

Agenda

Committee of Adjustment
Corporation of the Township of The North Shore
Wednesday September 2, 2026
6:00 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/85099619052?pwd=ajN6REEyI2H42aztapAGtaxnYo5ZoF.1>

Meeting ID: 850 9961 9052
Passcode: 446686

- 1. CALL TO ORDER**
- 2. Approval of Agenda**
- 3. Disclosures of Pecuniary Interest**
- 4. Approval of Minutes**
 - a) Meeting of Committee of Adjustment, June 25, 2025
- 5. New Business**
 - a) Minor Variance Application – Requesting relief from Section 18.2 of Zoning By-Law 17-07
- 6. Notices of Motion**
- 7. Adjournment**



Minutes

Committee of Adjustment Meeting

Township of the North Shore

Wednesday June 25th 2025

6:00 p.m.

Hybrid Meeting

This meeting is being held in a Hybrid setting. Attendees may choose to attend via ZOOM or in person in the Municipal Office Council Chambers located at 1385 Highway 17, Algoma Mills.

ATTENDANCE

Committee: Robin Green- Councillor At Large - electronic
Richard Welburn - Councillor Ward 1
Len Menard - Councillor Ward 2 - electronic
Tracey Simon – Councillor Ward 3
George Berard – Community member

Staff: Rachel Schneider, Clerk - electronic

Absent: Tony Moor – Mayor

Guest: Stefan Szczerbak – Planscape

CALL TO ORDER

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

APPROVAL OF AGENDA

RESOLUTION

Moved by: R. Welburn

Seconded by: G. Berard

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

Nil

APPROVAL OF MINUTES

RESOLUTION

Moved by: R. Welburn

Seconded by: R. Green

BE IT RESOLVED THAT the Committee of Adjustment of the Township of the North Shore hereby approve the minutes of the meeting held June 7th, 2023.

"CARRIED"

NEW BUSINESS

a) Planning Report - Planscape

RESOLUTION

Moved by: R. Welburn

Seconded by: R. Green

BE IT RESOLVED THAT the Committee of Adjustment of the Township of The North Shore receive Planscape's planning report regarding the removal of the "At Capacity" status of Lake Lauzon and that the Committee recommend to Council to approve Planscape's recommendation to remove the "At Capacity" designation and move forward with "Policy Option 1" as explained in the report.

"DEFEATED"

RESOLUTION

Moved by: R. Welburn

Seconded by: L. Menard

BE IT RESOLVED THAT the Committee of Adjustment direct Planscape to reach out to the MNR and MECP for an update on the status of Lake Lauzon and provide a report at a future Committee of Adjustment meeting

"CARRIED"

MOTIONS Nil

MOVE TO CLOSED SESSION Nil

REPORT FROM CLOSED SESSION Nil

ADJOURNMENT

RESOLUTION

Moved by: R. Welburn

Seconded by: L. Menard

RESOLVED that this meeting of the Committee of Adjustment for the Township of the North Shore be adjourned at 6:41 PM

"CARRIED"

Tracey Simon, Deputy Mayor

Rachel Schneider, Clerk/Treasurer



August 25, 2026

Meeting of September 2, 2026

Committee of Adjustment Report

Recommendation:

From the Planning Report

The proposed minor variance maintains the general intent and purpose of the Township of The North Shore Official Plan and Zoning By-law, is desirable for the appropriate development and use of the property, and is minor in nature. The application represents good planning.

It is recommended that the Committee of Adjustment approve the application to permit a maximum accessory lot coverage of 2.75%, subject to the following conditions: (1) the garage be constructed substantially in accordance with the submitted site plan; (2) the garage and all associated site alteration remain at least 30 metres from the visually identifiable wetland boundary and the high-water mark of Wagoosh Lake; and (3) existing natural vegetation between the garage and the wetland be retained, except where removal is required for safety or construction access outside the 30-metre setback.

Process

An application for this Minor Variance was received on March 12, 2026 and was forwarded to Planscape for review. Additional work was required to ensure the property was not within the identified floodplain and that the sketch included was appropriate. After considerable 'back and forward' a planning report was received on August 5, 2026, and is attached to and forms part of this report.

