

# Municipality of Lakeshore

## Committee of Adjustment Meeting Agenda

Wednesday, May 18, 2022, 6:00 PM

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

Pages

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

- a. Minor Variance Application A/26/2022 - 1566 County Road 22

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 187.3 m<sup>2</sup>
- Relief from Section 6.5 a) xi) to permit a maximum height of 6.02 metres

**Section 6.5 a) ix) limits accessory buildings to not exceed a gross floor area of 55.0 m<sup>2</sup>, for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone**

**Section 6.5 a) xi) limits accessory buildings to not exceed 5.0 m in height unless within an Agriculture Zone**

- b. Minor Variance Application A/24/2022 - 141 Surf Club Drive

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 119 m<sup>2</sup>

**Section 6.5 a) ix) limits accessory buildings to not exceed a gross floor area of 55.0 m<sup>2</sup>, for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone**

c. Minor Variance Application A/25/2022 - 1344 Legends Lane

The applicant is seeking the following relief from Lakeshore Zoning By-law 2-2012 to permit pool equipment in the rear yard:

- Relief from Section 6.5 b) iii) to permit the pool pump to be setback 1.304 metres from the exterior side lot line, to permit the pool filter to be setback 0.914 metres from the exterior side lot line, to permit the pool heater to be setback 0.774 metres from the exterior side lot line, and to permit the pool saltwater system to be setback 1.473 metres from the exterior side lot line

**Section 6.5 b) iii) states that water circulating or treatment equipment such as pumps or filters, or pool heaters, shall not be located closer than 1.5 m to any side or rear lot line;**

d. Consent Application B/8/2022 - 310 & 320 Croft Drive

The applicant has submitted a consent application for the subject land that is located on the north side of Croft Drive, in the Community of Maidstone. The applicant is severing a lot, with the severed lot having a frontage of approximately 43.26 metres and an area of approximately 3,917.09 m<sup>2</sup>. The retained lot will have a frontage of approximately 68.58 metres and an area of approximately 6,208.89 m<sup>2</sup>. The subject land is zoned Mixed Use Zone Exception 5 "MU-5" and is designated "Mixed Use" in the Official Plan.

**If approved, the severed and retained lot will comply with the Zoning By-law (lot frontage/ area)**

e. Consent Application B/9/2022 - 2048 Hopgood Sideroad

The subject property is located on the south side of Hopgood Sideroad in the Community of Maidstone, and has approximately 26.5 metres of frontage and an overall area of 1.95 acres. The applicant is applying to sever a lot addition from the subject property – consisting of an overall area of approximately 1,963 m<sup>2</sup> (0.485 acre) – to be added to a nearby property (2056 Hopgood Sideroad). The retained land, will have a new overall area of approximately 5,928 m<sup>2</sup>. The subject lands are designated "Agricultural" and zoned "A, Agriculture".

5. Completion of Unfinished Business

- a. Minor Variance Application A/21/2022 - 276 Elmgrove Drive

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

- Relief from Section 6.5 a) xii) to permit an accessory structure in the rear yard

**Section 6.5 a) xii) states that accessory structures shall not be built within the rear yard in an RW2 zone where the lot abuts Lake St. Clair.**

## **6. Approval of Previous Meeting Minutes**

### **Recommendation:**

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

- a. April 13 2022 Meeting Minutes

4

## **7. New Business**

- a. Certificate of Validation Request - 545 Rochester Townline Rd.

## **8. Adjournment**

### **Recommendation:**

The Committee of Adjustment adjourn its meeting at \_\_\_\_ PM.