

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

March 17, 2021

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Held Virtually on March 17, 2021 from 5:30 p.m. to 6:34 p.m.

PRESENT: Gary Rogozinski (Chair), Charleen Mallory, Donald Taylor, Barry Jackson, Don Eldridge

ALSO PRESENT: Cody Vangel, CBO/Municipal Planner, Dan McCormick, Neilson Cooper, Randy Thoms

1. Call to Order
5:30pm

2. Declarations, Municipal Conflict of Interest Act

2.1 Don Eldridge declared a conflict of interest with item 4.1

2.2 Donald Taylor declared a conflict of interest with item 4.2

3. Minutes of Previous Meetings

3.1 January 12, 2021

- Approved as presented
 - Moved by Barry Jackson, seconded by Charleen Mallory

4. Committee Applications

4.1 A1-2021: Application for Minor Variance at 324 Victoria Avenue

- This item was considered after item 4.2 due to 4.1 and 4.3 being the same applicant
- Don Eldridge declared a conflict of interest with this application and did not speak to it
- Cody Vangel provided an overview of the application and supporting documentation
- The applicant had the opportunity to speak to the application
- The Committee engaged in a lengthy discussion on the matter and continually expressed concern over the request variance stating that it was considered major and not minor. The Committee discussed with the applicant various options that may be available for additional parking on site, on street, and on nearby properties with an agreement in place.
- No members of the public spoke against the application
- The Committee could not come to a decision and chose to defer the decision to a future meeting with the request that the applicant come back with additional information and additional parking options. All Committee members present, with the exemption of Don Eldridge, agreed to defer the decision.

4.2 A2-2021: Application for Consent (Lot Addition) at 1425 Colonization Road West

- This item was considered before item 4.1
- Donald Taylor declared a conflict of interest with this application and did not speak to it
- Cody Vangel provided an overview of the application and supporting information
- The applicant had an opportunity to speak to the application
- The Committee engaged in a brief discussion on the matter
- No members of the public spoke against the application

- All Committee members present, with the exemption of Donald Taylor, voted in favour of the application subject to the following conditions:
 - Subsection 3 or 5 of Section 50 of the Planning Act R.S.O. 1990 shall apply to any subsequent conveyance or transaction involving the severed land.
 - As the application is for the purpose of a lot addition, the deeds or instruments, submitted to the Secretary-Treasurer for review and consent endorsement, shall be accompanied by an undertaking from the applicant’s solicitor confirming that the lands to be severed will be consolidated on title with the adjacent lands.
 - Payment of the balance of any outstanding taxes and accounts payable, including penalties and interest, (and any local improvement charges, if applicable) shall be paid to the Municipality.
 - That the Municipal Planner be provided with a deposited reference plan bearing the seal of the Land Registrar depicting the severed property a part thereon. A digital and hard copy of the deposited Reference Plan are to be submitted to the Municipal Planner of the Town of Fort Frances.
 - That the Municipal Planner be provided with the legal description of the severed and retained property for the issuance of the Certificate of Official.

4.3 B1-2021: Zoning By-Law Amendment at 820 Fifth Street East

- Cody Vangel provided an overview of the application and supporting information
- The applicant had left the meeting prior to consideration of this matter
- The Committee engaged in a brief discussion on the matter
- No members of the public spoke against the application
- All Committee members present voted in favour of recommending to Mayor and Council to approve said application

5. Other Business

5.1 Committee of Adjustment Complement

- Cody Vangel provided a verbal update on the search for filling the two Committee of Adjustment vacancies. Cody Vangel asked the Committee if they wish to consider amending the Committee of Adjustment By-Law to change the complement from 7 to 5, or if they wish to continue advertising
- The Committee unanimously agreed to continue advertising periodically in hopes to fill the vacancies

6. Meeting Close
6:34pm

Chair, Committee of Adjustment

C. Vangel, Chief Building Official / Municipal Planner
Secretary to Committee of Adjustment