Notice of this meeting, and requesting comments be received, if any, were circulated to properties in the required zone from the subject property and to required regulatory bodies.

We received one letter from Algoma Public Health noting they had no objection.

Prepared and Submitted by:
Craig Davidson, Acting Clerk

Planning Report – Minor Variance

Application: Daigle
Date: August 5, 2026
Planner: Stefan Szczerbak / Jillian Macpherson

1071 Wagoosh Lake Road, PCL 19-1 SEC 1M455 SRO, Block 19, PL 1M455 (Spragge), Township of the North Shore, District of Algoma

Introduction – Proposal Description

A minor variance application has been submitted to permit the construction of a 40-foot by 60-foot detached garage at 1071 Wagoosh Lake Road. The proposed garage would result in accessory lot coverage of 2.75%, whereas the Rural (RU) Zone permits a maximum accessory lot coverage of 1%. A variance to permit and increase in coverage of 1.75% is therefore required. No other relief from the Zoning By-law is requested.

The subject property is zoned Rural (RU) on Schedule C to the Zoning By-law and is located on the south shore of Wagoosh Lake.

Location and Lot Description

As shown in **Figure 1**, the lands are legally described as PCL 19-1 SEC 1M455 SRO, Block 19, PL 1M455 (Spragge), Township of the North Shore. The civic address is 1071 Wagoosh Lake Road. The subject property has approximately 211.8 metres of frontage on Wagoosh Lake and is approximately 0.8 hectares in size.

Background

The subject property is developed with an existing one-storey dwelling having a ground floor area of approximately 140 m². The property is located on the south shore of Wagoosh Lake, north of Highway 17 and the North Channel of Lake Huron. A public boat launch is located immediately west of the subject property. Lands to the east and lands west of the boat launch along the shoreline are zoned R4-1. The R4 Zone permits recreational residential uses, while the R4-1 exception establishes site-specific provisions for waterfront lots, including a 3-metre setback for accessory structures and a 3-metre interior side yard setback requirement. A large rural parcel is located to the south of the subject property. Farther south, near Highway 17, there is a mix of Rural (RU), Residential Multiple (R2), Residential Mixed Mobile Home (R3), and commercial uses.

A watercourse and an unevaluated wetland are located near the eastern lot line. Provincial mapping depicts the wetland as extending onto a substantial portion of the subject property (see **Figure 3**); however, site observations and aerial photography identify the wetland edge east of the proposed

development area. The proposed garage is located 30 metres from the visually identifiable wetland boundary and is therefore outside the 30-metre adjacent-lands area established by the Official Plan.

Figure 2 includes a site plan drawing that illustrates the existing and proposed development.

