

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, June 19, 2024, 6:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

Pages

1. Call to Order
2. Land Acknowledgement and O Canada
3. Disclosures of Pecuniary Interest
4. Public Meetings under the Planning Act

- a. A-13-2024 - 843 Lakeshore Park Road

4

Recommendation:

Approve minor variance application A/13/2024, 843 Lakeshore Park Road, to permit the following reliefs for the development of a new single detached dwelling:

Relief from Section 8.3 to permit a minimum front yard setback of 12.3 metres, whereas Section 8.3 requires that main buildings be located a minimum of 15 metres from the front lot line (where municipal sanitary servicing is unavailable) in the Residential Waterfront – Lake St. Clair (RW2) zone; and

Relief from Section 6.42 of the Zoning By-law to permit an exterior staircase to project into the required front yard setback a maximum of 3.6 metres, whereas section 6.42 permits a maximum encroachment of 2.5 metres into required yard setbacks.

It is recommended that the following notice be attached to the Notice of Decision:

The applicant will need to ensure that they submit a compliant septic system design at building permit stage for their development and ensure that the submitted septic system design is based on the building setback and encroachment approved in the minor variance application. The owner is encouraged to incorporate noise and vibration mitigation measures in the design of their dwelling given its proximity to the VIA Rail Canada Inc. right-of-way.

Recommendation:

Approve minor variance application A/14/2024, 1422 Caille Avenue, for the construction of a new dwelling to replace an existing dwelling:

Relief from section 6.50 to permit a dwelling to be located a minimum of 8.6 metres from the right-of-way of a railway, whereas section 6.50 requires a minimum distance of 30 metres between a dwelling and any railway right-of-way.

Relief from section 6.52 a) to permit a dwelling to be located a minimum of 6.5 metres from the centreline of a private road, whereas section 6.52 a) requires a minimum setback of 16 metres from the centreline of a private road.

Relief from section 6.41.2 h) for the parking area to be setback a minimum 1 metre from the east side lot line, whereas section 6.41.2 h) requires parking areas to be located no closer than 1.5 metres from any lot line.

It is recommended that the following notice be attached to the Notice of Decision:

The owner is encouraged to implement noise and vibration mitigation in their design of the dwelling given the proximity of the proposed dwelling from the VIA Rail right-of-way.

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 22 2024 Meeting Minutes

7. New Business

Recommendation:

Change the conditions of provisional consent (file: B/35/2023) by removing condition number 2, which reads as follows:

That the grain bins on the lot addition lands be removed from the lot addition lands/residential property to the satisfaction of the Municipality of Lakeshore prior to the stamping of the Deed;

Approve the condition change as a minor condition change under Subsection 53(26) of the Planning Act

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.