



# Minutes

Committee of Adjustment

Township of the North Shore

Wednesday February 24, 2021

6:00 p.m.

Electronic Meeting

Meeting ID: 858 9244 5759

Passcode: 405297

*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

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

Guest: Rian Allen, Planscape

Absent Melody Rose - Councillor Ward 3

## **CALL TO ORDER**

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

## **APPROVAL OF AGENDA**

### **RESOLUTION #21-006**

Moved by: B. Green

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 #21-007**

Moved by: G. Gamble

Seconded by: L. Menard

RESOLVED THAT the Committee of Adjustment of the Township of the North Shore hereby approve the minutes of the meeting held on January 27, 2021.

**“CARRIED”**

**NEW BUSINESS**

- a) Zoning By-Law Amendment: 1083 Sheppards Lane – Jesse Darby to rezone to permit a lot coverage of 9.1% on the subject lands. The maximum permitted lot coverage in the Residential Single Detached (R1) Zone is 5%. The applicant proposes to construct a residential dwelling with attached garage. The total proposed coverage is 212.1m<sup>2</sup> (2,283 ft<sup>2</sup>). (key map and report provided). No comments were received by the Municipality.

**RESOLUTION #21-008**

Moved by: B. Green

Seconded by: G. Gamble

RESOLVED That the Committee of Adjustment of the Township of the North Shore hereby recommends approval of the Zoning By-Law Amendment as follows: To amend Zoning By-law 17-07 to permit a lot coverage of 9.1% on the subject lands for the proposed construction of a residential dwelling with attached garage; and Furthermore the total proposed coverage is 212.1m<sup>2</sup> (2,283 ft<sup>2</sup>), with all costs associated with the zoning by-law amendment being the responsibility of the applicant, including legal, survey, planning consultation and any other associated fees.

**“CARRIED”**

- b) Application for Consent- 1071 Bayview Lane - Jeremy Schneider to create one new lot. The severed lot would have 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 an existing private road (Bayview Lane). The severed lot is proposed to be developed with a residential dwelling. The retained lot is developed with multiple dwellings and accessory structures and no changes are proposed. (key map and report provided) No comments were received by the Municipality. R. Allen informed the Committee that Lake Lauzon is at capacity for new development however it is permitted for existing dwellings to be on their own separate lots.

**RESOLUTION #21-009**

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 #21-010**

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 #21-011**

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”**

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T. Moor, Mayor

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Barbara Major, Interim Clerk