



# Minutes

Committee of Adjustment

Township of the North Shore

Wednesday August 19, 2020

6:30 p.m.

Electronic Meeting

Meeting ID: 946 9570 3108

## ATTENDANCE

Council: Melody Rose- Acting Mayor - electronic  
Brenda Green- Councillor At Large- electronic  
Gary Gamble - Councillor Ward 1- electronic

Staff: Barbara Major, Delegated Acting Clerk-electronic

Guests: Kevin Jarus  
John Thomas  
Janice Gamble  
Don Hervieux  
Mark Lepore  
Dave Williams

*The Acting Clerk advised that the meeting is being held by Zoom due to covid-19 as health and safety issues dictate that the public should not gather together in Council Chambers. Therefore public attendance is not permitted for this meeting. This notice is provided in accordance with the Municipal Procedural By-Law, as amended.*

## CALL TO ORDER

Acting Mayor called the meeting to order at 6:30 p.m.

ADDITIONS TO THE AGENDA - No additions to the agenda

## DISCLOSURES OF PECUNIARY/CONFLICT OF INTEREST

Councillor Gary Gamble declared conflict of interest regarding 5 b) because he is a neighbour and personal property is in close proximity to the application. He refrained from discussion and voting on the matter

## PURPOSE

To consider consent applications, as follows:

a) Beamish Construction (3322A-B Highway No. 17) for the purpose of severing a vacant 14.64 hectares of land and approximately 1317 metres of water frontage along Lake Huron (Serpent Harbour). The new lot is proposed to remain vacant and retained parcel is proposed to be 35.26 hectares with 736 metres of water frontage, with the

retained lot containing the existing quarry. A second application will provide blanket easement for access purposes over the entire severed lot in favour of the retained lot. Committee was informed that public notice of the application has been posted at the municipal bulletin boards and letters sent to adjacent property owners. The Municipality has received a letter from J. Gamble outlining the following concerns: Historic use of the land, protection of water/shoreline and encouraging public consultation and a second letter from North Shore Environmental Resource Advocates Inc. requesting details about future use for the land. The applicant's agent/planner has provided written response addressing concerns outlined in both letters which were read at the meeting.

Moved by: Gary Gamble  
Seconded by: Brenda Green

BE IT RESOLVED THAT the Committee of Adjustment of the Township of The North Shore hereby approve the two consent applications by Beamish Construction with respect to 3322A-B Highway 17, Algoma Mills, District of Algoma **with conditions as follows:**

- a) The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records;
- b) A Schedule to the Transfer(s)/Deed(s) of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on page 1 of the Transfer/Deed of Land form;
- c) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consents approvals relates;
- d) That any outstanding municipal taxes, local improvement charges and servicing charges be paid to date for both the land to be retained and the lot to be severed and/or transferred inclusive; and
- e) That the applicant be responsible for payment of all costs associated with the application including legal, survey, transfers and planning consultations.

**“CARRIED”**

b) David Williams (agent Ronald Gauthier, with respect to Plan H662 – PT Lots 3 and 5, PT RD Allow RP1R8907 – Parts 1 to 3 and RP1R10919 – Parts 2 & 3, Algoma Mills, District of Algoma) for the purpose of severing a vacant irregular parcel of land approximately 1507 square metres in size and add it to the adjacent property owned by Ronald Gauthier. The retained lands will remain vacant with the effect to provide additional land to the Gauthier property. The Committee was informed that public notice of the application has been posted at the municipal bulletin boards and letters sent to adjacent property owners.

Committee was informed that one lengthy submission was received from Don Hervieux outlining concerns with access to the driveway because it is on the curve of the hill, no

illumination at the curve, snow removal, drainage concerns due to elevation and visibility.

*Acting Mayor Rose vacated the Chair and Councillor Gamble assumed the Chair for voting on the application.*

Moved by: Brenda Green

Seconded by: Melody Rose

BE IT RESOLVED THAT the Committee of Adjustment of the Township of The North Shore hereby approve the two consent applications by David Williams, agent Ronald Gauthier, with respect to Plan H662 – PT Lots 3 and 5, PT RD Allow RP1R8907 – Parts 1 to 3 and RP1R10919 – Parts 2 & 3, Algoma Mills, District of Algoma **with conditions as follows:**

- a) The original executed Transfer/Deed of Land form, a duplicate original and one photocopy for our records ;
- b) A Schedule to the Transfer(s)/Deed(s) of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of the parties indicated on page 1 of the Transfer/Deed of Land form;
- c) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consents approvals relates;
- d) That any outstanding municipal taxes, local improvement charges and servicing charges be paid to date for both the land to be retained and the lot to be severed and/or transferred inclusive;
- e) That the applicant be responsible for payment of all costs associated with the application including legal, survey, transfers and planning consultations;
- f) That the applicants submit a zoning application to ensure the severed and/or retained lands are appropriately zoned for their intended uses; and
- g) That the roadway easement satisfactory meets municipal safety and road entry standards.

**“CARRIED”**

*Acting Mayor Rose re-assumed the Chair.*

#### ZONING BY-LAW AMENDMENT

The Committee requested that a report be prepared for the next regular meeting of Council to consider amendments to the zoning by-law with respect to lot coverage.

Moved by: Brenda Green

Seconded by: Gary Gamble

BE IT RESOLVED THAT the Committee of Adjustment of the Township of The North Shore direct staff to undertake a planning report to be presented for discussion at the next Regular Council meeting with respect to the Zoning By-Law regarding lot coverage.

**“CARRIED”**

ADJOURNMENT

Moved by: Gary Gamble  
Seconded by: Brenda Green

BE IT RESOLVED THAT this meeting of the Committee of Adjustment for the Township of The North Shore be adjourned at 7:15 p.m.

**“CARRIED”**

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M. Rose, Acting Mayor



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B. Major, Acting Clerk