

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, October 20, 2021, 6:00 PM

Electronically hosted from Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order
2. Disclosures of Pecuniary Interest
3. Public Meetings under the Planning Act

- a. Minor Variance Application A/36/2021, 453 Lakeview Drive

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The applicant is seeking relief from Lakeshore Zoning By-law 2-2012 to permit an accessory building for the following relief:

- Relief from Section 6.5 a) ix) to permit a maximum gross floor area of 156.08 m²
- Relief from Section 6.5 a) xi) to permit a maximum height of 6.4 metres
- Relief from Section 6.5 a) v) to permit a minimum front yard setback of 4.57 metres
- Relief from Section 6.41.4 a) to permit a driveway for a residential use to have a minimum length of 4.57 metres

Recommendation:

Refuse Minor Variance Application A/36/2021 – 453 Lakeview Drive.

- b. Combined Minor Variance & Consent Application B/39/A/37/2021, 0 Ellis Sideroad

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The applicant is applying to sever a lot addition from the subject property – consisting of an overall area of approximately 4410.87 m² (1.09 acres) – to be added to a neighbouring property zoned CR.

A minor variance is required to recognize the new lot frontage (70 feet, 21.33 metres) of the property receiving the lot addition following the severance.

Recommendation:

Approve Combined Minor Variance & Consent Application

B/39/A/37/2021 – 0 Ellis Sideroad, subject to the following conditions of consent:

1. The applicant must obtain a proper Survey and Reference Plan from an Ontario Land Surveyor for the severed parcel of land to the satisfaction of the Municipality;
2. All municipal taxes must be paid in full prior to the stamping of the Deed;
3. If required, the applicant must enter into an Agreement with the Municipality prior to the stamping of the Deed regarding the apportionment of any current or future local improvements or drainage charges levied against the subject property;
4. The existing driveway/approach must be extended along the frontage of the severed/lot addition parcel and retained parcel so that it is sufficient to provide exclusive access from Ellis Sideroad to the parcel receiving the lot addition and to the retained parcel, to the satisfaction of the Municipality;
5. The Deed for the lot addition be prepared and a copy be forwarded to the Secretary for stamping;
6. Section 50(3) and (5) of The Planning Act shall apply to the severance and that the lot addition lands shall be conveyed and merged to PIN: 750170076;
7. The Applicant must produce a Deed and/or a Solicitor's Undertaking to the Secretary prior to the stamping of the severance Deed, in evidence that the severed parcel and the abutting parcel will be registered in the same name(s) in satisfaction that all parcels will merge;
8. The Applicant and/or a Solicitor must provide an Undertaking to the Secretary prior to the stamping of the severance Deed(s), in evidence that "Application to consolidate Pins" will be submitted to the Land Titles/ Registry Office for the lot addition and provide proof of the consolidation; and
9. All conditions must be met in accordance with Section 53(41) of the Planning Act, R.S.O. by **October 22, 2022**. Failure to fulfil the conditions by this date, shall deem the consent refused, as per The Planning Act.

4. Completion of Unfinished Business

5. Approval of Previous Meeting Minutes

Recommendation:

Approve minutes of the previous meeting as listed on the agenda.

- a. September 15, 2021 Meeting Minutes

6. New Business

7. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.