

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF  
ADJUSTMENT

January 31, 2019

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on January 31st from 5:30 p.m. to 6:10 p.m.

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

ALSO PRESENT: Dan McCormick, Kim Metke, Tim Mitchel

**1. Call to Order - 5:30 PM**

1.1 Cindy Mason chaired the meeting.

**2. Non-agenda items - 5:30 PM**  
None

**3. Declarations, Municipal Conflict of Interest Act - 5:32 PM**

3.1 Don Taylor declared conflict of interest for 5.2 applications of the agenda.

**4. Minutes of Previous Meetings - 5:35 PM**  
Moved by Don Taylor  
Second by Barry Jackson

4.1 July 31st, 2018 Meeting Minutes

**5. Committee Applications - 5:35 PM**

5.1 Zoning By-Law Amendment Application 737 Scott Street  
Zoning Designation from R2 Residential to C2 Commercial.

Dan McCormick was present representing Rainy River District Social Services Administration Board on the application to rezone property located at 737 Scott Street from R2 Residential to C2 Commercial. Dan explained the intentions of the RRDSSAB to construct a storage building and parking lot for employees at the adjacent ambulance building as well as for storing supplies for the RRDSSAB. The adjacent ambulance building was granted a reduction of required parking stalls at the time of renovation/construction of the ambulance building, which has caused issues since more parking is needed for equipment and employees.

Dan explained the preliminary drawings at 737 Scott Street, which were attached to the application. Parking stalls, cold storage and area for large equipment was discussed. The Committee of Adjustment agreed unanimously to support the change in Zoning Designation.

Moved by Charleen Mallory  
Seconded by Don Eldridge.

5.2 Official Plan Designation Change at 520 Scott Street  
Zoning By-Law Amendment Application 520 Scott Street  
Zoning Designation from C2 Commercial to R2 Residential.

Kim Metke and Tim Mitchell were present representing Rosengarten Holdings INC. for applications in 5.2. The first application was for a site specific designation change in Official Plan at 520 Scott Street to become "Living". This would allow for the

application for zoning designation to be changed from C2 commercial to R2 residential. Kim explained the existing building has had multiple tenants over the years. Without consistent tenants, profits have been low as the building has sat empty most of the last five years. He explained as the residence of Fort Frances become older, he has had inquiries for residential rental units. His idea to make this building into residential units which will allow for accessible units, near downtown amenities and be geared for elderly.

The topic of parking area was discussed and agreed the parking must stay consistent with zoning by-law regulations. The Ontario Building Code would be enforced for all fire rating and code compliance. As well, water a sewer testing of the system would have to be completed prior to building permits being issued.

The sitting Committee of Adjustment members agreed to support the change in a site specific Official Plan and Zoning Designation change to allow for residential units to be constructed at the existing building at 520 Scott Street.

Moved by Charleen Mallory  
Seconded by Barry Jackson

- 6.     **Other Business** - 6:02 PM  
      None
  
- 7.     **Outstanding Items** - 6:10 PM  
      None
  
- 8.     **Meeting Close** - 6:10 PM

8.1     Cindy Mason closed the Committee of Adjustment meeting as the Chair.

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Chair, Committee of Adjustment

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T. Dennis, Chief Building Official