



TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

September 14, 2022

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on September 14, 2022 from 5:31 p.m. to 5:53 p.m.

PRESENT: Gary Rogozinski (Chair), Christine Denby, Donald Taylor, Barry Jackson, Don Eldridge (virtual)

ALSO PRESENT: Cody Vangel, Mandi Olson

1. Call to Order/Roll Call

5:31pm

2. Declarations, Municipal Conflict of Interest Act

None

3. Minutes of Previous Meetings

3.1 March 16, 2022

- Moved by Christine Denby, seconded by Barry Jackson
- To remove Don Eldridge from the present attendance as he was away for this meeting
- All in favour
- Approved as amended

4. Committee Applications

4.1 A1-2022: Application for Minor Variance - 1061 Walker Avenue

- Municipal planner provided a summary on the application
- Applicant had the opportunity to further explain application
- No attendees or comments received from the Public on the application
- The Committee had the opportunity to ask questions to the applicant and Municipal Planner
- The Committee generally felt the four tests for a minor variance were maintained
- All members of the Committee voted in favour of approving the application
 - The Committee felt strongly that the circumstances and general site-specific properties led to approval of this application
 - The proposed location of the building on the lot was a large factor as it is set back in the property mitigating site line impacts to neighbours
 - The rear yard abutting the powerline corridor was also considered to assist with the decision
 - The Committee stated that this would not intend to set precedent, and that this was approved on a site-specific basis, and that if this were a more densely populated residential area or subdivision this may not have been approved

5. Other Business - None

6. Meeting Close

5:53pm

Chair, Committee of Adjustment

C. Vangel, Cbo/ Municipal
Planner Secretary to Committee of
Adjustment