

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

June 29, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on June 29, 2017 from 5:30 p.m. to 5:52 p.m.

PRESENT: Tyson Dennis, Don Taylor, Gary Rogozinski, Charleen Mallory

ALSO PRESENT: Jorma and Heather Johnson, Kim and Curtis Jacobson

1. Call to Order - 5:30

Gary Rogozinski chaired the meeting.

2. Non-agenda items - 5:31 PM

None

3. Declarations, Municipal Conflict of Interest Act - 5:31

Don Taylor Declared Conflict of Interest on item A6-2017

4. Minutes of Previous Meetings - 5:31 PM

4.1 Approval of March 13, 2017 Meeting Minutes

Moved Charleen Mallory

Second Don Taylor

5. Committee Applications - 5:32-5:50 PM

5.1 A6-2017 Minor Variance

The application A6-2017 was introduced by Tyson Dennis Secretary/Treasurer of the Committee of Adjustment. The applicants were introduced and present at the meeting, Jorma and Heather Johnson. The application for an enlargement to a legal non-conforming addition to the North West Corner of the single detached dwelling was previously applied for in 2008, but the applicants did not meet the time line for applying and obtaining a building permit. The applicants re-applied and plan to have the same addition completed as they have grown out of the original home and need additional room for their expanding family. If the single family dwelling was located in an R1 or R2 residential zone, the single family dwelling would be legal. As this is zone a C2 area, it makes for a single family dwelling to be legal non-conforming. The approval was granted in 2008 with a condition of 2 years to apply for and obtain a building permit. The Committee voted in favour for permission being granted again for the addition. The applicant is apply for and obtain a building permit within 2 years of the decisions.

Moved Gary Rogozinski

Second Charleen Mallory

5.2 A7-2017 Minor Variance

The application A7-2017 was introduced by Tyson Dennis Secretary Treasurer of the Committee of Adjustment. The applicants were introduced and present at the meeting, Curtis and Kimberly Jacobson. The application was for an encroachment on the RD zoning front yard set-back from 20m to 7.5m. This area is zoned for Resource Development. The property has an embankment to navigable water which is very close

(2m) to the existing single family dwelling. The zoning by-law allows structures to be 15m from the top of any navigable and non-navigable water ways. The applicants were applying for a relief from front yard set-back as well as distance to the embankment. The Jacobson's explained they can only build on the west side of the property and need to consider building around a water well casing, septic field and geothermal lines buried underground. Over half of their property is considered swamp/waterway, so they are very limited to the area which they can expand their home on. The addition to the single family dwelling of 11mx11m would allow for an attached garage and living area which would allow room for their expanding family. The 7.5m front yard set back would be legal if this were zoning R1 which is the intent of the minor variance. The distance from the embankment with an 11mx11m addition would be 11m instead of 15m. Considering the land area/structures, these two minor variances meet the intent for minor variance. The Committee of Adjustment voted in favour for granting permission for an 11mx11m addition to be constructed and a permit applied for and obtained within 2 years of the decision.

Moved Charleen Mallory
Second Don Taylor

- 6. **Other Business** - 5:51 PM
 None
- 7. **Outstanding Items** - None
- 8. **Meeting Close** - 5:52 PM

Chair, Committee of Adjustment

T. Dennis, Chief Building Official