Figure 1. Location Map

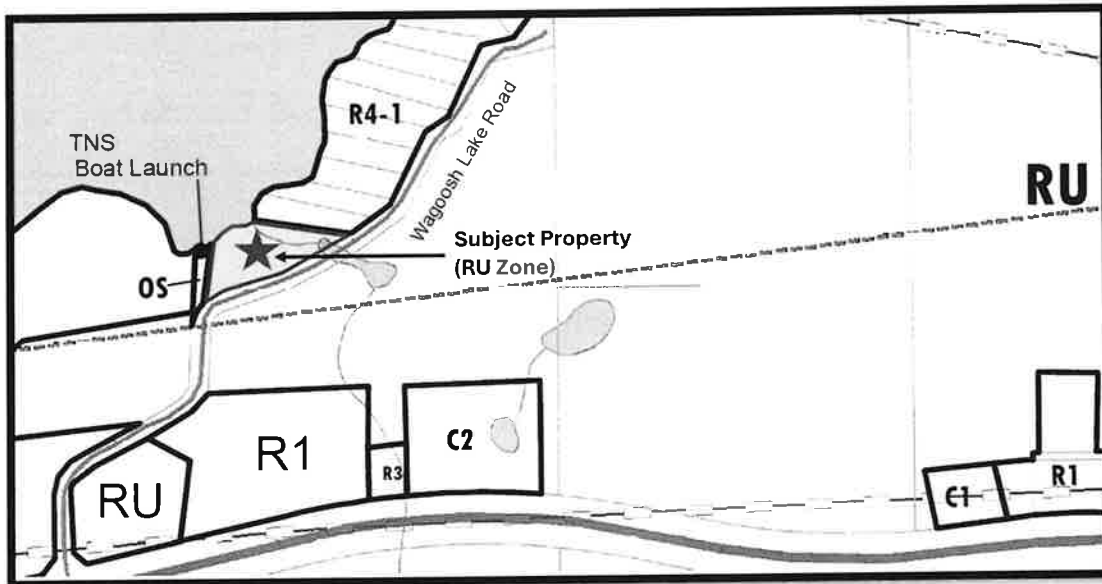


Figure 2. Site Plan

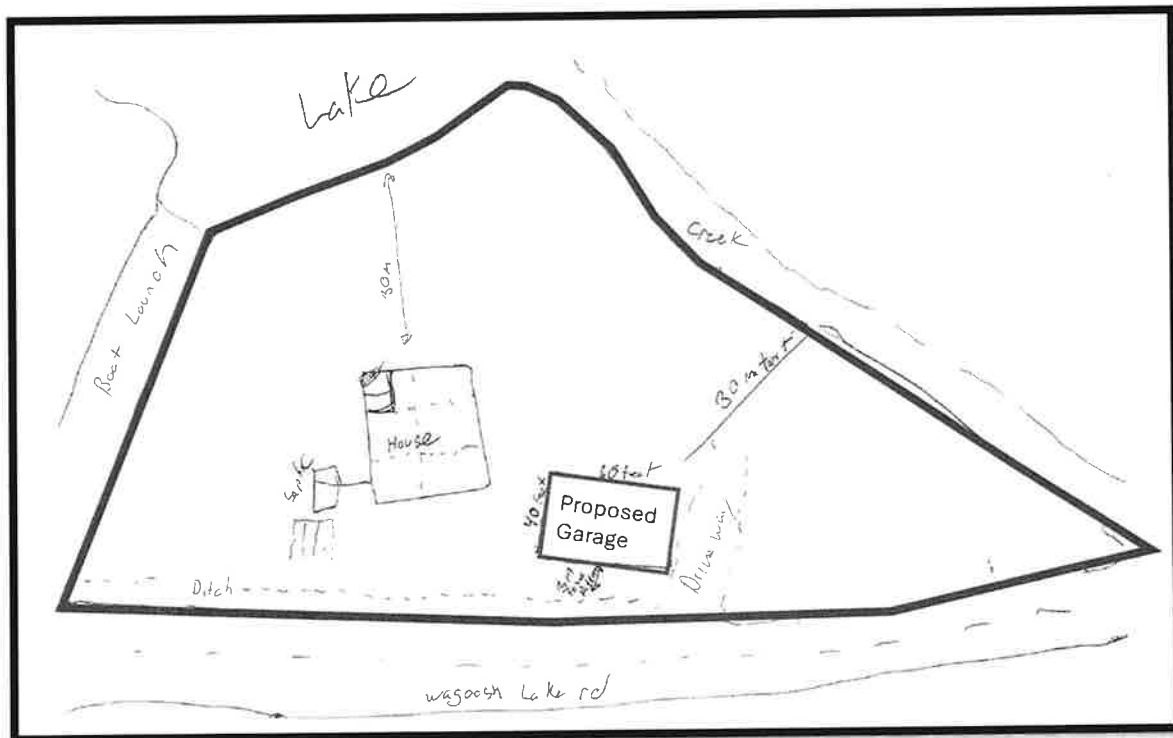
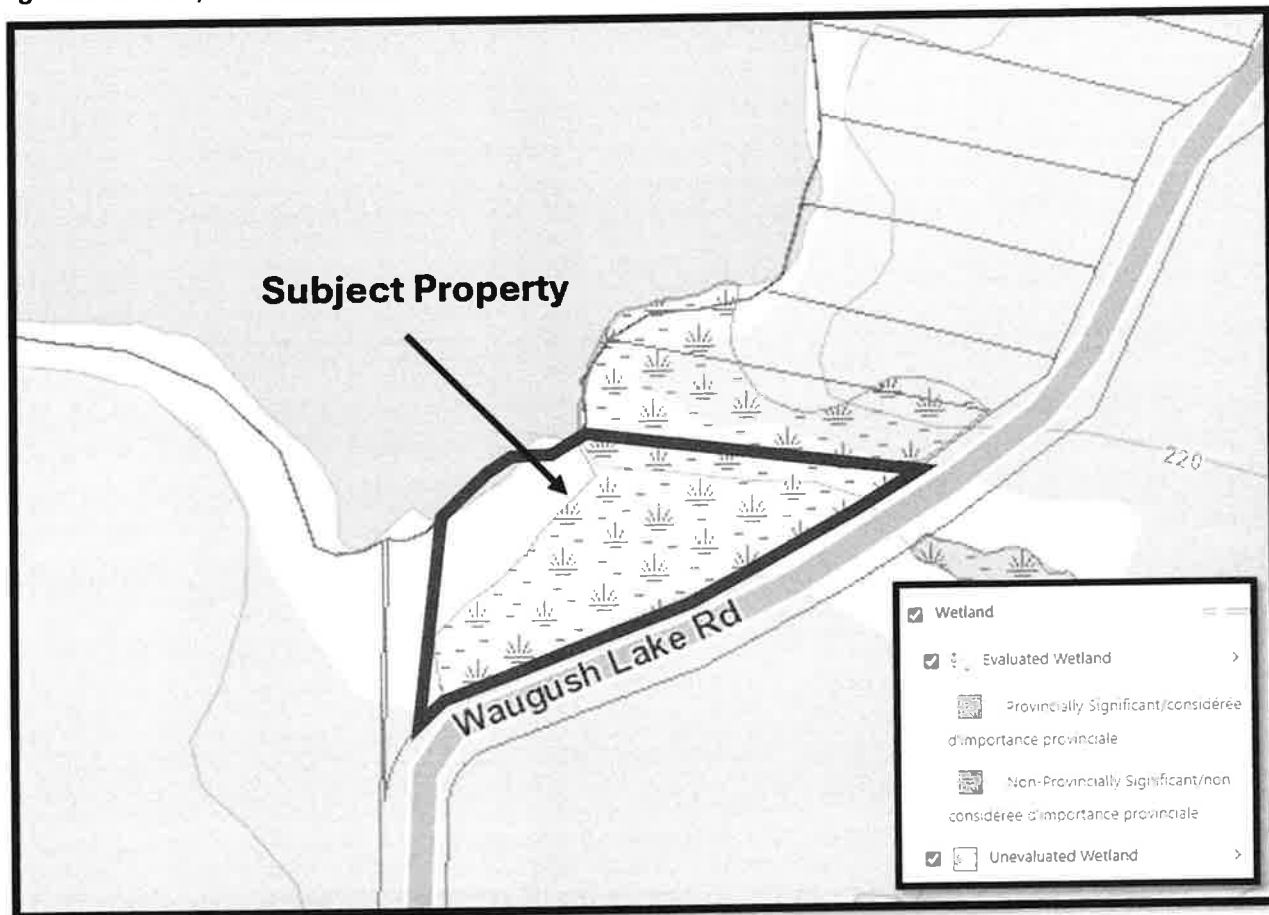


Figure 3: Ministry of Natural Resources Natural Heritage Map



Section 45(1) of the Planning Act establishes four tests that a minor variance must satisfy. In my opinion, the application meets all four tests for the reasons set out below.

#1 – Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Rural Area on Schedule C to the Township of The North Shore Official Plan and fronts on Wagoosh Lake. The surrounding area contains a cluster of established waterfront residential uses within a broader rural setting.

Rural Area

Section 3.7 of the Official Plan applies to the Rural Area designation. The designation accommodates resource management and use, resource-based recreational and commercial activities, and limited residential development. Permitted uses include single-detached dwellings and accessory uses associated with the residential use of a property.

