

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, June 14, 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. A-20-2023 - 248 Notre Dame Street

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Recommendation:

Approve minor variance application A-20-2023 to permit a new accessory building at 248 Notre Dame Street, to have a gross floor area of 78.04 m², subject to the following conditions:

1) The accessory building will be constructed a minimum 3.048 metres (10 feet) from the interior side lot line and a minimum 3.657 metres (12 feet) from the rear lot line;

2) Prior to building permit issuance, the applicant will submit, to the satisfaction of Community Planning, a new site plan drawing that illustrates the driveway/approach to the new accessory building and provides information regarding the minimum landscaped open space on the lot;

3) Prior to building permit issuance, the applicant will submit a grading plan to the satisfaction of Building Services if deemed required by Building Services.

Recommendation:

Approve Minor Variance Application A-21-2023 to permit an existing dwelling to temporarily remain on the lot during the construction of a new dwelling at 903 W Belle River Road, subject to the following conditions:

- 1) The owner of the subject property enter into an agreement with the Municipality of Lakeshore 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) The existing water service be maintained during construction to the satisfaction of the Operations department;
- 3) The water meter from the existing dwelling be moved from the existing dwelling to the new dwelling when required for completion of the new home to the satisfaction of the Municipality of Lakeshore. If the Municipality of Lakeshore determines that the water meter is not in good condition, the water meter shall be replaced by Lakeshore.

Recommendation:

Approve minor variance application A/22/2023 at 931 County Road 31, to permit an accessory structure with a gross floor area of 72.4 m² located 3m from the southern lot line and 4 m from the western lot line.

Recommendation:

Approve Consent Application B/13/2023 to establish an easement on 1972 County Road 27 (over Part 1 on Plan 12R-29378) in favour of the farming parcel abutting the rear of the property known municipally as 0 County Rd 27, and legally as Part of Lot 17, Concession 1, East Belle River Rochester; Part of West Half of Lot 18, Concession 1, East Belle River Rochester, designated as Part 1 on 12R10450, except Parts 1 and 2 on 12R17791; save and except Part 1 on Plan 12R28139; together with R1107956; Lakeshore, subject to the following conditions:

- 1) That the applicant(s) obtain a proper survey and Reference Plan from an Ontario Land Surveyor to the satisfaction of the Municipality;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed; 3) That the Deed and Easement Agreement be prepared to the satisfaction of Municipality and be forwarded to the Secretary for Stamping;
- 4) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by June 15, 2025. Failure to fulfil the conditions by this date shall deem the consent refused, as per the Planning Act.

- e. Previously Deferred Application Revisited A-17-2023 - 1723 Oriole Park Drive

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Recommendation:

Approve minor variance application A/17/2023 at 1723 Oriole Park Drive, to permit an accessory structure with a gross floor area of 74.33 m², subject to the following conditions:

1) The length of all dormers together will not exceed one third the length of the building to the satisfaction of Municipality of Lakeshore's Building Division;

2) The maximum height of the building to the centre of the slope of the main roof and to the highest point of the roof assembly will be as indicated in the elevation drawing attached to the planning recommendation report for the June 14th Committee of Adjustment meeting, to the satisfaction of the Building Division;

3) The building will be constructed in the rear yard of the property outside of the easement lands to the satisfaction of Municipality of Lakeshore's Building Division, and will be subject to a maximum setback of 7.5 metres from the rear lot line;

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

- a. May 17 2023 Meeting Minutes

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7. New Business

- a. Discuss OACA 2023 Conference

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.