

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, August 21, 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-12-2024 - 435 Lakeview Drive

5

Recommendation:

Approve minor variance application A-12-2024, 435 Lakeview Drive, for the development of a new accessory building on the subject property, which will replace an existing 50.54 m² (544 ft²) accessory building located south of the dwelling:

- Relief from subsection 6.5 a) v) to permit the new accessory building to be setback a minimum of 3.79 metres (12.43 ft) from the front lot line to building foundation, with a minimum 3.56 metre (11.67 ft) setback from front lot line to building roof overhang (eaves, eavestrough, etc.). Subsection 6.5 a) v) requires a minimum front yard setback of 6 metres (19.68 feet) where a garage door faces the street;

- Relief from subsection 6.5 a) vii) to permit the new accessory building to be setback a minimum of 0.85 metres (2.78 feet) from the east side lot line to building foundation. Subsection 6.5 a) vii) states that accessory buildings shall not be built closer than 1.5 metre (4.92 feet) from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line. Please note a minimum 0.52 metre (1.7 feet) setback from the east side lot line to building roof overhang (eaves, eavestrough, etc.) is planned.

- Relief from subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 87.4 m² (940 ft²). Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) in the RW2 zone.

- Relief from subsection 6.5 a) x) to permit the new accessory building to be setback a minimum of 2.5 metres (8.2 ft) (wall to wall) from the porch of the dwelling, with a minimum 1.9 metre (6.23 ft) setback between roof overhangs (eaves, eavestroughs, etc.). Subsection 6.5 a) x) states that an accessory building shall not be erected within 3 metres (9.84 ft) of the main building.

Include the following Notice in the Decision: The applicant will need to ensure that the detached accessory building's proposed setback from the eastern property line complies with the requirements of the Ontario Building Code. The owner is encouraged to incorporate noise and vibration mitigation measures in the design of the structure given its proximity to the VIA Rail Canada Inc. right-of-way. The reliefs are granted based on the use of the building being accessory to a residence. Should a commercial or residential use be proposed in the accessory building, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

b. A-20-2024 - 1107 Charlotte Crescent

29

Recommendation:

Approve minor variance application A/20/2024, 1107 Charlotte Crescent, for the proposed development of accessory structures and the location of pool equipment in the rear yard of the property requesting the following reliefs:

- Relief from subsection 6.5 a) vii) to permit a pool house/gazebo structure to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 a) vii) to permit a shed to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 b) iii) to permit pool heater equipment to be a minimum of 0.91 metres (3 feet) from the rear lot line and west side lot

line, and to permit pool pump and pool filter equipment to be a minimum of 0.91 metres (3 feet) from the west side lot line, whereas subsection 6.5 b) iii) states that water circulating or treatment equipment such as pumps or filters, or pool heaters, shall not be located closer than 1.5 metres to any side or rear lot line.

It is recommended that the following condition be imposed on approval:

Overland flow and downspout flows be diverted within the property limits/yard drain for the development, and that the grading from the property lines to the structures be maintained in such a way that overland flow stays within the proposed property limit to not impact adjacent properties, to the satisfaction of the Municipality of Lakeshore.

It is recommended that the Committee of Adjustment include the following Notice in the Decision:

The reliefs are granted based on the use of the structures being accessory to a residential property. Should commercial or residential use be proposed for any of the accessory structures, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

5. Completion of Unfinished Business

Recommendation:

Approve application, A-06-2024, to permit the enlargement of a legal non-conforming building (building used for personal storage without a dwelling on the subject property), subject to the following conditions:

- 1) That the recommendations in the Structural Report from Patterson Engineering, dated June 18, 2024 be implemented to the satisfaction of the Municipality of Lakeshore;
- 2) The proposed building height does not exceed 6.74 metres (22.12 feet) from proposed grade to “top of gambrel truss”, to the satisfaction of the Municipality of Lakeshore;
- 3) The building will remain in the same footprint on the property, to the satisfaction of the Municipality of Lakeshore; and
- 4) The relief is granted based on the use of the building being used for storage. Should a commercial or residential use be proposed in the building, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

6. Approval of Previous Meeting Minutes

Recommendation:

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

- a. July 17 2024 Meeting Minutes

7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.

