

**COMMITTEE OF ADJUSTMENT**  
**Minutes of Meeting – August 18, 2014**



The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held on August 18, 2014 in the Civic Centre Committee Room with the following present:

Gary Rogozinski (Vice-Chair), Cindy Mason, Alan Zucchiatti, Faye Flatt, Municipal Planner/Secretary-Treasurer, Paul Fischer, Laura Gustafson, Clara Stainke, Pat Colfer

1. **Call to Order** – The meeting was to order at 4:55 pm with quorum confirmed.
2. **Declarations, Municipal Conflict of Interest Act** – None
3. **Minutes** - None
4. **Committee Applications**
  - a) **A9/2014 – 604 Church Street** – The property owner/applicant, Paul Fischer, was present to provide an outline of, and to respond to questions regarding, an application to reduce the side yard (west) from 1.5 metres as required by section 3.2(i) of Zoning By-Law #3/14 to 0.76 metres to permit the construction of an accessory building.  
**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) **A10/2014 – 902 Crowe Avenue** – In accordance with established policy of the Committee, the application was deferred because the property owner/applicant was neither present nor represented to respond to questions regarding his application to increase the maximum height of an accessory building in a residential zone to 5.03 metres whereas 4.5 metres is permitted by section 3.2(i) of Zoning By-Law #3/14.
  - c) **A11/2014 – 618 Nelson Street** – The property owner/applicant, Pat Colfer, was present to provide an outline of, and to respond to questions regarding, an application to reduce the interior side yard (both sides) from 1.5 metres as required by section 3.2(f) to 1.219 metres to permit the construction of an accessory building.  
**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; (2) that as required by the Tax Administrator, all outstanding tax arrears be paid in full prior to the issuance of a building permit; and (3) that as required by the Utilities Clerk, all outstanding sewer/water bill accounts be paid before a building permit is issued.  
**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.

- d) **A12/2014 – 352 Church Street** – The property owner/applicant was represented by authorized agent Laura Gustafson, present to provide an outline of, and to respond to questions regarding an application for special permission to enlarge a non-conforming and permit residential use in an existing structure where the use has ceased for more than one year as per section 3.16.

**Decision of Committee** – The application was **approved**.

**Conditions** – (1) that prior to the expiration of the appeal period, written confirmation from the Fort Frances Fire & Rescue be obtained as evidence that the Inspection Certificate dated June 1, 2009 is in good standing;

**Reasons for Decision** – (1) There were no objections to the request.; (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 request.

5. **Council Referrals** - none

6. **Information** – The Committee received and discussed information distributed for training purposes.

7. **Adjournment** – The meeting closed at 6:20 pm

  
acting Chair/Vice-Chair

  
Secretary-Treasurer