

COMMITTEE OF ADJUSTMENT
Minutes of Meeting – March 30, 2011

A meeting of the Committee of Adjustment for the Town of Fort Frances was held in the Civic Centre Committee Room on the 30th day of March 2011 at 3:30 p.m.

Present: Jason Kabel, Peter Sas, Faye Flatt, Municipal Planner/Secretary-Treasurer, Clare Brunetta

1. **Call to Order** – Due to an illness there was no quorum at the appointed start time. The meeting was called to order at 3:40 in accordance with the provisions of section 44(6) of the Planning Act.
2. **Added Non-Agenda Items** – None
3. **Declarations, Municipal Conflict of Interest Act** – None
4. **Minutes of Previous Meetings**

Kabel/Sas – That the minutes of the meeting of the Committee of Adjustment dated December 9, 2010 be approved as circulated.

CARRIED

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

6. **New Business**

a) Applications

- i) **File A1/2011** – 319 Third St. W.

Sas/Kabel – That Minor Variance A1/2010 for the property known as 319 Third Street West for a

- reduction in front yard setback from 7.5 metres to 4.73 metres (s.4.2.2.(iii)(a))
- reduction in the interior side yard (west side) from 1.5 metres to 0.94 metres (s.4.2.2.(iii)(b))
- reduction in the rear yard setback from 7.5 metres to 3.80 metres (s.4.2.2.2(iii)(d)); and
- reduction in the minimum floor area required from 79 sq. m. to 70.756 sq. m. (s.4.2.2.(vi)),

be approved subject to the conditions, if any, as set out on the Decision and below:
None

CARRIED

- ii) **File A2/2011** – 643 Thompson Street

Kabel/Sas – That Minor Variance A2/2011 for 643 Thompson Street for a reduction in the rear yard setback for an accessory building from 1 meter to 0.960 metres front yard be approved subject to the conditions, if any, as set out on the Decision and below:
None

CARRIED

- iii) **File V1/2011** – 275 / 277 Sixth Street West

Sas/Kabel – That the Validation of Title Application V1/2011 be approved on the **COUNCIL** basis that it satisfies the tests prescribed in the Planning Act for approval, namely that it conforms with the official plan and zoning by-law of the Town of Fort Frances.

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CARRIED

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b) Other Business

i) Zoning Amendment 8/98-RR – 705 McIrvine Road

Sas/Kabel – That a recommendation be made to Council that Zoning Amendment (File 8/98-RR) be approved to

- permit the parking/storage and sales of new and used motor vehicles
- permit the storage and sales of new utility trailers, and
- permit, by redefining a *Motor Vehicle Dealership*, the property to be used as a secondary location of an existing motor vehicle dealership without the requirement for a structure.

And further that this Committee supports site plan control on the development.

CARRIED

7. Correspondence – None

8. Non-Agenda Items

9. Adjournment

Kabel/Sas – There being no further business this regular meeting of the Committee of Adjustment be now closed at 5:25 p.m.

CARRIED

P. Sas, Chair

F. Flatt, Secretary/Treasurer

Approved without amendments May 16, 2011.
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