

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, July 13, 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/28/2022 5

Recommendation:
Approve the minor variance application A/28/2022 to permit the construction of an accessory structure with a maximum gross floor area of 71.34m².
 - b. Minor Variance Application A/29/2022 15

Recommendation:
Refuse Minor Variance Application A/29/2022, since the requested minor variance does not pass the four tests as the size of the proposed structure cannot be deemed minor, and the proposal is not consistent nor compatible with the existing built form.
 - c. Minor Variance Application A/30/2022 24

Recommendation:
Approve minor variance application A/30/2022 conditional upon:

 - 1) An approved pool permit of the existing pool;
 - 2) Obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

Recommendation:

Approve Minor Variance A/31/2022, subject to the following conditions:

- 1) The owner of the subject property enter into an agreement with the Municipality of Lakeshore by July 13, 2023 that will require the existing dwelling to be demolished, dismantled, relocated and/or removed (including any and all debris) in accordance with the agreement, and this agreement is to be to the satisfaction of the Municipality of Lakeshore, and registered on title if required by the Municipality of Lakeshore, and all the details of this agreement and requirements of the owner of the subject property under this agreement are to be determined by the Municipality of Lakeshore;
- 2) That a demolition permit be obtained for MPEC to conduct their assessment;
- 3) All setbacks from the Municipal Drain that runs along the front of the property (2nd Concession Road Drain South of Malden) must be adhered to;
- 4) Any new entrances or hard surfacing (concrete, asphalt, etc.) will require the applicant to submit an entrance permit to the Municipality of Lakeshore;
- 5) That prior to occupancy being issued for the new house, the water service from the new house will be connected to the existing curb stop on the property, and a representative from Lakeshore's water division must be on-site at the time of connection to the existing curb stop.

Recommendation:

Approve Consent Application B/12/2022 subject to the following conditions:

1. That the applicant obtains a proper survey and Reference Plan from an Ontario Land Surveyor for the severed parcel of land to the satisfaction of the Municipality, including setbacks of any buildings along the new lot line;
2. That all municipal taxes be paid in full prior to the stamping of the Deed;
3. That a Park Fee be imposed on the granting of this Application in the amount of \$600.00 and that such fee shall be paid prior to the stamping of the Deed;
4. That, the severed lot is subject to water buy-in fee according to the tariff of fees by-law at the time of servicing;
5. That any additional modifications to the driveway in the municipal right-of-way or the addition of hard surfacing (concrete, asphalt, etc.) will require the applicant to submit an entrance permit to the County of Essex;
6. That the applicant enter into a drain apportionment agreement as it pertains to the municipal drain Puce River Drain at the rear of the property;
7. That the Deed and a copy for our records be forwarded to the Secretary for stamping;
8. That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by **July 15, 2024**. Failure to fulfil the conditions by this date, shall deem the consent refused, as per The Planning Act.

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

7. **New Business**

8. **Adjournment**

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.