

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, November 15, 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 A-35-2023 - 155 Alexander Ave

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Recommendation:

Approve minor variance application A/35/2023 to permit an accessory building to have a maximum gross floor area of 118.92 m² subject to the following conditions:

- 1) The accessory building shall be setback a minimum 45 metres from the front lot line, to the satisfaction of the Building division at the Municipality of Lakeshore;
- 2) The accessory building shall be constructed with the same orientation (shorter length facing Alexander Ave) as depicted on the site plan drawing to the satisfaction of the Building division at the Municipality of Lakeshore;
- 3) A grading plan is provided to the Building division at the Municipality of Lakeshore for the development, if required by this division, and to the satisfaction of the Building division.

Recommendation:

Approve Minor Variance Application A-36-2023 to permit an existing dwelling to temporarily remain on the lot during the development of a new dwelling at 500 County Road 31, and to temporarily permit two driveways at 500 County Road 31 during the development of a new dwelling, 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 that will require the owner to remove one of the driveways in accordance with the agreement. 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 owner obtain all necessary permits/approvals required by the Essex Region Conservation Authority;

3) The owner obtain all necessary permits/approvals required by the County of Essex for the project.

4) A detailed grading plan for the development is provided to the satisfaction of Building Services at the Municipality of Lakeshore

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

a. October 18 2023 Meeting Minutes

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b. October 19 2023 Meeting Minutes

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7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.