

## TOWN OF FORT FRANCES

### MINUTES

### COMMITTEE OF ADJUSTMENT

December 7, 2015

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on December 7, 2015 from 6:00 p.m. to 8:50 p.m.

PRESENT: Viktor Nowak, Irene Laing, Charleen Mallory, Condyl Mason, Gary Rogozinski,  
Chair

ALSO PRESENT: Barry Jackson (5:54 - 6:53pm), Travis Rob, Secretary

**1. Call to Order - 5:22pm**

**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 November 23, 2015 meeting**

- Approved as Circulated

**5. Committee Applications**

**5.1 A8/2015 - 424 First Street East - Request for relaxation from the following provision of the Fort Frances Zoning By-Law 03/14:**

- Construct an accessory building closer to the front lot line than the main building (3.2(d))

- Reduction in front yard setback from 7.5m to 4.54m (4.4(c))

- Reduction in side and rear yard setback for an accessory building from 1.5m to 1m (3.2(f))

- Increase the permitted height of an accessory building from 5m to 6.5m (3.2(i))

Barry Jackson, the property owner was on site to speak to his application, written comments were received from the Fire Department and Joyce Veldhuisen, owner of 428 First Street East. The committee considered the application and all provisions which the property owner was requesting. The decision of the Committee was to require the front of the proposed carport roof to match the front wall of the existing porch, reduce the front yard setback from 7.5m to 6.04m (to the roof line), The side yard setback is to remain at the 1.5m required and the rear yard setback to be reduced to 1m. Further the height of the accessory building was increased to 6.5m with the condition that the garage is to be constructed with evestrough in accordance with the Property Standards By-Law No. 14/09.

**6. Other Business**

**6.1 2016 Calendar of Committee of Adjustment Meetings**

- Approved as Circulated

**7. Outstanding Items**

**7.1 Minor Variance Application A7/2015 - 501 Third Street West - Verbal Update**

- T. Rob provided an update on the application and noted that the property owners had

not been back to discuss their plans further. This item will remain on the agenda until such time as a resolution is determined.

- 7.2 Rules of Practice and Procedures - Property Standards Appeals Committee  
- Approved as Circulated
  
- 7.3 Town of Fort Frances Zoning By-Law 03/14 - Section 3.20 Parking Requirements  
- After a discussion on the parking requirements in the industrial area of town and how the number of parking spots is determined, it was decided by the Committee of Adjustment that an amendment to the Zoning By-Law be brought forward to Caouncil with the wording proposed

**8. Meeting Close - 6:56pm**

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Chair, Committee of Adjustment

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T. Rob, Chief Building Official