The existing residential use will continue, and the proposed garage is accessory to that use.

Section 3.7.2(g) requires new development in the Rural Area designation to be serviced by individual on-site sewage and water systems approved under the applicable authority, provided that site conditions are suitable for their long-term operation and sufficient capacity is available for hauled sewage.

The property is serviced by private on-site water and sewage systems. The proposed garage will not contain plumbing facilities and does not require any change to the existing services.

Sub-section (o) of Section 3.7.2 states that any development which has frontage on a water body shall conform with the policies of Section 4.13 - Waterfront Development of this Plan.

Waterfront Development

Section 4.13 applies to Waterfront Development and states that the Township is characterized by a landscape with many lakes and rivers. The policies of this Section of the Plan generally apply to lands which have lot frontage along one of the shorelines of these water bodies, and to those properties considered “back lots” separated from the shoreline by a first tier of development (e.g., across the road from shoreline cottages).

Section 4.13.1 includes Policies for all Development Adjacent to Waterbodies and sub-section (b) states that new buildings or structures, including individual on-site sewage disposal septic systems, shall be set back a minimum of 30 metres from the high-water mark of all water bodies.

The existing dwelling and proposed garage are located more than 30 metres from the high-water mark of Wagoosh Lake.

Natural Heritage Features and Areas

Sections 4.12.6 and 4.19 of the Official Plan contain the policies for natural heritage features and areas. Section 4.12.6(a) identifies 30 metres as the adjacent-lands distance for an unevaluated wetland or an evaluated non-provincially significant wetland. An Impact Assessment is required where development or site alteration is proposed within that adjacent-lands area. Section 4.19.2 further requires development on or adjacent to an unevaluated wetland to demonstrate that there will be no negative impact on the wetland or its ecological functions.

The proposed garage is located 30 metres from the visually identifiable wetland boundary and is therefore outside the 30-metre adjacent-lands area. No development or site alteration is proposed within the wetland or its adjacent lands. Accordingly, an Impact Assessment is not required by Sections 4.12.6 and 4.19 for this application.

The application conforms to the Rural Area designation and maintains the intent of the waterfront development and natural heritage policies of the Official Plan.

The application maintains the general intent and purpose of the Official Plan.

#2 – Does the proposal maintain the general intent and purpose of the Zoning By-law?

The Rural (RU) Zone permits single-detached and seasonal dwellings together with accessory uses, buildings, and structures, including detached garages. For an accessory structure, the minimum rear yard and interior side yard are 3 metres, the maximum height is 6 metres, and the maximum accessory lot coverage associated with a residential use is 1%. Section 4.17.5 requires a 30-metre setback from the high-water mark of a water body and the maintenance of a shoreline buffer. Section 4.17.6 prohibits a dwelling, non-residential building, accessory building or structure, or individual on-site sewage service within 30 metres of a significant wetland or fish habitat.

Section 4.1.11 permits one storage container in the Rural Zone. Although historical aerial imagery showed three storage containers on the property, the owner has confirmed that these units were on wheels and have been removed. They do not form part of this application.

Existing trees and natural vegetation screen the proposed garage from the neighbouring property and from roadside views. This vegetation also separates the development area from the wetland. The proposed garage and existing development are also located more than 30 metres from the high-water mark of Wagoosh Lake as well as the adjacent wetland.

The proposed garage complies with the applicable 3-metre rear yard and interior side yard setbacks, the maximum height requirement, and the wetland from the high-water mark of Wagoosh Lake and the adjacent wetland. The only variance required is to permit accessory lot coverage of 2.75%, whereas the maximum permitted is 1%.

The purpose of the accessory lot-coverage limit is to ensure that accessory development remains functionally related to the principal use and that adequate open space, setbacks, drainage, access, and compatibility are maintained. Although the garage is larger than the existing dwelling, it is functionally accessory to the established residential use of the property, occupies a small proportion of the 0.8-hectare lot, and complies with all applicable setbacks. The proposed variance therefore maintains the general intent and purpose of the Zoning By-law.

#3 – Is the proposal desirable for the appropriate development or use of the land, building or structure?

