

COMMITTEE OF ADJUSTMENT
Minutes of Meeting – March 17, 2014

The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held in the Civic Centre Committee Room on March 17, 2014 with the following present:

G. Rogozinski (Vice-Chair), J. Lampi-Hughes, C. Mason, F. Flatt, Municipal Planner/Secretary-Treasurer, Wayne Zimmer

Absent: P. Sas, I. Laing, A. Zucchiatti

1. **Call to Order** – The meeting was to order at 7:00 pm with quorum confirmed.

2. **Declarations, Municipal Conflict of Interest Act** – None

3. **Minutes** - The minutes of October 22, 2013 were approved as circulated.

4. **Committee Applications**

- a) **A1/2013 – 1006 First St. E.** – (deferred from November 2013) – An application for relief from the provisions of section 3.2(f) of Zoning By-Law 3/14 to reduce the side yard setback on the east from 1.5 m. to 0.53 m. for an existing accessory building located in the R1 zone.

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

Conditions – None

Reasons for Decision – (1) The variance will legalize a contravention that occurred in 1988 when the accessory building was constructed; (2) No adverse affects have been identified nor are any adverse affects anticipated for either the subject land nor the adjacent lands; and (3) there were no objections received to the requested variance.

- b) **A1/2014 – 605 McIrvine Rd.** – Wayne Zimmer was present to outline and respond to questions regarding an application for relief from the provisions of section 3.36 and 4.10 of Zoning By-Law 3/14 to permit the parking and use of trailers for modular training centre, and permit a use that is similar to and/or compatible with other uses permitted within an existing building, respectively

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

Conditions – Approval is temporary and shall expire on December 31, 2014 or when the use ceases and/or trailers are removed from site, whichever comes first.

Reasons for Decision – (1) The variance will benefit the community by authorizing a use that is similar to others that are permitted in the zone on property that is currently not utilized. (2) No adverse affects have been identified nor are any adverse affects anticipated for either the subject land or the adjacent lands; and (3) there were no objections received to the requested variances.

- c) **A2/2014 – 407 Mosher Avenue** – The Municipal Planner was present to outline and respond to questions regarding an application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setback for an existing accessory building from 1.5 m. to 0 m. on the south side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 399.99 m²; minimum lot frontage from 15 m. to 10.02 m.; minimum front yard setback from 7.5 m to 3.65 m.; minimum side yard (south) from 1.5 m. to 0.58 m. for an existing single residential dwelling located in the R2 zone

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

Conditions – None

Reasons for Decision – (1) The variance is part of a process initiated by the Town that

conveyed part of lot 5 plan sm-122 to abutting property owners. This conveyance rendered the previous legal non-compliant status lost. The variance will legalize those inconsistencies again; (2) No adverse affects have been identified nor are any adverse affects anticipated for either the subject land or the adjacent lands; (3) There were no objections received to the requested variances.

- d) **A3/2014 – 405 Mosher Avenue** - The Municipal Planner was present to outline and respond to questions regarding an application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setbacks for an existing accessory building from 1.5 m. to 0 m. on the south side and to 0.33 m. on the east side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 259.99 m²; minimum lot frontage from 15 m. to 10.02 m.; minimum front yard setback from 7.5 m to 3.57 m.; minimum side yard (south) from 1.5 m. to 0.8 m. and increase maximum lot coverage from 40% to 41.9% for an existing single residential dwelling located in the R2 zone

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

Conditions – None

Reasons for Decision – (1) The variance is part of a process initiated by the Town that conveyed part of lot 5 plan sm-122 to abutting property owners. This conveyance rendered the previous legal non-compliant status lost. The variance will legalize those inconsistencies again; (2) No adverse affects have been identified nor are any adverse affects anticipated for either the subject land or the adjacent lands; (3) There were no objections received to the requested variances.

- e) **A4/2014 – 403 Mosher Avenue** - The Municipal Planner was present to outline and respond to questions regarding an application from Zoning By-Law 3/14 for relief from section 3.2(f) to reduce the setbacks for an existing accessory building from 1.5 m. to 0 m. on the south side and to 0.33 m. on the east side; and from section 4.4.2 to reduce, the minimum lot area from 460 m² to 259.99 m²; minimum lot frontage from 15 m. to 10.02 m.; minimum front yard setback from 7.5 m to 3.57 m.; minimum side yard (south) from 1.5 m. to 0.8 m. and increase maximum lot coverage from 40% to 41.9% for an existing single residential dwelling located in the R2 zone.

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

Conditions – None

Reasons for Decision – (1) The variance is part of a process initiated by the Town that conveyed part of lot 5 plan sm-122 to abutting property owners. This conveyance rendered the previous legal non-compliant status lost. The variance will legalize those inconsistencies again; (2) No adverse affects have been identified nor are any adverse affects anticipated for either the subject land or the adjacent lands; (3) There were no objections received to the requested variances.

5. Adjournment – The meeting adjourned at 7:56 pm


Chair/Vice-Chair


Secretary-Treasurer