

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

September 26, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on September 26, 2017 from 5:40p.m. to 7:00p.m.

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

ALSO PRESENT:

1. Call to Order - 5:40 PM

Gary Rogozinski was the meeting chairman.

2. Declarations, Municipal Conflict of Interest Act

None

3. Minutes of Previous Meetings

3.1 Meeting minutes were reviewed and carried as submitted

Moved by: Charleen Mallory

Seconded by: Barry Jackson

4. Committee Applications - 5:45-6:20 PM

4.1 Application C2-2017-Application for an Easement to relocate a storm water main 555 Flinders

Representative was not available for the meeting. The Committee members and Tyson Dennis discussed issues with that. If a committee member had a question, who would answer the question? Tyson Dennis explained as it was the Town of Fort Frances's storm water main, and the application for easement was being applied for by the North Western Catholic District School Board, on the Town's behalf. The NWCDSB would pay all fees and meet all conditions that relate to the moving of the storm water pipe at their own cost. The committee agreed to move forward but if questions could not be answered by Tyson Dennis, the Committee would allow for one deferral before making a recommendation on the matter.

The project and reason for the application was explained by Tyson Dennis, and site plans were submitted to the Committee. The Committee wanted to be sure all costs of moving the storm water would be covered by the NWCDSB as it was their property and project that would require the easement to be moved. This was correct. The Town would not endure any costs of the easement allocation, as the project is only to benefit the NWCDSB project. The Committee also wanted clarification on the area of the land which will be disturbed and the reason for ground "pre-loading" for the project. This was explained by Tyson Dennis.

The Committee felt with the information in the application and the explanation of the answers to their questions, was sufficient to vote.

Motion was Carried to grant consent to File C2-2017 with the condition of a REF plan being submitted within a 2-year time period of the completion of the storm water line moving as provided in the plans.

Moved by: Barry Jackson

Second: Charleen Mallory

5. Other Business - 6:21-6:44

5.1 A discussion between Committee members and Tyson Dennis Secretary-Treasurer of the Committee of Adjustment about the need to have applicants at meetings to discuss the applications. The applicant needs to be able to answer questions of the Committee. Tyson Dennis explained the Planning Act does not specify whether the applicant needs

to be present or not. They "may" attend. The Committee discussion also spoke of previous meetings, years prior, where there was an issue of applicants not being told they should/need to come to answer needed questions during the application process and Committee meeting.

The Committee and Tyson Dennis agreed it is imperative for applicants to come to the scheduled meeting. The applications will be updated and stressed to applicants they will attend the meetings to answer any questions by the Committee of Adjustment. This will be expressed at application drop off by Tyson Dennis and be in bold print on the new applications.

6. Outstanding Items - 6:45-7:00

6.1 Verbal update of from Secretary Treasurer on Previous Committee of Adjustment Applications

Tyson Dennis gave an update all applications and files since November 2016 to present date. No concerns brought up by the Committee Members.

7. Meeting Close

Chair, Committee of Adjustment

T. Dennis, Chief Building Official