

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, August 17, 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 6
 - a. Minor Variance Application A/32/2022 7

Recommendation:
Approve the minor variance application A/32/2022 to permit the construction of an accessory structure with a maximum gross floor area of 89.19m², a setback of 4.8m from the interior lot line, and a setback of 14m from the rear lot line. Subject to the following condition: 1) That the applicant adhere to all setbacks from the Municipal Drain as required in the Zoning By-law.
 - b. Minor Variance Application A/34/2022 21

Recommendation:
Approve the minor variance application A/34/2022 to permit the relocation of an AC unit 2.82m from the interior lot line.
 - c. Consent Application B/13/2022 30

Recommendation:
Deny Consent Application B/13/2022 as it does not conform to the policies set out by the Provincial Policy Statement and does not comply with the policies set out by the Lakeshore Official Plan. Should the Committee approve this Consent it should be subject to the conditions located within the conclusion of this report.

Recommendation:

Approve Consent Application B/14/2022 to sever a lot from the lands known as 1477 County Rd 22 to create a new 3.9 ha (9.59 acres) lot, 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 the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That the applicant acquire a revised updated schedule of assessment to be completed by a Drainage Engineer to the satisfaction of Engineering Services.
- 5) That the applicant shall fulfill the requirements of parkland dedication in accordance with the Municipality of Lakeshore's Parkland dedication By-law, as amended.
- 6) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by **August 19th, 2024**. Failure to fulfil the conditions by this date, shall deem the consent refused, as per The Planning Act Currently two years from decision date.

Recommendation:

Approve Consent Application B/15/2022 for a 7,891.3 m² lot addition to be added from 0 Tecumseh Rd, legally described as CON BF LOT3 12R12257 PART 1, to a neighboring property, 3810 Tecumseh Rd, 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 the applicant 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) That the Deed for the lot addition be prepared and a copy for our records be forwarded to the Secretary for stamping.
- 5) That section 50(3) or (5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcels of land that are the subject of this consent.
- 6) That the applicant/ and or a Solicitor 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.
- 7) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by **August 19th, 2024**. Failure to fulfil the conditions by this date, shall deem the consent refused, as per The Planning Act.

Recommendation:

Approve Consent Application B/16/2022 to allow a lot creation from the property 0 Rochester Townline, legally described as CON 7 PT LOT 17 & LOT 18, of approximately 32 hectares for the retained lot, and approximately 23 hectares for the severed lot, subject to the following conditions:

- 1) That the applicant obtains a proper survey and Reference Plan from an Ontario Land Surveyor for the severed and retained parcel of land to the satisfaction of the Municipality, including setbacks of any buildings along the new lot line, and existing entrances.
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That the applicant enter into an Agreement with the Municipality to be registered on title prior to the stamping of the Deed, that the severed and retained lot shall receive a separate water connection, and to pay any applicable water rates or fees with respect to the subject lands.
- 5) That the applicant submit a drawing detailing the surface and subsurface drainage for the entire lands prior to the stamping of the Deeds
- 6) That the applicant 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
- 7) That a Park Fee be imposed on the granting of this Application in the amount subjected by the Parkland By-law and that such fee shall be paid prior to the stamping of the Deed;
- 8) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by **August 19, 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.

- a. July 13, 2022 Meeting Minutes

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7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.