

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

July 18, 2016

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on July 18, 2016 from 5:00 p.m. to 6:44 p.m.

PRESENT: Barry Jackson, Cindy Mason, Irene Laing, Viktor Nowak, Charleen Mallory, Doug Brown, CAO, Travis Rob, Secretary/Treasurer

ALSO PRESENT: Elinor Curtis and Lisa Ruppenstein (5:00 - 5:14pm), Cecil Horne (5:00 - 6:43pm), Neil Kabel (5:00- 6:43pm)

1. Call to Order - 5:03pm

2. Non-agenda items

None

3. Declarations, Municipal Conflict of Interest Act

None

4. Minutes of Previous Meetings

- 4.1 Approval of the minutes of the March 28, 2016 meeting
- Approved as circulated

Laing-Nowak THAT the minutes of the March 28, 2016 meeting be approved as circulated

CARRIED

5. Committee Applications

- 5.1 C1- 2016 - 1411 Colonization Road W - Application for temporary use by-law to permit a garden suite
- The property owner and garden suite tenant were in attendance to discuss the development with the committee. The application was considered and application for temporary use by-law for a garden suite at 1411 Colonization Road was granted

Mallory-Nowak THAT the application being C1-2016 being an application for temporary use by-law to permit the construction of a garden suite at 1411 Colonization Road West be approved

CARRIED

- 5.2 A2 - 2016 - 850 King's Highway - Minor Varince Application to reduce the side yard setback from 6m to 3.5m and buffer width from 3m to 1.5m
- Candice Micucci, the agent called into the meeting at 5:14pm until 5:26pm to speak to the application. The Minor Variance request was granted.

Laing-Mallory THAT the application being A2-2016 being an application for minor variance to reduce the side yard setback from 6m to 3.5m and reduce the buffer width from 3m to 1.5m be approved.

CARRIED

- 5.3 B1-2016 - Re-conveyance of H2O Power property for effluent line to Resolute Forest Products
- The agent for the owner was in attendance to speak to the matter and consent was granted for the severance and re-conveyance with conditions

Nowak-Laing THAT the application for severance and re-conveyance being application B1-2016 be approved with conditions

CARRIED

- 5.4 B2-2016 - Easement over Resolute Forest Products Property for access to H2O Power transmission lines
-The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Laing-Nowak THAT the application for consent for the purposes of establishing an access easement being application B2-2016 be approved with conditions

CARRIED

- 5.5 B3-2016 - Easement over Resolute Forest Products Property for access to H2O Power canal walls for maintenance
- The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Laing-Jackson THAT the application for consent for the purposes of establishing an access easement being application B3-2016 be approved with conditions

CARRIED

- 5.6 B4-2016 - Easement over Resolute Forest Products property for access to H2O Power Sluice Gates for maintenance
- The agent for the owner was in attendance to speak to the matter and the consent was granted with conditions

Nowak-Mallory THAT the application for consent for the purposes of establishing an access easement being application B4-2016 be approved with conditions

CARRIED

6. Other Business

- 6.1 Request from Wahkaihanun Futures for extension to deadline for paving of parking area - 237 Eighth Street West. Relief granted by Minor Variance A4 - 2011
- The request was considered by the committee and after discussions on the future of the property, an extension was granted to October 31, 2017 for the completion of grading of the parking area at 237 Eighth Street West.

7. Outstanding Items

8. Meeting Close - 6:44pm

Chair, Committee of Adjustment

T. Rob, Chief Building Official