

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF ADJUSTMENT

August 3, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on August 3, 2017 from 5:30 p.m. to 5:55 p.m.

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

ALSO PRESENT: Cheryl Rogoza, Micha Gerber, George Freisen, John Sawatzsky, Johannes Gerber, Nadia De Santi (Conference Call)

1. **Call to Order - 5:30**
Gary Rogozinski Called the meeting to order.
2. **Non-agenda items**
3. **Declarations, Municipal Conflict of Interest Act**
None
4. **Minutes of Previous Meetings - 5:31**
Approved as circulated.

Moved by Charleen Mallory
Second by Don Taylor

5. **Committee Applications - 5:32**
 - 5.1 B2-2017 Official Plan Amendment Application
605 McIrvine Road

Cheryl Rogoza discussed the reasoning for purchasing 605 McIrvine Road to the Committee of Adjustment. Cheryl gave the history of the Evangelical Church, how long they have been looking for a new place of worship, how long they have been saving as a non-profit, how the congregation is growing and need better access for older members and more space for the growing numbers. Cheryl discussed why this address was suited best for the church.

Nadia De Santi conferenced called in from WSP Ottawa, who was retained by the church to complete the applications for Official Plan and Zoning By-Law amendment. Nadia is a Senior Project Manager MCIP, RPP.

Nadia went through the application for Official Plan application. She discussed why the existing designation did not fit for the use. The option WSP chose of adding a Policy to the Fort Frances Town OP would enable the opportunity to have the designation Employment while allowing the Institutional to be placed at 605 McIrvine. This was supported by the Provincial Policy Statement of Ontario.

The Committee of Adjustment made recommendation to allow a Policy to be added to the Town of Fort Frances OP to allow for 605 McIrvine to be designated Employment with site specific Policy for Institutional. This would allow for a place of worship to be a use of the site. Vote was unanimous.

- 5.2 B3-2017 Zoning By-Law Amendment Application
605 McIrvine

Nadia De Santi then discussed the application for Zoning By-Law Amendment for 605

McIrvine Road. Nadia supported the change from Employment to Institutional with examples through the Provincial Policy Statement which proved to show adapting for other uses in Zoning is essential for continuing growth in a community.

The Committee made a unanimous recommendation to allow for the change in designation in the Zoning as well.

- 6. **Other Business - 5:46**
Tyson Dennis will provide and update on files since his take over as Secretary Treasurer of the Committee of Adjustment in August of 2016, at the next meeting of the Committee.
- 7. **Outstanding Items**
None
- 8. **Meeting Close - 5:48**

Chair, Committee of Adjustment

T. Dennis, Chief Building Official