

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

August 7, 2019

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on August 7, 2019 from 5:27 p.m. to 6:13 p.m.

PRESENT: Gary Rogozinski, Chairperson, Charleen Mallory, Barry Jackson, Donald Taylor, Don Eldridge and Cindy Mason

ALSO PRESENT: E. Slomke, Clerk / Interim Municipal Planner, C. Vangel, CBO / Municipal Planner, Adam & Danielle Mitchell, Mike Belluz, Lawrence G. Phillips.

1. Call to Order

5:27pm

2. Non-agenda items - None.

3. Declarations, Municipal Conflict of Interest Act

Donald Taylor declared a conflict with item 5.3

Charleen Mallory declared a conflict with item 5.3

4. Minutes of Previous Meetings

4.1 June 26, 2019

- Approved as presented.

Moved by Charleen Mallory, seconded by Barry Jackson.

5. Committee Applications

5.1 A4-2019 (838 Huffman Court) - A minor variance application for permission to reduce front yard setback and increase maximum lot coverage.

- Adam Mitchell and Danielle Gustafson-Mitchell provided verbal summary of their application.
- Committee of Adjustment engaged in a lengthy discussion and denied the front yard set back, and further approved an increase to the lot coverage of 43.5%.

Moved by Don Eldridge, seconded by Charleen Mallory.

5.2 A5-2019 (1530 King's Highway) - A minor variance application for relief of Parking Area Regulations section 3.20 of Zoning By-law.

- Mike Belluz provided verbal summary of application.
- Committee of Adjustment briefly discussed application, and granted relief.

Moved by Charleen Mallory, seconded by Cindy Mason.

5.3 B6-2019 (1408 Eighth Street East) - An application for site specific zoning by-law amendment to change the zoning from Institutional to Residential and to remove the H symbol (holding provision) which will permit the development of the land for a single family residence.

- Donald Taylor and Charleen Mallory declared a conflict with this matter, they did not speak nor vote.
- Lawrence G. Phillips provided verbal summary of application.
- Committee of Adjustment discussed the application and will provided recommendation to council to approved the zoning by-law amendment and remove the "H" symbol from 1408 Eighth Street East.

Moved by Cindy Mason, seconded by Don Eldridge.

6. Outstanding Items - None.

7. Other Business

- 7.1 Code of Conduct / Integrity Commissioner
 - Document received by all Committee members.
- 7.2 Training Session - September 18 at 12 noon
Code of Conduct / Integrity Commissioner

8. Meeting Close

- 8.1 The meeting closed at 6:13pm.

Chair, Committee of Adjustment

C. Vangel, Municipal Planner
Committee Secretary