

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

June 4, 2020

The meeting of Committee of Adjustment of the Town of Fort Frances was Held Virtually on June 4, 2020 from 5:30 p.m. to 6:13 p.m.

PRESENT: Gary Rogozinski (Chair), Charleen Mallory, Donald Taylor(5:40pm), Barry Jackson, Don Eldridge

ALSO PRESENT: Cody Vangel, CBO/Municipal Planner, Mitch Lepage, Stacey Jack, Kim Cornell, Faye Flatt

1. Call to Order
5:30pm

2. Non-agenda items
None.

3. Declarations, Municipal Conflict of Interest Act
None.

4. Minutes of Previous Meetings

4.1 May 14, 2020

- Approved as presented

Moved by Don Eldridge, seconded by Barry Jackson

5. Committee Applications

5.1 A2-2020: Application for Minor Variance at 780 King's Highway

- Secretary treasurer provided summary of application
- Faye Flatt (Agent of Energy Motivation Inc.) provided additional reasoning behind the proposal
- The Committee was provided the opportunity to ask questions
- The Committee engaged in a brief discussion on the application and subsequently approved the application with the following condition:
 - That the owner apply for a building permit within one year of making decision

All Committee of Adjustment members present for the application voted in favour of the proposal. Donald Taylor was not present at this time in the meeting and did not participate in voting.

5.2 A1-2020: Application for Consent (Lot Creation) at Mill Property Along Third Street East (Formerly 145-165 Third Street West)

- Secretary treasurer provided summary of application
- Mitch Lepage and Kim Cornell had the opportunity to speak to the proposal
- The Committee was provided the opportunity to ask questions
- The Committee engaged in a lengthy discussion on the application, primarily with respect to imposing conditions.
- The Committee approved the application with the following conditions:
 - That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon or a Letter of Exemption from the Land Registrar or proper legal description endorsed by evidence of approval of the Land Registrar.
 - That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate

of Official.

- That the owner provide confirmation to the Municipal Planner of payment of all outstanding taxes and interest on taxes.
- That the owner provides confirmation to the Municipal Planner of payment of all outstanding accounts payable.
- That in the event exterior construction activities are undertaken to increase the building footprint on the severed portion of land that a site plan control agreement be entered into with the Town of Fort Frances.
- That the owner convey cash in lieu of parkland at a value of \$1,000.00 lump sum and that no future variances for reduction in greenspace be allowed for the severed lands.
- That the Municipal Planner be provided with satisfactory evidence that any existing structures on the severed property comply with zoning regulations for the Light Industrial zone by way of surveyor’s real property report or site plan with signed affidavit.
- That any zoning deficiencies determined from the site plan or survey on the severed land be addressed through a minor variance application.

All Committee of Adjustment members present for the application voted in favour of the proposal.

6. **Other Business**
None.

7. **Meeting Close**
6:13pm

Chair, Committee of Adjustment

C. Vangel, Chief Building Official / Municipal Planner
Secretary to Committee of Adjustment