

**TOWNSHIP OF SOUTH ALGONQUIN**

**ZONING BY- LAW COMMITTEE MEETING – MINUTES**

On Tuesday, October 25, 2016 the Zoning By-Law Committee held a meeting.

Present: Councillor John Brown  
Councillor Joe Florent  
Councillor Richard Shalla  
Councillor Bill Rodnick  
Councillor Linda Thom  
Holly Hayes, CAO/Clerk Treasurer  
Dave Gatley, Works Superintendent  
Tracy Cannon, Municipal Operations Clerk – Recording Secretary  
Jamie Robinson, Partner – MHBC Planning Ltd.  
Patrick Townes, Planner – MHBC Planning Ltd.

Regrets: Mayor Jane Dumas  
Councillor Dave Harper

CAO/Clerk Treasurer, Holly Hayes called the meeting to order at 6:04 p.m.

**ADDITIONS/AMENDMENTS TO THE AGENDA: None**

**ADOPTION OF THE AGENDA:**

**Moved by: R. Shalla                      Seconded by: L. Thom**

To adopt the agenda as prepared for the Zoning By-Law Committee meeting of Tuesday, October 25, 2016 as circulated.

**DISCLOSURE OF PECUNIARY INTEREST: None**

**DISCUSSION/REVIEW DRAFT #3 ZONING BY-LAW:**

The Committee reviewed and discussed the summary of the comments and responses from Draft 1 & Draft 2 of the Zoning By-Law. Also included for discussion was Draft #3 of the Zoning By-Law that contained the requested revisions and updates. The majority of the comments received were regarding requested mapping revisions and site specific zoning requests and questions.

The Committee also discussed items that required further consultation such as; lot coverage and building heights on Shoreline Residential and Limited Service Shoreline Residential, number of permitted bedrooms in a Bed and Breakfast and adding Bed and Breakfasts as a permitted “as-of-right” use in the Settlement Area Shoreline Residential. Mr. Robinson also clarified the difference between Home Industries and Home Occupation.

Some property owners have requested to zone existing uses to requested future uses. It was emphasized that in the preparation of the By-law the Township would not introduce new uses to properties “as-of-right” and would operate under the principle of recognizing existing uses to ensure that the development of properties are done in a way that is fair to all residents, giving property owners the opportunity to comment on the proposed use in their community.

