

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF  
ADJUSTMENT

August 15, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre Committee Room on August 15, 2017 from 5:25 p.m. to 6:15 p.m.

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

ALSO PRESENT:

**1. Call to Order - 5:25 PM**

Cindy Mason was the Chairman of the meeting.

**2. Non-agenda items**

None

**3. Declarations, Municipal Conflict of Interest Act**

None

**4. Minutes of Previous Meetings**

4.1 Minutes were approved

Moved Charleen Mallory  
Second by Don Taylor

**5. Committee Applications**

5.1 A9-2017 Application for permission to construct an accessory building prior to a principal building or structure on the property.

5:30-5:45

The application was discussed by the Committee. The applicant was unable to make the meeting. The Committee asked what conditions have been put in place at time of purchasing the property. The condition of purchase of the property states the owner must obtain a building permit within 5 building seasons for the principal structure. The Committee was pleased to hear that. The use of a garage makes sense to allow for storage during the building of the home. The applicant has just finalized the property purchase and would like to have storage over the winter months for materials for the home build. The Zoning By-Law does not allow C-Can type storage on the property so the plan of building the garage first will allow for the project to be better organized. The Committee voted unanimous to allow for an accessory garage to be built prior to the principal dwelling. The owner must obtain a building permit for the principal dwelling within 1 building season of today's date. The special permission is granted.

Moved Barry Jackson  
Second Don Taylor

5.2 A10-2017 Application for permission to construct an accessory building prior to a principal building or structure on the property.

5:45 PM

The second application was for an accessory building on the property prior to the principal building or structure being on the property. The Committee implemented the same reasoning and condition to have the property owner obtain a building permit to

construct an accessory garage prior to the principal dwelling, the owner must obtain a building permit for the principal dwelling within 1 building season of today's date. The special permission is granted.

Moved Charleen Mallory  
Second Barry Jackson

6. **Other Business**

Update of Previous Committee of Adjustment Applications/Files

6.1 Update of Previous Committee of Adjustment Applications/Files

5:50 PM

The Committee differed the update on previous application to the next Committee of Adjustment meeting.

7. **Outstanding Items**

None

8. **Meeting Close - 6.15 PM**

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Chair, Committee of Adjustment

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T. Dennis, Chief Building Official