

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

February 21, 2018

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre on February 21, 2018 from 5:30 p.m. to 6:45 p.m.

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

ALSO PRESENT: Travis Rob, Dave Beazley, Dave Petsnick

1. Call to Order - 5:30 PM

2. Non-agenda items

None

3. Declarations, Municipal Conflict of Interest Act

None

4. Minutes of Previous Meetings - 5:35

Approved as submitted.

Moved Charleen Mallory

Second Barry Jackson

4.1 December 13, 2017 Meeting minutes.

5. Committee Applications

5.1 A1-2018 Application for minor variance of side yard setbacks of structures from side yard.

Committee heard the applicants reasoning for the side-yard set back to reduced to .91 m from 1.50 m. As well as a reduction on the other side yard set back to .

Travis Rob, a neighboring property owner, had issue with the structure being closer to his property due to water coming off the roof. The 1.5 m side-yard setback requirement he felt should be kept as possible water retention issues may occur. The Committee agreed due to water retention and lay of the land the set back of the gazebo should stay at 1.5 m. The Committee then approved the side yard setback reduction on the west side of the structure to be less than 1.5 m to 0.6 m.

Moved: Barry Jackson

Second: Cindy Mason

5.2 B1-Application for Zoning amendment at 201 Minnie Avenue from Tourism/Commercial to R2 Residential.

The applicant explained the plan for the property at 201 Minnie Avenue to the Committee. The Committee asked about timelines for development. The applicant was hoping to break ground in the 2018 building season if all went well with zoning changes. The preliminary drawings were showing a 4-plex and 3-plex housing units. The committee made the recommendation to allow for a change from Tourism/Commercial to R2 Residential.

Moved: Don Taylor

Second: Cindy Mason

5.3 B2-2018 Application for Zoning amendment for 560 Webster Avenue from Institutional to R2 Residential.

The applicant explained the reasoning for the zoning amendment to the 560 Webster property. The application had a site plan of the parking requirements for the potential residential units in the building. The applicant wanted to increase affordable housing in Fort Frances and with the zoning changes would allow for building permits to be applied for. The building has a potential, 4 unit layout. The Committee discussed and agreed this would be a benefit to the Town of Fort Frances. The committee made the recommendation to Council to approve the zoning designation changes.

Moved Cindy Mason
Second Barry Jackson

- 6. **Other Business**
- 7. **Outstanding Items**
- 8. **Meeting Close**

Chair, Committee of Adjustment

T. Dennis, Chief Building Official