**Municipality of Lakeshore
Committee of Adjustment Report**



Growth & Sustainability

Community Planning

To: Chair and Members of Committee of Adjustment
From: Jonathan Derworiz, Planning Consultant (WSP)
Date: August 14, 2024
Subject: Minor Variance Application A/12/2024 – 435 Lakeview

Recommendation

Approve minor variance application A-12-2024, 435 Lakeview Drive, for the development of a new accessory building on the subject property, which will replace an existing 50.54 m² (544 ft²) accessory building located south of the dwelling:

- Relief from subsection 6.5 a) v) to permit the new accessory building to be setback a minimum of 3.79 metres (12.43 ft) from the front lot line to building foundation, with a minimum 3.56 metre (11.67 ft) setback from front lot line to building roof overhang (eaves, eavestrough, etc.). Subsection 6.5 a) v) requires a minimum front yard setback of 6 metres (19.68 feet) where a garage door faces the street;
- Relief from subsection 6.5 a) vii) to permit the new accessory building to be setback a minimum of 0.85 metres (2.78 feet) from the east side lot line to building foundation. Subsection 6.5 a) vii) states that accessory buildings shall not be built closer than 1.5 metre (4.92 feet) from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line. Please note a minimum 0.52 metre (1.7 feet) setback from the east side lot line to building roof overhang (eaves, eavestrough, etc.) is planned.
- Relief from subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 87.4 m² (940 ft²). Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) in the RW2 zone.
- Relief from subsection 6.5 a) x) to permit the new accessory building to be setback a minimum of 2.5 metres (8.2 ft) (wall to wall) from the porch of the dwelling, with a minimum 1.9 metre (6.23 ft) setback between roof overhangs (eaves, eavestroughs, etc.). Subsection 6.5 a) x) states that an accessory building shall not be erected within 3 metres (9.84 ft) of the main building.

Include the following Notice in the Decision: The applicant will need to ensure that the detached accessory building's proposed setback from the eastern property line

complies with the requirements of the Ontario Building Code. The owner is encouraged to incorporate noise and vibration mitigation measures in the design of the structure given its proximity to the VIA Rail Canada Inc. right-of-way. The reliefs are granted based on the use of the building being accessory to a residence. Should a commercial or residential use be proposed in the accessory building, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

Background

The applicant is proposing to construct a new detached accessory building on the subject property, 435 Lakeview Drive, in the location of an existing detached accessory building. The proposed accessory building will have a larger gross floor area to accommodate parking of a vehicle as well as contain personal storage. There is currently a single-detached dwelling and detached accessory structure on the subject property.

The subject property is approximately 980 m² in area with approximately 15 m of frontage along Lakeview Drive. It is located on the north side of Lakeview Drive east of Lake Street.

The applicant requires a minor variance to permit the development of the new detached accessory building as it has a larger gross floor area and requires relief from Subsection 6.5 of the Lakeshore Zoning by-law, as described in the table below.

Surrounding Land Uses:	North: Lake St. Clair East: Low density residential South: Lakeshore Water Treatment Plant and Waterfront Trail West: Low density residential
Official Plan Land Use Designation:	Residential and Lake St. Clair Floodprone Areas/Inland Floodplain Development Control Area
Zoning:	Residential Waterfront – Lake St. Clair (RW2)
Relief from Zoning By-law Request:	Relief from subsection 6.5 a) v) to permit the new accessory building to be setback a minimum of 3.79 metres (12.43 ft) from the front lot line to building foundation, with a minimum 3.56 metre (11.67 ft) setback from front lot line to building roof overhang (eaves, eavestrough, etc.). Subsection 6.5 a) v) requires a minimum front yard setback of 6 metres (19.68 feet) where a garage door faces the street.
	Relief from subsection 6.5 a) vii) to permit the new accessory building to be setback a minimum of 0.85 metres (2.78 feet) from the east side lot line to building foundation. Subsection 6.5 a) vii) states that accessory buildings shall not be built closer than 1.5 metre (4.92 feet) from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line. Please

