

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF  
ADJUSTMENT

December 13, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on December 13, 2017 from 5:30 p.m. to 5:46 p.m.

PRESENT: Tyson Dennis, Gary Rogozinski, Charleen Mallory, Cindy Mason, Don Taylor, Barry Jackson

ALSO PRESENT: Gary Vittie

1. **Call to Order** - 5:30 pm  
Gary Rogozinski chaired the meeting.
2. **Non-agenda items** - 5:30 pm  
None
3. **Declarations, Municipal Conflict of Interest Act**  
None
4. **Minutes of Previous Meetings** - 5:35 pm  
Previous meeting minutes were approved.

Moved by Barry Jackson  
Seconded by Charleen Mallory

4.1 Meeting minutes from October 25, 2017 meeting.

5. **Committee Applications** - 5:36 pm

5.1 Special permission from Zoning By-Law 03-14 Section 3.2

The application was introduced by Tyson Dennis. The applicant, Gary Vittie, was present at the meeting and explained the application thoroughly. The reason behind demolishing the existing house and keeping the garage was a safety and financial needs due to high insurance rates of a vacant building. Gary explained his permanent dwelling is next door to 1044 Cornwall, as well as how he and his wife purchase the property to construct an accessible home in the near future at 1044 Cornwall. Due to section 3.2 of the Zoning By-Law permission must be granted by the Committee in order to have an accessory building on a property without a principal structure on the property. The Committee wanted clarification on the applicants rough timeline for obtaining a building permit. Gary has a designer working on drawings. Gary explained he plans to have the new dwelling started late 2018 or early 2019. The Committee unanimously voted in favour of the special permission from section 3.2 of the zoning Zoning-Law and granted permission to the applicant two years to obtain a building permit for construction.

Moved by Don Taylor  
Seconded by Cindy Mason

6. **Other Business**  
None
7. **Outstanding Items**  
None
8. **Meeting Close** - 5:46 pm

Meeting closed.  
Moved by Charleen Mallory  
Second by Barry Jackson

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Chair, Committee of Adjustment

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T. Dennis, Chief Building Official