

COMMITTEE OF ADJUSTMENT
Minutes of Meeting – November 19, 2012

The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held in the Civic Centre Committee Room on November 19, 2012 at 7:00 pm with the following present:

Peter Sas (Chair), Elissa Williamson, Alan Zucchiatti, Gary Rogozinski, Faye Flatt, Municipal Planner/Secretary-Treasurer, Wes Derksen, Janice Harnett

Absent: Doug Kitowski, Cindy Mason



1. Call to Order – Chair Sas called the meeting to order at 7:00 pm and confirmed quorum.

2. Added Non-Agenda Items –

a) Closed meetings

3. Declarations, Municipal Conflict of Interest Act – None

4. Minutes of Previous Meetings

Zucchiatti/Williamson – That the minutes of the October 9, 2012 meeting of the Committee of Adjustment be approved as amended.

CARRIED

5. Business arising from the minutes/Old Business – None

6. New Business

a) Applications

- i) Consent (File B1/2012) – 729 Riverview Drive – Application to sever a strip of land approximately 1.15 metres along the east limit of 729 Riverview Drive to be added to 723 Riverview Drive for the purposes of eliminating encroachment of entry steps to the main building and an accessory building.

Decision of Committee – The application was **approved** with conditions.

Reasons for Decision: The severed property will correct encroachments that have existed for some time, no objections were received, and no adverse affects are anticipated for either the retained or severed property nor for the adjacent property to which the severed is being added.

- ii) Minor Variance File A11/2012 – 940 Crowe Avenue – Application for relief from section 4.2.2.(iii)(a) and 4.2.2(vii) to, in the first instance, reduce the front yard setback for a main building from 7.5 metre to 5.91 metres and reduce the minimum floor area for a residential dwelling from 79 m² to 77.466 m.²

Decision of Committee – The application was **approved** with no conditions.

Reasons for Decision – The variance will legalize contraventions from 1962 when the building was constructed; There were no objections to the requested variances; and no adverse affects have been identified nor are any anticipated to either the subject or adjacent properties

b) Other Business

- i) Consideration of Fee – Minor Variance A11/2012 – A request for refund of the application fee was received on the basis that information provided in 1999 identified the building in question as considered legal non-complying, which was contrary to information on file. The request was approved.
- ii) Zoning Amendment 8/98-WW – 850 Williams Avenue – This was an application initiated by Council for the Town proposing to change the zoning to R2 to accommodate the development of a 16 lot subdivision. The committee supported the application.

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7. Correspondence – None
8. Non-Agenda Items
 - a) Closed Meetings – information distributed
9. Adjournment – 7:45 pm


Chair/Vice-Chair


Secretary-Treasurer