to questions regarding his application for relief from the provisions of sections 4.4.2(c) of Zoning By-Law 3/14 to reduce the front yard setback (south) to 6 metres and the rear yard setback (north) to 4.7 metres for an existing residential dwelling to permit the construction of an enclosed entry and enclosed patio respectively.
Decision of Committee – The application was **approved**.
Conditions – that the property owners apply for a building permit within one year from the date of this decision and failing that the requested variance will be rendered invalid.
Reasons for Decision – (1) There were no objections to the requested variances nor the proposed construction; (2) No adverse affects have been identified nor any anticipated for either the subject land nor the adjacent lands as a result of the approval of the requested variance nor of the proposed construction.
 - b) **A6/2014 – 601 King's Highway** – D. Zatulsky of Saulteaux Consultants was present as agent of the property owner to outline and respond to questions regarding an application for relief from the provisions of sections 3.17(a) and 4.14.2 (c) of Zoning By-Law 3/14 to permit the enlargement of a legal non-complying structure that would further reduce the interior side yard setback and reduce the interior side yard setback on the west side to 4.9 metres, respectively.
Decision of Committee – The application was **approved**.
Conditions – that the property owners apply for a building permit within one year from the date of this decision and failing that the requested variance will be rendered invalid.
Reasons for Decision – (1) There were no objections to the requested variances nor the proposed construction; (2) No adverse affects have been identified nor any anticipated for either the subject land nor the adjacent lands as a result of the approval of the requested variance nor of the proposed construction; and (3) The proposed addition will enlarge the area of useable space and enhance the existing use of the property for community social programs.
 - c) **A7/2014 – 418 Third St. E.** – The property owner was not present nor represented to outline an application for relief from section 4.4.2 (c) of Zoning By-Law 3/14 to reduce the interior side yard setback on the west to 1.22 metres to permit the construction of a single detached dwelling.
Decision of Committee – The application was **approved**.

Conditions – (1) that the property owners apply for a building permit within one year from the date of this decision and failing that the requested variance will be rendered invalid; and (2) that the property, which consists of lots 14 and 15 on plan SM34 and lots 33 and 34 on plan SM109 be deemed by Council not to be lots on a plan of subdivision in accordance with section 50(4) of the Planning Act.

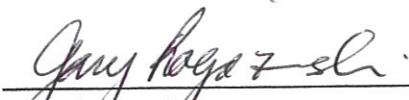
Reasons for Decision – (1) The deeming by-law will result in the 4 individual lots becoming one lot of record so that the construction proposed can traverse the 4 lot lines and be centered on the property; (2) There were no objections to the requested variances nor the proposed construction; and (3) No adverse affects have been identified nor any anticipated for either the subject land or the adjacent lands as a result of the approval of the requested variance nor of the proposed construction.


5. Council Referrals

- a) Zoning Amendment 3/14-A – (Boivin) – A recommendation will be made to Council that the application to rezone the subject land from Seasonal Residential (SR) to Residential Type One (R1) so as to permit a home occupation and to recognize the permanent residential use be approved.

6. Information

7. Adjournment – The meeting adjourned at 5:25 pm


Chair/Vice-Chair


Secretary-Treasurer