

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, March 22, 2023, 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-02-2023

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Recommendation:

Approve minor variance application A/02/2023 at 3362 Manning Rd to permit a 178 m² accessory structure 10 m from the front lot line and 15.24 m from the northern interior lot line in accordance with the site plan provided.

- b. Minor Variance Application A-03-2023

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Recommendation:

Approve minor variance application A/03/2023 to permit an accessory building to be setback 6.1 meters from the centreline of a covered municipal drain subject to the following conditions: The accessory structure will not have any doors for vehicles located on the east of the structure to the satisfaction of the Municipality of Lakeshore; The municipal drain lands, and neighbouring lands under different ownership, will not be used for accessing the rear yard during the construction of the accessory structure; Any trees on the subject property that will obstruct access to the rear yard during the construction process will be removed.

- c. Minor Variance Application A-04-2023 39
- Recommendation:**
Approve minor variance application A/04/2023 to permit an air conditioning (AC) unit in the front yard, subject to the following conditions: That the AC unit be placed within 5 metres of the southwest corner of the dwelling; That landscaping features be placed south of the AC unit to screen the view of the AC unit from the street to the satisfaction of the Municipality of Lakeshore.
- d. Minor Variance Application A-05-2023 48
- Recommendation:**
Deny minor variance application A/05/2022 at 345 East Pike Creek Rd, to permit a 90 m² accessory structure with a height of 4.96 m, to be located 9.14 m from the southern exterior lot line as it does not pass the four tests prescribed under Section 45 (1) of the *Planning Act* being that it is not deemed appropriate and desirable.
- e. Minor Variance Application A-06-2023 63
- Recommendation:**
Approve minor variance application A/06/2022 at 2621 Victoria St, to permit a 75 m² accessory structure with a height of 4.5 m, to be located 4.27 m from the rear lot line in accordance with the site plan in Appendix B. Subject the condition below: 1) That a septic test report be completed and deemed satisfactory by the Municipality, and if required, install a new septic system that meets the satisfaction of the Municipality.
- f. Minor Variance Application A-07-2023 79
- Recommendation:**
Deny minor variance application A/07/2023 to permit an accessory structure with a gross floor area of 222.96 m² as the proposal is not minor in nature.
- g. Minor Variance Application A-08-2023 104
- Recommendation:**
Approve minor variance application A/08/2023 to permit an accessory structure with a gross floor area of 70.81 m² and a height of 5.2 metres.

Recommendation:

Approve minor variance application A/09/2023 to permit a dwelling to have a front yard setback of 6 metres and for a porch to encroach 2.7 metres into the required front yard.

Recommendation:

Approve consent application B/04/2023 to sever approximately 1,335.5 m² (0.33 Ac) from the side yard of 0 Lakeshore Rd 302 to be added to the neighboring property 10200 Lakeshore Rd 302. 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 for the lot addition be prepared and a copy for our records be forwarded to the Secretary for stamping;

4) That Section 50(3) and (5) of the Planning Act shall apply to the severance;

5) 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;

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 the applicant 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) That the applicant provide the opinion of a solicitor stating that the severed parcel and the parcel receiving the lot addition will merge.

Should the parcel not merge the applicant will be required to obtain a consent cancellation if deemed appropriate by the secretary treasurer.

9) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by March 22, 2025. Failure to fulfill the conditions by this date, shall deem the consent refused, as per The Planning

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

- a. March 10, 2023 Meeting Minutes

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7. New Business

- a. OACA membership and OACA conference

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.