

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, April 17, 2024, 2:00 PM

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. B-01-2024 - 12100 Lakeshore Road 303

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Recommendation:

Approve consent application B/01/2024 to sever a surplus dwelling with a lot area of approximately 3.21 acres and a lot frontage of approximately 85.34 metres, 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 lot to the satisfaction of Community Planning at the Municipality of Lakeshore - the draft survey is to be approved by Community Planning at the Municipality of Lakeshore prior to registration and will detail setbacks of structures from lot lines;

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 the applicant obtain a Zoning By-law amendment to rezone the retained farmland to prohibit dwellings and to address zoning compliance issues (lot area, frontage, etc.);

5) That the applicant complete the septic test report attached to the consent application to the satisfaction of the Municipality of Lakeshore for

the existing septic system on the lot to be created, and if deemed required by the Municipality of Lakeshore, install a new septic system on the severed lot to the satisfaction of the Municipality of Lakeshore, prior to the stamping of the Deed;

6) That the applicant enter into an Agreement with the Municipality of Lakeshore to be registered on title prior to the stamping of the Deed, to pay any applicable water rates or fees with respect to the subject lands;

7) That 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;

8) That the applicant submit a drawing detailing the surface and subsurface drainage for the entire lands, to the Municipality's satisfaction, prior to the stamping of the Deeds;

9) That the Deed and a copy for our records be forwarded to the Secretary for stamping;

10) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by April 18, 2026. Failure to fulfil the conditions by this date, shall deem the consent refused, as per the Planning Act.

Recommendation:

Approve consent application B/02/2024 to sever a farm lot, known as 14280 Lakeshore Road 311, with a lot area of approximately 50 acres and a lot frontage of approximately 303 metres, subject to the following conditions:

- 1) That the applicant obtain 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;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That if required by the Drainage Department, the applicants 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;
- 5) That a Parkland Dedication Fee be imposed on the granting of this application in the amount specified in the applicable By-law at the time of payment, and that such fee shall be paid prior to the stamping of the Deed;
- 6) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by April 18, 2026. Failure to fulfil the conditions by this date, shall deem the consent refused, as per the Planning Act.

Approve consent application B/03/2024 to sever a lot addition to add approximately 8 metres of frontage and approximately 0.27 acres of land to an existing residential lot from the farm parcel (14568 Lakeshore Rd. 311), subject to the following conditions:

- 1) That the applicant obtain 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;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That the lot addition lands to be severed from the farm parcel be conveyed to and consolidated with the abutting residential parcel, and Subsection 50 (3) or (5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land;
- 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 if required by the Drainage Department, the applicants 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 a separate access be established for the retained farm parcel to the satisfaction of the Operations Department at the Municipality of Lakeshore, and that any required permits for the establishment of said access be obtained from the Municipality of Lakeshore;

8) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by April 18, 2026. Failure to fulfil the conditions by this date, shall deem the consent refused, as per the Planning Act.

Approve the issuance of a consent cancellation for the rural residential lot receiving the lot addition under consent application B/03/2024, legally described as Part Lot 14, Concession 10 Tilbury Part 1 12R5480; Lakeshore (PIN 75081-0088).

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 27 Meeting Minutes

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7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.