	<p>note a minimum 0.52 metre (1.7 feet) setback from the east side lot line to building roof overhang (eaves, eavestrough, etc.) is planned.</p>
	<p>Relief from subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 87.4 m² (940 ft²). Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) in the RW2 zone.</p>
	<p>Relief from subsection 6.5 a) x) to permit the new accessory building to be setback a minimum of 2.5 metres (8.2 ft) (wall to wall) from the porch of the dwelling, with a minimum 1.9 metre (6.23 ft) setback between roof overhangs (eaves, eavestroughs, etc.). Subsection 6.5 a) x) states that an accessory building shall not be erected within 3 metres (9.84 ft) of the main building.</p>

Planning Act 45(1)

Section 45(1) of the Planning Act gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes all four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

County of Essex Official Plan

The subject property is included within a Primary Settlement Area in the County of Essex Official Plan. Section 3.2.4.1 b) states that:

Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).

The minor variance application provides relief for the development of an accessory structure on the subject property. Further, the lot is serviced with municipal sewage and water services. These land uses meet the intent of the County of Essex Official plan within a Primary Settlement Area.

Lakeshore Official Plan

The subject property is designated Residential in the Lakeshore Official Plan.

The Residential Designation states that a variety of housing types are anticipated to be developed to meet the varying demands and characteristics of the population within this designation. Section 6.6 of the Lakeshore Official Plan permits single detached dwellings and uses accessory to any of the permitted uses in the Residential Designation.

A detached building for the purpose of vehicle and personal storage is an appropriate accessory use and meets the general intent of the Official Plan. The proposed minor variance to recognize additional gross floor area and the proposed location also meets the general intent of the Official Plan.

The subject property is designated Lake St. Clair Shoreline Floodprone Area in the Lakeshore Official Plan. Subsection 5.4.1.3 states: *The flooding and erosion hazard limits for the Great Lakes, including Lake St. Clair, have been established in order to regulate development in areas susceptible to periodic flooding and/or erosion hazards. As such, the relevant Conservation Authority should be contacted when planning for new development and/or site alteration to determine permit requirements.*

ERCA was circulated the minor variance application for comment. The role of ERCA is in protecting people and property from the threats of natural hazards and regulating development hazard lands under the Conservation Authorities Act. ERCA has indicated that they have no concerns with the proposed detached accessory building.

Zoning By-law

The general purpose and intent of the Zoning By-law is to implement the Municipality's Official Plan. Specifically, with regard to the provisions which relief is being sought, building and use provisions are intended to limit gross floor area so that accessory buildings are subordinate to the principal building and/or use on the site and located in a manner that does not conflict with the principal uses, other properties or infrastructure/servicing.

As described above, the maximum gross floor area of a detached accessory building is 55 m² whereas the proposed building is approximately 87.4 m². The existing two-storey single detached dwelling has a gross floor area of approximately 160 m² and will not be overtaken by the detached accessory building. The Zoning By-law also regulates the lot coverage of detached accessory buildings to ensure that they remain subordinate to the principal uses and buildings on a lot. Subsection 6.5.a)viii) states that detached garages shall not exceed 15% lot coverage in all zones. The proposed garage has a lot coverage of approximately 9%.

