

**COMMITTEE OF ADJUSTMENT**  
**Minutes of Meeting – June 20, 2011**

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A meeting of the Committee of Adjustment for the Town of Fort Frances was held in the Civic Centre Committee Room on the 20<sup>th</sup> day of June 2011 at 7:00 p.m.

**Present:** Peter Sas, Cindy Mason, Gary Rogozinski, Alan Zucchiatti, Faye Flatt, Municipal Planner/Secretary-Treasurer, Romeo Duguay, Neil Kabel, Herman Pruys, Mr. and Mrs. George Bliss

1. **Call to Order** – The Chair called the meeting to order at 7:00 p.m. with a quorum of members present.
2. **Added Non-Agenda Items** – None
3. **Declarations, Municipal Conflict of Interest Act** – None
4. **Minutes of Previous Meetings**

**Mason/Rogozinski** – That the minutes of the meeting of the Committee of Adjustment dated May 16, 2011 be approved as circulated.

**CARRIED**

5. **Business arising from the minutes/Old Business** – None

**6. New Business**

a) Applications

i) **File A4/2011 – 237 Eighth Street West**

Romeo Duguay spoke on behalf of the property manager and explained that a specific amount of funds had been secured for the development and that because of the cost overruns for electrical and water/sewer services, there was insufficient funds to surface treat the parking lot this year and that because the long term plans were for a subsequent development on the property to the south, it was not practical to surface treat the parking lot nor install a buffer when they would have to be removed to accommodate the future development.

Herman Pruys spoke on behalf of himself and neighbours in the area in opposition to removing the requirement for a buffer along the south property line on the basis that a buffer would deter trespassing.

It was noted that although a solid fence might deter trespassing, the property owner was not obligated to install a fence where a buffer is required because the zoning by-law gives options to a property owner such as a solid fence or a planting of trees. Following further discussion, the following resolution was passed:

**Zucchiatti/Mason** – That Minor Variance A4/2011 for the property known as 237 8<sup>th</sup> Street West for

- A reduction in the minimum lot area from 2958 sq. m. to 2860 sq. m. as required by section 4.3.2.(i), and
- A reduction in the minimum lot frontage from 80 m. to 70.8 metres as required by section 4.3.2.(ii)

Be approved, subject to the conditions, if any, set out below:

1. That during the period of time relief has been granted from the requirement to surface treat the parking area, the applicant cause the parking surface to be covered with a 7/8" granular "A" material and treated with calcium chloride or such other acceptable dust suppressant annually so as to prevent the raising of dust; and

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2. That the applicant submit a grading/drainage plan to satisfy the public works department that the surface water run-off will not adversely affect the subject or adjacent properties.
3. Relief from the requirement to surface treat is for a period of 5 years or upon completion of development contemplated on adjacent property to south.

CARRIED

7. Correspondence – None

8. Non-Agenda Items

9. Adjournment

Rogozinski/Zucchiatti – There being no further business this regular meeting of the Committee of Adjustment now adjourn at 8:15 p.m.

CARRIED

  
Chair/Vice-Chair

  
Secretary-Treasurer

Minutes approved with amendments ☐

without amendments ☒