

TOWN OF FORT FRANCES

MINUTES

COMMITTEE OF
ADJUSTMENT

January 25, 2017

The meeting of Committee of Adjustment of the Town of Fort Frances was held in the Committee Room on January 25, 2017 from 5:25 p.m. to 6:15 p.m.

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

ALSO PRESENT: Kevin Anderson, Caryn Myers

1. Call to Order - 5:25

2. Non-agenda items

None

3. Declarations, Municipal Conflict of Interest Act

None

4. Minutes of Previous Meetings

4.1 Previous Meeting Minutes.

Minutes were approved from previous meeting.

Moved - Charleen Mallory

Second - Barry Jackson

5. Committee Applications - 5:30 p.m. to 5:50 p.m.

5.1 Application C1-2017

Application for Minor Variance at 1225 Scott Street

C1-2017 Application for Minor Variance at 1225 Scott Street

The Committee heard presentation from Kevin Anderson and Caryn Myers regarding the property located at 1225 Scott Street. The C1-2017 application was to have a variance for a small addition onto existing footprint of the apartment building. The present zoning by-law allows buildings to be 1.5 m from the side property lines. The distance being requested would be 1.25 meters from this line. The existing building is 1.26 m. This building is a Legal-Non-Conforming structure to present Zoning By-Law. The owners reason for the application was to make the changes to the structure to allow for a safer interior stair well, repair foundations, repair exterior and generally make more appealing curb appeal. This would square the footprint of the building as shown in the site plan. The Committee asked if the neighboring properties knew of the application and Kevin did not know if they did or not. The Committee took the presentation content and approved the variance on the fact the neighbor had no issue with the construction. Kevin was to ask the property owners to submit a letter of approval. As long as there were no issues, the variance would be allowed.

6. Other Business - 5:51 p.m. to 6:14 p. m

6.1 Cindy Mason brought forward the concern of neighboring properties not having the opportunity to have their opinions voiced during an application, if a member of the public does not see the notice in the news paper. The question, "What are the regulations in the Planning Act to advise the community of any and all applications for

the Committee of Adjustment?" was asked. The rest of the Committee voiced how when the public comes to the meetings, more certainty, conflict resolution and discussion can take place if applications are known to the more public. Tyson Dennis agreed to do research as to what the Planning Act Regulates for advertising public meetings. He would bring information to the next Committee meeting and present it. During the discussion of application process, Gary Rogozinski noted he would like applications to be more detailed. The Committee wants to be tougher on the applications. Gary noted concerns, the last couple of agenda/applications did not allow him to make a decisions prior to the Committee of Adjustment Meetings. Tyson Dennis spoke to the application and agenda process having the need to give what the applicant is applying for, an overview of the scenario, and at the meeting having the applicant (or representative) inform the Committee of all other information requested other than what is on the application and have the opportunity to have the Committee ask questions about the application. The decision should not be made by any Committee member prior to the public meetings. Tyson agreed to make sure the applications are complete but wanted the members to understand a decision should be made once the meeting discussion and all questions are answered in the public meeting with the applicant and any other members of the public with concern given the opportunity to talk at the meeting first.

- 7. **Outstanding Items**
None

- 8. **Meeting Close - 6:15 p.m.**

Chair, Committee of Adjustment

T. Dennis, Chief Building Official