

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

November 23, 2015

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Conference Room - Memorial Sports Centre on November 23, 2015 from 5:00 p.m. to 6:32 p.m.

PRESENT: Gary Rogozinski, Alan Zucchaitti, Cindy Mason, Irene Laing, Viktor Nowak, Charleen Mallory

ALSO PRESENT: Greg DeGagne, Tonia Dolph, Property Owners/Agent (5:00pm - 5:24pm), Travis Rob, Secretary/Treasurer

1. Call to Order - 5:01pm

2. Non-agenda items

- None

3. Declarations, Municipal Conflict of Interest Act

- None

4. Minutes of Previous Meetings

4.1 Minutes of the August 17, 2015 Meeting

- Approved as amended

5. Committee Applications

5.1 A7/2015 - 501 Third Street West

- The property owners were in attendance to speak to their application. After a thorough discussion on the proposed construction and neighboring properties the committee decided that the application was not minor in nature and would not be approved. The property owners decided to take the comments made at the meeting in advisement and revise their plans and application and resubmit the minor variance application if the change in plans still required a minor variance. A decision on this application was deferred to allow amendments to the application.

6. Other Business

7. Outstanding Items

7.1 Review of Zoning By-Law #3/14 Section 3.20(c) and (g) by zone and/or by area

- A discussion was had on relieving the requirement to hard surface parking areas in the industrial park area of Town as these areas are services off of roads, some of which are not hard surfaced, without curb and gutter and a large portion of the developed businesses in this area do not have hard surfaced parking areas. After a lengthy discussion on the matter, the committee Secretary will investigate what other municipalities are requiring in their industrial areas and a decision will be made based on this information at the next meeting.

7.2 Property Standards Review Committee Powers and Procedures

- The Committee received the draft Rules of Practice and Procedure for property standards appeals. Comments and revisions will be sent to the Committee Secretary by Friday November 27, 2015 and the pending property standards appeal will be heard at the next meeting of the Committee.

8. Meeting Close - 6:32pm

The next meeting will be held as soon as possible in December given the requirements for notice.

Chair, Committee of Adjustment

T. Rob, Chief Building Official