

## TOWN OF FORT FRANCES

### MINUTES

### COMMITTEE OF ADJUSTMENT

August 7, 2019

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room on August 7, 2019 from 5:27 p.m. to 6:13 p.m.

**PRESENT:** Gary Rogozinski, Chairperson, Charleen Mallory, Barry Jackson, Donald Taylor, Don Eldridge and Cindy Mason

**ALSO PRESENT:** E. Slomke, Clerk / Interim Municipal Planner, C. Vangel, CBO / Municipal Planner, Adam & Danielle Mitchell, Mike Belluz, Lawrence G. Phillips.

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

5:27pm

#### **2. Non-agenda items - None.**

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

Donald Taylor declared a conflict with item 5.3

Charleen Mallory declared a conflict with item 5.3

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

##### **4.1 June 26, 2019**

- Approved as presented.

Moved by Charleen Mallory, seconded by Barry Jackson.

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

##### **5.1 A4-2019 (838 Huffman Court) - A minor variance application for permission to reduce front yard setback and increase maximum lot coverage.**

- Adam Mitchell and Danielle Gustafson-Mitchell provided verbal summary of their application.
- Committee of Adjustment engaged in a lengthy discussion and denied the front yard set back, and further approved an increase to the lot coverage of 43.5%.

Moved by Don Eldridge, seconded by Charleen Mallory.

##### **5.2 A5-2019 (1530 King's Highway) - A minor variance application for relief of Parking Area Regulations section 3.20 of Zoning By-law.**

- Mike Belluz provided verbal summary of application.
- Committee of Adjustment briefly discussed application, and granted relief.

Moved by Charleen Mallory, seconded by Cindy Mason.

##### **5.3 B6-2019 (1408 Eighth Street East) - An application for site specific zoning by-law amendment to change the zoning from Institutional to Residential and to remove the H symbol (holding provision) which will permit the development of the land for a single family residence.**

- Donald Taylor and Charleen Mallory declared a conflict with this matter, they did not speak nor vote.
- Lawrence G. Phillips provided verbal summary of application.
- Committee of Adjustment discussed the application and will provided recommendation to council to approved the zoning by-law amendment and remove the "H" symbol from 1408 Eighth Street East.

Moved by Cindy Mason, seconded by Don Eldridge.

#### **6. Outstanding Items - None.**

**7. Other Business**

- 7.1 Code of Conduct / Integrity Commissioner
  - Document received by all Committee members.
- 7.2 Training Session - September 18 at 12 noon  
Code of Conduct / Integrity Commissioner

**8. Meeting Close**

- 8.1 The meeting closed at 6:13pm.

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Chair, Committee of Adjustment

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C. Vangel, Municipal Planner  
Committee Secretary