



Minutes

Committee of Adjustment
Township of the North Shore
Wednesday January 12, 2022
6:00 p.m.
Electronic Meeting
Meeting ID: 821 7014 9371
Passcode: 233017

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 – Deputy Mayor/Councillor Ward 3 - electronic

Staff: Angel Pilon, Clerk – electronic
France Gagnon, Treasurer/Bookkeeper – electronic
Matt Simon, Public Works Manager/Fire Chief - electronic

Guests: Rian Allen, Planscape – electronic
Cameron Watt, Planscape – electronic

CALL TO ORDER

Mayor Moor called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

RESOLUTION #22-001

Moved by: M. Rose

Seconded by: G. Gamble

BE IT 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 #22-002

Moved by: L. Menard

Seconded by: B. Green

BE IT RESOLVED THAT the Committee of Adjustment of the Township of the North Shore hereby approve the minutes of the meeting held on November 17, 2021.

“CARRIED”

NEW BUSINESS

- a) Zoning By-Law Amendment: The Township of The North Shore for the purposes of amending Residential Single Detached (R1) and Residential Multiple (R2) zones as follows:
- Increase the maximum permitted lot coverage in the R1 zone for Single Detached Dwellings, Group Homes, and Crisis Care Facility for individual on-site water and sewage system from 5% for the main use and 1% for the accessory uses to 15% for both the main use and accessory uses combined.
 - Increase the maximum permitted lot coverage in the R2 zone for Duplex Dwelling, Row and Townhouse Dwelling, and Semi-Detached Dwelling on individual on-site water and sewage system from 5% for the main use and 1% for the accessory uses to 15% for both the main use and accessory uses combined.

RESOLUTION #22-003

Moved by: L. Menard

Seconded by: B. Green

BE IT 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 R1 zones for individual on-site water and sewer systems to 15% for both the main use and accessory uses combined.

“CARRIED”

- b) Minor Variance Application: To recognize the location of an existing detached garage. The garage was previously permitted to be 37.1 sq m (400 sq ft) but a 62.4 sq m (672 sq ft) garage was constructed not in compliance with the Zoning By-Law and without a building permit. The subject property is zoned Recreational Residential (R4-1) and is located on Wagoosh Lake Road. Relief is requested from Section 9.2 of Zoning By-Law 17-07 being the minimum interior side yard setback requirement of 3.0m. In this case, the existing garage is setback 2.43m from the interior side lot line. The variance requested is 2.57m.

RESOLUTION #22-004

Moved by: M. Rose

Seconded by: G. Gamble

BE IT RESOLVED that the Committee of Adjustment of the Township of The North Shore hereby recommends to Council to approve the application for a Minor Variance to

recognize the location of an existing detached garage that is located at 1143 Wagoosh Lake road Lot 4, Plan 1M-455, with all costs associated with the Minor Variance being the responsibility of the applicant, including legal, survey, planning consultation and any other associated fees.

“DEFERRED”

c) Partial Refund of Planning Application Fees.

RESOLUTION #22-005

Moved by: L. Menard

Seconded by: G. Gamble

BE IT RESOLVED that the Committee of Adjustment of the Township of The North Shore hereby recommends to Council to authorize staff to refund any unused planning application fees minus \$100.00 for staff time, when the planning application has not been presented to the Committee of Adjustment.

“CARRIED”

MOTIONS Nil

MOVE TO CLOSED SESSION Nil

REPORT FROM CLOSED SESSION Nil

ADJOURNMENT

RESOLUTION #22-006

Moved by: M. Rose

Seconded by: L. Menard

BE IT RESOLVED that this meeting of the Committee of Adjustment for the Township of the North Shore be adjourned at 7:00 p.m.

“CARRIED”

Tony Moor, Mayor

Angel Pilon, Clerk