

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, October 18, 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-31-2023 - 0 Oriole Park Drive

6

Recommendation:

Approve the following reliefs from Lakeshore Zoning By-law for a single detached dwelling with covered porches and a detached accessory building on the subject property:

- Relief from Section 6.5 a) vi) to permit an accessory building to be located in an exterior side yard, whereas the by-law states accessory structures shall not be permitted in the exterior side yard in the case of a corner lot
- Relief from Section 8.9 to permit a dwelling to have a front yard of 0 metres, whereas the Bylaw requires a front yard of 15 metres
- Relief from Section 8.9 to permit a dwelling to have a minimum rear yard of 13.11 metres, whereas the By-law requires a rear yard of 15 metres
- Relief from Section 6.42 to permit one porch to encroach a maximum of 3.2 metres into the rear yard (located a minimum 11.8 metres from the rear lot line), and for a second porch to encroach a maximum 2.93 metres into the rear yard (located a minimum 12.07 metres from the rear lot line), whereas the By-law only permits a 2.5 metre encroachment.

Impose the following conditions on approval:

- 1) The dwelling and any detached accessory building is to be located at

least 7.5 metres from the longest side exterior lot line abutting Oriole Park Drive, and this setback is to be verified through the submission of a setback certificate to Building Services and to the satisfaction of Building Services;

2) The rear yard setback and porch encroachment reliefs are to be verified through the submission of a setback certificate to Building Services and to the satisfaction of Building Services;

3) A grading plan is submitted to the satisfaction of the Municipality of Lakeshore at the time of building permit application;

4) If outlet for drainage is into a municipal drain, an updated schedule of assessment will be required;

5) No buildings and structures will be developed on the subject property that obstruct the “covered drain” on the site plan drawing submitted with the minor variance application to the satisfaction of the Municipality of Lakeshore.

b. A-32-2023 - 1610 County Road 22

27

Recommendation:

Deny minor variance application A/32/2023 to permit an accessory structure to have a maximum gross floor area of 223 m² and a maximum height of 6.55 metres.

Recommendation:

Approve the following relief from Lakeshore Zoning By-law for a pergola that is already constructed and a planned pergola on the subject property:

- Relief from Section 6.5 a) x) to permit the pergola that is already constructed and the planned pergola to be located 0 metres from the main building, whereas accessory structures shall not be erected within 3 metres of the main building.

Impose the following conditions on approval:

- 1) The combined occupant load between the proposed structures and the existing main building shall remain unchanged at 300 persons;
- 2) Panic hardware on the exit gates to be included to the satisfaction of the Municipality of Lakeshore;
- 3) That site plan approval is obtained from the Municipality of Lakeshore for development of the subject property.

Recommendation:

Approve consent application B/34/2023 to sever the farm property 11841 Lakeshore Road 309 & 0 Lakeshore Road 310 (legal: Con 9 S Pt Lot 11) into two farm parcels approximately 50 acres in lot area, subject to the following conditions:

- 1) That, if required by Community Planning, the applicant obtains a proper survey and Reference Plan from an Ontario Land Surveyor for the severed and retained lot to the satisfaction of the Municipality;
- 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 specified by the By-law to provide for the dedication of Parkland or the Payment of Cash in Lieu Thereof at the time of payment, and that such fee shall be paid prior to the stamping of the Deed;
- 4) That, if required by the Operations Division, the applicant enters 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;
- 5) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 6) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by October 19, 2025. 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. September 13 2023 Meeting Minutes

7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.