In addition to the gross floor area, the minor variance seeks relief from setback requirements from the interior side lot line, the front lot line and the separation distance from the existing single detached dwelling. Setback requirements are generally intended to provide spatial separation for emergency services (i.e., fire), and servicing/infrastructure access. The table below illustrates the proposed setbacks versus those required by the Lakeshore Zoning By-law:

	Proposed (approximately)	Required	Variance (approximately)
Front Lot Line	3.79 m	6 m	2.11 m
Interior Side Lot Lone	0.85 m	1.5 m	0.75 m

Distance from Principal Building	2.5 m	3 m	0.5 m
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The plans submitted with the minor variance application were circulated to Building, Engineering and Fire. To confirm that the proposed setbacks from lot lines are acceptable, further review will be undertaken at the Building Permit stage. No concerns have been identified by Fire or Engineering. It should be noted that this property exists in an area where other detached accessory buildings encroach into the required yard setbacks, due to the dimensions of lots and age of the area.

The minor variance to recognize the gross floor area and provide relief from the setbacks meets the general intent of the zoning by-law.

Minor in Nature

Subject to the issuance of a Building Permit confirming compliance with the Ontario Building Code, the proposal is considered minor in nature. The reliefs consist of minor deviations from the required setback and the gross floor area provisions. There are no land use compatibility issues or impacts expected from permitting the desired reliefs.

Desirability and Appropriateness

The minor variance reliefs are considered desirable for the appropriate development of the building and the proposal is generally compatible with the surrounding area. The proposed detached accessory building will replace an existing building although with an increased gross floor area. As described above, there other properties along Lakeview Drive that contain detached accessory buildings within required front yard setbacks.

Conclusion

It is the opinion of the Planner that the requested variance passes the four tests prescribed under Section 45 (1) of the *Planning Act*.

- i. The variance would be “minor” in nature.
- ii. It would be desirable for the appropriate development or use of the land, building or structure.
- iii. It would maintain the general intent and purpose of the Official Plan.
- iv. It would maintain the general intent and purpose of the Zoning By-law.

It is recommended that the Committee of Adjustment include the following Notice in the Decision:

The applicant will need to ensure that the detached accessory building’s proposed setback from the eastern property line complies with the requirements of the Ontario Building Code. The owner is encouraged to incorporate noise and vibration mitigation measures in the design of the structure given its proximity to the VIA Rail Canada Inc. right-of-way.

Comments

Comments received as of the preparation of this report include:

Fire Services

Circulation Comments:

- Indicated they have no comments.

Engineering Services

Circulation Comments:

- We recommend that the east side yard should maintain the proper grading and drainage with no impact to neighboring property owner. All the downspouts overland flows to stay within the proposed property limit.

Building Services

Circulation Comments:

- Ensure water run-off is addressed.
- Proximity to lot line shall be addressed through Building Code review.

Public Notice Circulation

Notice of Public Meeting and information regarding the requested minor variance application was sent to all property owners within 60 metres of the subject land. At the time of writing, two letters were received from the public. One of the letters details concerns with the general size, location, and potential impacts to visibility from their driveway.

The second letter details concerns with the size relative to lot area, as well as impacts to property value and greenspace. The letter also states that there is an existing garage on the property that meets the needs of the homeowner and raises concerns with the lack of a necessity behind the minor variance request.

Staff note that the proposed location of the garage is the same as that of the current garage. While the size of the structure is larger than what currently exists, the requested relief is considered minor in nature as described in this report. Regarding the concern about visibility and sightlines, the new garage is not proposed to project any further toward the road than the current garage.

Attachments

Appendix A – Aerial Map
Appendix B – Drawings

Appendix C – Photos
Appendix D – ERCA Comments
Appendix E – VIA Rail Canada Inc. Comments
Appendix F – Engineering Comments

Report Approval Details

Document Title:	A-12-2024 - 435 Lakeview Drive.docx
Attachments:	- Appendix A - Aerial Map.pdf - Appendix B - Drawings.pdf - Appendix C - Photos.pdf - Appendix D - ERCA Comments.pdf - Appendix E - VIA Rail Comment.pdf - Appendix F - Engineering Comments.pdf
Final Approval Date:	Aug 15, 2024