The Rural (RU) Zone permits accessory buildings, including detached garages, in conjunction with the residential use of a property. The subject lot is already developed, has adequate access, and is serviced by existing private sewage systems. The garage is appropriately located on the lot, is functionally associated with the residential use of the property, and is compatible with the established rural and waterfront residential character of the area.

The garage will not interfere with access to or servicing of the property, will not create an adverse privacy or compatibility impact, and is located more than 30 metres from the high-water mark of Wagoosh Lake

and 30 metres from the visually identifiable wetland boundary. The proposal is therefore desirable for the appropriate development and use of the property.

#4 – Is it minor?

Whether a variance is minor is determined by its planning impacts rather than by the numerical amount of relief alone. The requested increase of 1.75% to permit the proposed garage is considered minor in nature and impact. The garage complies with all setbacks, is screened by existing vegetation, remains accessory to the residential use of the property, and will not create adverse impacts on neighbouring properties, Wagoosh Lake, or the adjacent wetland.

Recommendation

The proposed minor variance maintains the general intent and purpose of the Township of The North Shore Official Plan and Zoning By-law, is desirable for the appropriate development and use of the property, and is minor in nature. The application represents good planning.

It is recommended that the Committee of Adjustment approve the application to permit a maximum accessory lot coverage of 2.75%, subject to the following conditions: (1) the garage be constructed substantially in accordance with the submitted site plan; (2) the garage and all associated site alteration remain at least 30 metres from the visually identifiable wetland boundary and the high-water mark of Wagoosh Lake; and (3) existing natural vegetation between the garage and the wetland be retained, except where removal is required for safety or construction access outside the 30-metre setback.

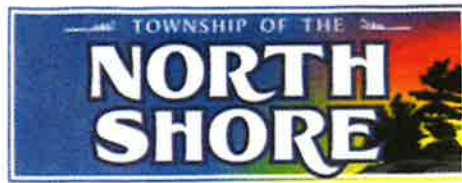
Respectfully Submitted,



Stefan Szczerbak, M.Sc, MCIP RPP
Planning Consultant



Jillian Macpherson, B.A., M.Pl
Planning Consultant



NOTICE OF HEARING OF AN APPLICATION FOR MINOR VARIANCE

TAKE NOTICE that the Council of the Corporation of the Township of the North Shore will be considering the following application for Minor Variance under Section 45 of the Planning Act, R.S.O.1990, C.P. 13, as amended.

Meeting Date: September 2nd, 2026 at 6 p.m.
Virtual Meeting: **Zoom Meeting ID:**
<https://us02web.zoom.us/j/85099619052?pwd=ajN6REEyeI2H42aztapAGtaxnYo5ZoF.1>
Meeting ID: 850 9961 9052
Passcode: 446686
Owner(s): Jean-Laurent Daigle
Subject Lands: PCL 19-1 SEC 1M455 SRO, Block 19, PL 1M455 (Spragge)
Civic Address: 1071 Wagoosh Lake Road, The North Shore

PURPOSE AND EFFECT: A Minor Variance application has been submitted to request relief from Section 18.2 of Zoning By-law 17-07 for an increase in lot coverage from 1% to 2.75%. A variance of 1.75% is therefore requested. This variance is to permit the construction of a garage with an area of 223 sq.m. The subject property is zoned Rural (RU) and is located on Wagoosh Lake.

ANY PERSON may make written representation, either in support of or in opposition to the proposed minor variance application. Written submissions in respect of the proposed applications are to be sent to the Clerk of the Corporation of the Township of the North Shore at P.O. Box 108, Algoma Mills, Ontario P0R 1A0 or emailed to municipalclerk@townshipofthenorthshore.ca and will be accepted until **4:00 pm on August 27, 2026.**

IF A PERSON or public body does not make written submissions to the Township of North Shore before the proposed application is approved, the person or public body is not entitled to appeal the decision of the Township of North Shore to the Local Planning Appeal Tribunal.

