



Minutes

Committee of Adjustment

Township of the North Shore

Wednesday April 21, 2021

6:00 p.m.

Electronic Meeting

Meeting ID: 871 7524 0549

Passcode: 464507

This 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.

ATTENDANCE

Council: Tony Moor- Mayor - electronic
Brenda Green- Councillor At Large- electronic
Gary Gamble - Councillor Ward 1- electronic
Len Menard - Councillor Ward 2 – electronic
Melody Rose – Councillor Ward 3 - electronic

Staff: Barbara Major, Interim Clerk -electronic
Angel Pilon, Office Administrator/Deputy Clerk – electronic

Guest: Rian Allen, Planscape

CALL TO ORDER

Mayor Moor called the meeting to order at 6:03 p.m.

APPROVAL OF AGENDA

RESOLUTION #21-012

Moved by: L. Menard

Seconded by: G. Gamble

RESOLVED THAT the Committee of Adjustment of the Township of The North Shore hereby approve the agenda as circulated.

”CARRIED”

DISCLOSURES OF PECUNIARY INTEREST

- None were declared.

APPROVAL OF MINUTES

RESOLUTION #21-013

Moved by: M. Rose

Seconded by: G. Gamble

RESOLVED THAT the Committee of Adjustment of the Township of the North Shore hereby approve the minutes of the meeting held on February 24, 2021.

“CARRIED”

NEW BUSINESS

- a) Zoning By-Law Amendment: Township of The North Shore for the purposes of amending the Recreational Residential (R4) Zone as follows:
- Increase the maximum permitted lot coverage from 2% for the main use and 1% for the accessory uses to 15% for both the main use and accessory uses combined, and
 - Increase the minimum required interior side yard setback from 3 metres to 5 metres for Single Detached Dwellings, Seasonal Dwellings, and Group Homes, and for Accessory Uses, Buildings or Structures.

Correspondence received:

1.

b) **RESOLUTION #21-014**

Moved by: G. Gamble

Seconded by: L. Menard

RESOLVED That the Committee of Adjustment of the Township of the North Shore hereby recommends approval of the application for Consent by Jeremy Schneider for the purposes of creating one new lot and additional information as follows, with the severed lot having an area approximately 1.435 hectares (3.55 acres) in size with 70.23 metres (203.5 feet) of frontage on Lake Lauzon. The retained lot will be approximately 11.66 hectares (28.8 acres) in size with 98.8 metres (324.1 feet) of frontage on Pronto Road. An application has also been submitted to grant a right-of-way over the retained lot in favour of the severed lot to obtain access off Pronto Road. The right-of-way will follow and existing private road (Bayview Lane). Furthermore, the severed lot is proposed to be developed with a residential dwelling and the retained lot is developed with multiple dwellings and accessory structures and no changes are proposed. Condition of the recommended approval is that all costs associated with the zoning by-law amendment be the responsibility of the applicant, including legal, survey, planning consultation and any other associated fees; a notice be registered on title of the lands of the severed lot which states that an environmental impact assessment is required prior to any development within 30 metres of Lake Lauzon and copy of the registered lot plan be filed with the Township of The North Shore municipal office.

“CARRIED”

- c) To consider an amendment to the Township of the North Shore Zoning By-Law with respect to lot coverage for Recreational Residential (R4) Zone. (report provided)

RESOLUTION #21-015

Moved by: G. Gamble

Seconded by: L. Menard

RESOLVED That the Committee of Adjustment of the Township of the North Shore hereby recommends to Council to proceed with an increase in the maximum permitted lot coverage in the R4 zone to 15%, five (5) metre interior side yard setback be incorporated and staff be directed to initiate a Zoning By-Law Amendment.

“CARRIED”

MOTIONS Nil

MOVE TO CLOSED SESSION Nil

REPORT FROM CLOSED SESSION Nil

ADJOURNMENT

RESOLUTION #21-016

Moved by: G. Gamble

Seconded by: B. Green

RESOLVED that this meeting of the Committee of Adjustment for the Township of the North Shore be adjourned at 6:35 p.m.

“CARRIED”

T. Moor, Mayor

Barbara Major, Interim Clerk