



## **Municipality of Lakeshore**

### **Minutes of the Committee of Adjustment Meeting**

**Wednesday, September 14, 2022, 6:00 PM**

Members Present: Member Ron Barrette, Member Steve Diemer, Member Robert Sylvestre, Chair Mark Hacon, Member Michael Hoffman

Staff Present: Planner II Ian Search, Team Leader - Development Approval Kristina Brcic, Planner I Ian Rawlings, Planning Student Paige Docherty

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#### **1. Call to Order**

Chair Hacon called the meeting to order at 6:00 PM. All members participated in the meeting through video conferencing technology from remote locations.

#### **2. Land Acknowledgement**

#### **3. Disclosures of Pecuniary Interest**

No Disclosures of Pecuniary interest were made

#### **4. Public Meetings under the Planning Act**

##### **a. Minor Variance Application A/35/2022**

Ian Rawlings presented the application. The applicant, John Mastronardi was in attendance.

The applicant, John Mastronardi, provided a presentation

Robert Sylvestre asked why the lands have not merged. Kristina Brcic detailed that the process is difficult to explain and to fix as the lots were created through the subdivision process.

Ron Barrette asked what side of the road sidewalks will go on. Applicant stated sidewalks will go across their driveway.

Michael Hoffman asked to restate engineering comments. Ian Rawlings restated the engineering comments. Kristina detailed engineering concerns regarding storm water management.

**Moved By** Robert Sylvestre

**Seconded By** Michael Hoffman

Defer Minor Variance Application A/35/2022 until engineering and the applicant have a discussion. Findings are to be presented back to the committee at the next committee meeting.

**Carried Unanimously**

**b. Minor Variance Application A/36/2022**

Ian Rawlings presented the application. The applicants, Melissa and Craig Mahon were in attendance.

Ron Barrette asked if any comments were received from the neighbours. Ian Rawlings stated that no additional comments were received.

Steve Diemer asked how the structure was constructed in the first place. The applicants stated they hired a contractor who did not proceed with a building permit or with keeping with the setbacks in the zoning by-law and as such they are requesting relief.

**Moved By** Ron Barrette

**Seconded By** Steve Diemer

Approve Minor Variance Application A-36-2022 to permit a 41.6m<sup>2</sup> accessory structure 1.24m from the interior lot line with the condition:

1) That the applicant provide a drainage plan to demonstrate water mitigation.

**Carried Unanimously**

**c. Minor Variance Application A/37/2022**

Ian Rawlings presented the application, detailing the consent cancellation first. The applicants, Chris and Shanna Oyler were in attendance.

The applicant, Chris Oyler, detailed the need for a large, accessory structure. Detailing the need for storage of various items.

Ron Barrette suggests pursuing the consent cancellation prior to considering the accessory structure.

Robert Sylvestre requested clarification on the consent cancellation. The applicant detailed the history of the subject lands as a by-product of a consent application, leaving two parcels that can not merge.

**Moved By** Robert Sylvestre  
**Seconded By** Steve Diemer

Approve cancellation of the consent registered as R778839 on PIN 75004-0069 (LT), (844 Old Tecumseh Rd).

**Carried Unanimously**

**Moved By** Steve Diemer  
**Seconded By** Michael Hoffman

Approve Minor Variance Application A-37-2022 to permit an accessory structure with a gross floor area of 105m<sup>2</sup> with the condition:

1) That the applicant contacts the fire department to assess the use and review the contents of the proposed accessory structure.

**Carried Unanimously**

**5. Completion of Unfinished Business**

**6. Approval of Previous Meeting Minutes**

**Moved By** Ron Barrette  
**Seconded By** Steve Diemer

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

**Carried Unanimously**

**a. September 6, 2022 Meeting Minutes**

**7. New Business**

**a. Change of Conditions B/04/2022**

Ian Search presented the application.

Steve Diemer was not present when application B/04/2022 was first passed. Therefore, Steve Diemer was unable to vote.

Ron Barrette asked if the applicant would need the extended time to fulfill the conditions. Ian Search expressed that fulfilling the new condition is a lengthy process and could potentially take a year.

**Moved By** Ron Barrette

**Seconded By** Michael Hoffman

Approve the change of conditions of provisional consent B-4-2022 given on March 16<sup>th</sup>, 2022, by:

1) adding the following condition to the list of conditions under Schedule "A" of the Decision: "That the applicant initiate and complete work under Section 4 under the Drainage Act to the satisfaction of the Municipality. This is required to create a subsequent connection into the Croson Drain (a municipal drainage system) located on the south side of South Middle Road. The subsequent connection is required to span the length of the frontage of all three lots and shall be completed prior to the stamping of the deed(s). All requirements of the Drainage Superintendent shall be completed prior to the stamping of the deed(s).";

2) amending current condition numbered "9" to Schedule "A" of the Decision by replacing it with the following condition: "That all conditions be met in accordance with Section 53 (41) of the Planning Act, R.S.O. 1990, c. P.13";

3) giving notice of the changes to the conditions of provisional consent B-4-2022 in accordance with subsection 53 (24) of the Planning Act.

**Carried Unanimously**

**8. Adjournment**

**adjourn at 7:03**

**Moved By** Steve Diemer

**Seconded By** Michael Hoffman

The Committee of Adjustment adjourn its meeting at 7:03 PM.

**Carried Unanimously**

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Mark Hacon

Chair

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Ian Rawlings

Secretary-Treasurer