If a person or public body does not make written submissions to the Township of North Shore before the proposed application is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

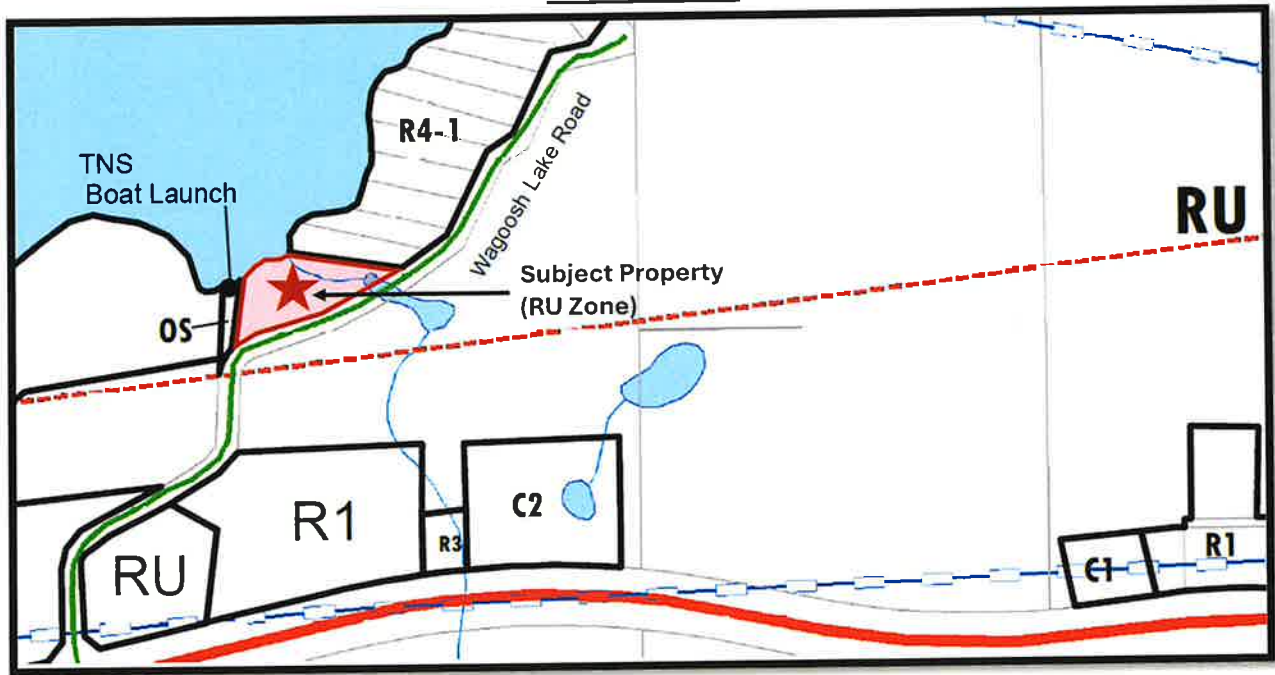
If you wish to be notified of the decision by the Township of North Shore for the proposed minor variance application you must make a written request to the Township of the North Shore to the Clerk of the Corporation of the Township of the North Shore at P.O. Box 108, Algoma Mills, Ontario P0R 1A0 or emailed to municipalclerk@townshipofthenorthshore.ca.

If you wish to be notified of the decision of the Township of North Shore in respect of the proposed minor variance, you must make a written request to the Township of North Shore.

