

## TOWN OF FORT FRANCES

### MINUTES

### COMMITTEE OF ADJUSTMENT

July 31, 2018

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre Committee Room on July 31st 2018 from 5:30 p.m. to 6:40 p.m.

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

ALSO PRESENT: Ryan Calder, Dave Petsnick, Dr. Bob Lidkea

#### **1. Call to Order**

1.1 5:30 PM meeting called to order by chairman Gary Rogozinski

#### **2. Non-agenda items**

None

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

#### **4. Minutes of Previous Meetings**

4.1 Previous Meeting Minutes February 21, 2018

Previous meeting minutes approved.  
Charleen Mallory Moved  
Barry Jackson Second

#### **5. Committee Applications**

5.1 File A3-2018 1003 First Street Accessory Building Variance

Ryan Calder was present as the home owner at 1003 First Street. Mr Calder applied for a minor variance to demolish the existing garage and construct a new garage with a minor variance of 12" closer to the Shevlin Avenue side yard set back for an accessory building. The Committee discussed the variance and found there was no issues present within the Committee of Adjustment. All Town division had no issue with the variance. The variance was approved. Variance to be 48" instead of 60" West side yard set-back.

Barry Jackson Moved  
Don Taylor Second

5.2 File C2-2018 350 Pit Road Consent and Deem to existing lot.

Dave Petsnick was present as a home owner to discuss the request for consent and property deeming eventually. The property would subdivide the existing 350 Pitt Road to a 26.6 m frontage lot and make a 26.1 m frontage lot to the South which would include an existing Lot 16. (refer to map in applications). Conditions were discussed and approved by the Committee. Each property to have its own sewer service installed, water connection, new private crossing and a new survey and registration presented to the Town of Fort Frances. The owner has one year to complete conditions and have consent finalized. Committee of Adjustment approved consent.

Charleen Mallory Moved  
Cindy Mason Second

5.3 File C3-2018 1525 Colonization Road Consent for Lot Creation

Dave Petsnick was present as a home owner to discuss the request for consent and proposal of new lot creation. Dave explained the severance of a lot with a 15.24 m frontage as an irregular lot, and creating a 12.20 m irregular lot. (Please refer to application map) Dr. Bob Lidkea was present as a neighboring property owner. He was present to hear the application and make sure proper driveways were installed if consent was approved by the Committee. Dr. Bob also gave some historic information about the property and area of Town. Conditions of consent on this property would include having individual sewer and water connections, driveway/entrances, application for public works to complete the work at both properties. The owner will be responsible to pay a 5% parkland fee to the Town of Fort Frances to complete the conditions. This fee is based on the value of the new created lot. Committee of Adjustment approved consent.

Cindy Mason Moved  
Barry Jackson Second

6. Other Business

Discussion of Parkland Fees with the Committee. The agreement of keeping fees as per previous creation of new lots in the past. Planning and Development to research and continue the same process for collecting those fees/charges.

7. Outstanding Items

None

8. Meeting Close

6:40 PM Meeting Closed.

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Chair, Committee of Adjustment

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T. Dennis, Chief Building Official