

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

December 19, 2016

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on December 19, 2016 from 5:30 p.m. to 6:25 p.m.

PRESENT: Barry Jackson, Cindy Mason, Gary Rogozinski, Charleen Mallory, Jennifer Horton

ALSO PRESENT: Tyson Dennis, Al Werenko (Conference Call In)

1. Call to Order - 5:30 PM

Gary Rogozinski Called the meeting to order.

2. Non-agenda items

None

3. Declarations, Municipal Conflict of Interest Act

None

4. Minutes of Previous Meetings

4.1 Previous meeting minutes from previous meeting November 21, 2016

Moved - Cindy Mason

Second - Jennifer Horton

5. Committee Applications

5.1 C3-2016 Removal of Holding Provision on Part Lot 21, Minnie North.

The Committee was given an overview of the application by Secretary/Treasurer Tyson Dennis. The application, area zoning map, survey of property and zoning permitted uses were explained. The history of the property being zoned R2-H versus the change to R1-H in 2011 was explained. The explanation of a Holding Provision not allowing any development of the land was discussed. The Committee discussed the comments made by all Fort Frances Town Divisions. The main topic of discussion was fire suppression. Hydrant protection being a main topic to the area of Minnie Avenue North. The Committee discussed other uses of fire protection that could be used such as Mutual Aid Agreements, temporary ponds and permanent ponds. The Fire Department is still giving Fire Protection but the placement of hydrants are not in the deemed 40 m radius for insurance rate reduction (this property is around 300 m to the Williams Avenue Hydrant). The area already has multiple properties with homes built and Fire Protection services being served now. The Committee discussed similar areas such as 8th Street and Frog Creek which are covered by similar scenarios. Discussion stopped at 6:04 pm. Al Werenko was called at 6:05 pm. and he gave his view of the property, his ambition for the property to be sold and/or developed into a Single Family Detached Dwelling. The 9.67 acres of land would allow for a home to be developed and the tax base increase to benefit the Town. The size of the property would allow for a "diamond on the rough" type of home. Al made the point of the New Gold Mine operation west of Fort Frances. The opportunity for the Town Al feels is extraordinary for development and expansion. Al spoke until 6:20. After the conference call the Committee spoke of the points established for the removal of the Holding Provision. These included: development would better the tax base of Fort Frances, a large desirable property being developed in a quiet area with private services would not impact the towns infrastructure negatively and the development brings positive change to the town. The Committee voted unanimously on removing the Holding Provision. The recommendation to council will be to remove the Holding Provision.

Moved - Barry Jackson
Second - Jennifer Horton

6. **Other Business**
None

7. **Outstanding Items**
None

8. **Meeting Close** - 6:25 pm.

Moved - Cindy Mason
Second - Jennifer Horton

Chair, Committee of Adjustment

T. Dennis, Chief Building Official