



## TOWN OF FORT FRANCES

### MINUTES

### COMMITTEE OF ADJUSTMENT

March 16, 2022

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Civic Centre - Committee Room including virtual attendance on March 16, 2022 from 5:30 PM p.m. to 6:19 p.m.

PRESENT: Gary Rogozinski (Chair), Donald Taylor, Barry Jackson, Christine Denby

ALSO PRESENT: Cody Vangel (CBO/Municipal Planner), Stacey Jack, Mitch Lepage, Paul Veldman, Rob Coulbeck, Lloyd Will, Merna Emara, Randy Thoms

#### **1. CALL TO ORDER / ROLL CALL**

5:30pm

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

Donald Taylor declared a conflict with Item 4.1

#### **3. Minutes of Previous Meetings**

##### **3.1 June 16, 2021**

- Approved as presented
  - Moved by Donald Taylor, seconded by Christine Denby

#### **4. Committee Applications**

##### **4.1 B1-2022: Zoning By-law Amendment - 1037 Third Street East**

- Municipal Planner provided a verbal summary of the application
- No one from the application attended the meeting
- The Committee engaged in brief conversation on the application
- Donald Taylor did not speak or vote on the application
- All Committee members present, except for Donald Taylor, voted in favour of recommending approval of the application

##### **4.2 B2-2022: Zoning By-law Amendment - 1229 Cornwall Avenue (Lagoon Property)**

- Municipal Planner provided a verbal summary of the application
- Representatives from the application were able to speak and provide a further summary
- The Committee engaged in lengthy conversation on the application
- All Committee members present voted in favour of recommending approval of the application subject to the following:
  - Approval of:
    - To add a site-specific permitted use for the establishment of a 150 MW Solar Farm to produce solar energy and/or feed into the electrical grid;
    - To add a site-specific permitted use for Transmission of electricity, including infrastructure (towers and lines);
    - To add a site-specific permitted use for Electric substations; and
    - To add a site-specific permitted use for Battery Energy Storage System (BESS)
  - Approval of the following with the inclusion of a noise mitigation study:
    - To add a site-specific permitted use for Industrial Scale Computing;

- To utilize sea-cans or containers converted to Buildings and/or a constructed structure to house the Industrial Scale Computing equipment.

**5. Other Business**

- 5.1 Charleen Mallory - Resignation from Committee of Adjustment
  - Accepted with thanks
  - Committee recommended posting vacancies in newspaper
- 5.2 2022 - Committee of Adjustment Meeting Schedule
  - Accepted as presented

**6. Meeting Close**  
6:19pm

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Chair, Committee of Adjustment

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C. Vangel, Chief Building Official / Municipal Planner  
Secretary to Committee of Adjustment