

Minutes

Committee of Adjustment

Township of The North Shore
Wednesday, April 16, 2014
6:30 PM
Municipal Office, Algoma Mills

ATTENDANCE

Mayor: Randi Condie
Councillors: Barb Barton
Judy Wismer
Kathy Robitaille
Brenda Wilson
Staff: Brenda Green
Other: Tina Schneider
Robert Tkachuk
Sandra Kilfoyl

CALL TO ORDER

Mayor Condie called the meeting to order at 6:30 pm.

DISCLOSURES OF PECUNIARY INTEREST

Mayor Condie requested those members present to declare any pecuniary interest with matters appearing on the agenda.

PURPOSE

The meeting was called in order in order to :

- (a) consider an application for consent to amend the zoning of property with legal description:
Plan 1M514 Lot 10, Parcel 10-1, Section 1M514, Striker Township, 1343 Lauzon Village Road, Algoma Mills.
The purpose of the amendment is to change the zoning from RI -Single Dwelling Unit to R2-Multiple Residential to allow a bed and breakfast establishment.
- (b) consider a request for consent to amend the zoning of property with legal description:
Parcl 16-2 Section 1M455 SRO; Part Block 16 Parcel 1M455 Spragge Township, Part 2 1R6684; S/T LT17928.
The purpose of the amendment is to change the zoning from C2- Highway Commercial to R1 - Residential, to allow a Single Dwelling Unit.

COMMENTS (WRITTEN AND VERBAL)

Concerns put forward by Mr. Tkachuk:

- Concerned with the size and amount of signage that will be erected, taking away from the pristine setting.
- Concerned with the potential of a large number of persons at any given time.
- Concerned with zoning that will allow more than the one residential building.
- Concerned with allowing one homeowner to rezone that more will follow.
- Concerned with losing privacy.

Ms Schneider comments:

- There will be up to 7 guests maximum at any given time;
- A lone sign will be erected at the entrance to her driveway;
- Will create exposure for tourism & sales in the area;
- Offered to work with neighbours regarding their concerns;

Council:

All in agreement that a bed and breakfast business creates a quiet stay and that this would be only the second bed and breakfast on the Township's part of Lake Lauzon.

All zoning laws will have to be adhered to, and that such future applications will be considered individually.

MOTIONS

Moved By: Brenda Wilson
Seconded By: Judy Wismer

WHEREAS The Township of the North Shore committee of adjustment received an application for a zoning amendment to change "R1-Single Dwelling Unit" to "R2-Multiple Residential" for assessment roll number 5740-010-001-00117-0000, located at 1343 Lauzon Village Road, Algoma Mills, Ontario, legal description Plan 1M514 Lot 10, Parcel 10-1, Section 1M514, Striker Township, for the purpose of operating a bed and breakfast, vacation home business.

AND WHEREAS the Committee of Adjustment reviewed the application and notices have been distributed for comment;

NOW THEREFORE BE IT RESOLVED THAT the Committee of Adjustment hereby grants consent for the zoning amendment.

"CARRIED"

ADJOURNMENT

Moved By: Brenda Wilson
Seconded By: Judy Wilson

BE IT RESOLVED THAT the Committee of Adjustment meeting held April 16, 2014 be adjourned.

"CARRIED"

The meeting adjourned at 7:03 pm.

Randi Condie, Mayor

Brenda Green, Clerk Treasurer