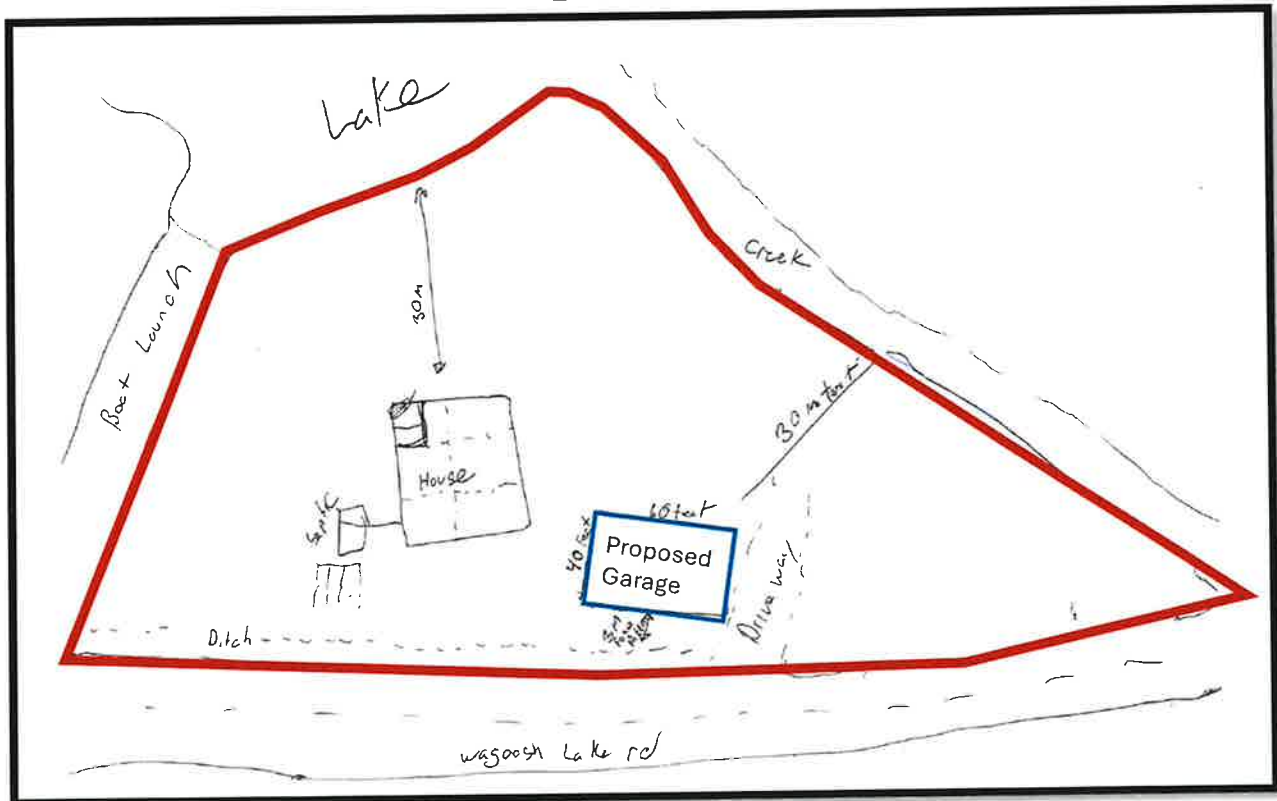
FOR ADDITIONAL INFORMATION or to view documents filed with the application contact the Township of North Shore office between 9:00 a.m. and 4:30 p.m. Monday to Friday (except holidays) by phoning 705- 849-2213 ext. 25.

DATED AT Algoma Mills this 7th day of August, 2026.
Craig Davidson, Acting Clerk / Interim Treasurer

Location Map



Site Plan





Algoma
PUBLIC HEALTH
Santé publique Algoma

www.algomapublichealth.com

Tuesday, August 11, 2026

Craig Davidson
Acting Clerk
Township of the North Shore
1385 Hwy 17
P.O. Box 108
Algoma Mills, ON P0R 1A0
admin@townshipofthenorthshore.ca

RE: Application – Minor Variance
Jean-Laurent Daigle
1071 Wagoosh Lake Road
Spragge, ON P0R 1A0

Algoma Public Health has no objections to the Application for Minor Variance for the purpose to request relief from Section 18.2 of Zoning By-law 17-07 for an increase in lot coverage from 1% to 2.75%. Civic address of **1071 Wagoosh Lake Road**, Municipality of the North Shore.

If there are any questions, comments or concerns, please do not hesitate to contact me at 705-356-2551 ext. 5021.

For healthier communities,

Damaris Middleton
Public Health Inspector

/cb

Blind River
P.O. Box 194
9B Lawton Street
Blind River, ON P0R 1B0
Tel: 705-356-2551
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Fax: 705-356-2494

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