

COMMITTEE OF ADJUSTMENT
Minutes of Meeting – 26 January 2015

The regular meeting of the Committee of Adjustment for the Town of Fort Frances was held on January 26, 2015 in the Civic Centre Committee Room at 3:30 p.m. with the following present:

Gary Rogozinski, Irene Laing, Jennifer Greenhalgh, Faye Flatt, Municipal Planner/Secretary-Treasurer, Mark Howarth

1. **Call to Order** – The Vice- Chair confirmed quorum and called the meeting to order at 3:30 pm.
2. **Introduction of Members** – Introductions to new member Jennifer Greenhalgh were made.
3. **Election of Chair/Vice-Chair** – The Secretary-Treasurer advised that section 44(7) of The Planning Act required the members of the committee to elect one of themselves as chair. The Secretary-Treasurer suggested the chair be for a specified period of time when another member would be elected citing it would be a good opportunity for each member to gain experience, which was supported by consensus. It was decided that the rotation and term of the Chair would be discussed at a future meeting as not all members were present.

Laing/Greenhalgh – That member Rogozinski be nominated for the position of Chair of the Committee of Adjustment.

Carried

4. Appointment of Secretary/Treasurer

Rogozinski/Greenhalgh – That in accordance with section 44(8) of the Planning Act, the Municipal Planner be appointed as Secretary/Treasurer of the Committee of Adjustment to November 30, 2018.

Carried

5. Declarations, Municipal Conflict of Interest Act – None

6. **Minutes** - The minutes of the meeting of November 17, 2014 were approved as prepared and circulated.

7. Committee Applications

- a) **A15/2014 – 525 Portage Avenue** – Application to permit the property to be used for a use that is similar to a use permitted in the C2 zone as identified in section 4.9.1, specifically to allow indoor warehouse storage of merchandise intended for sale at nearby retail store at 288 Scott Street.

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

Conditions –

- (1) That all current and outstanding amounts owing on hydro account # 757117-856954, which services the subject property, be paid in full no later than 30 days from the day the property ownership changes. (Fort Frances Power Corporation);
- (2) That the property owner or agent apply for and obtain a change of use permit (Chief Building Official);
- (3) That all fire damage on both floors be fully remediated and occupancy inspection and permit issued prior to use (Chief Building Official); and
- (4) That approval is in effect as long as the proposed use does not cease to continue (Municipal Planner).

8. Other

- a) **Laing/Greenhalgh** – That in accordance with By-Law #6/77, the absence of member Zucchiatti be acknowledged to May 1, 2015.

Carried**9. Information** – None**10. Adjournment** – The meeting closed at 3:45pm

“original signed by Gary Rogozinski”
Chair/Vice-Chair

“original signed by Faye Flatt”
Secretary-Treasurer