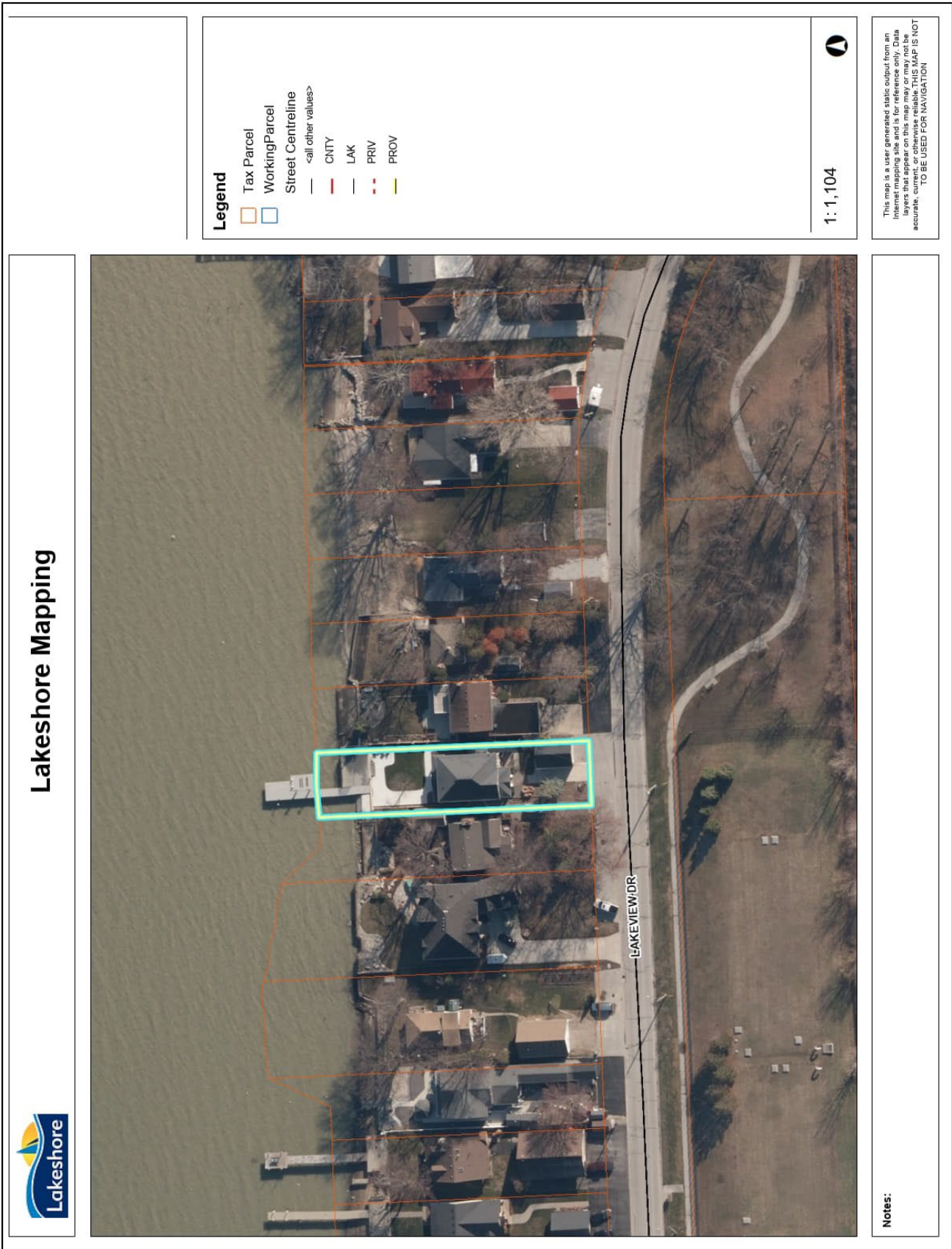
This report and all of its attachments were approved and signed as outlined below:

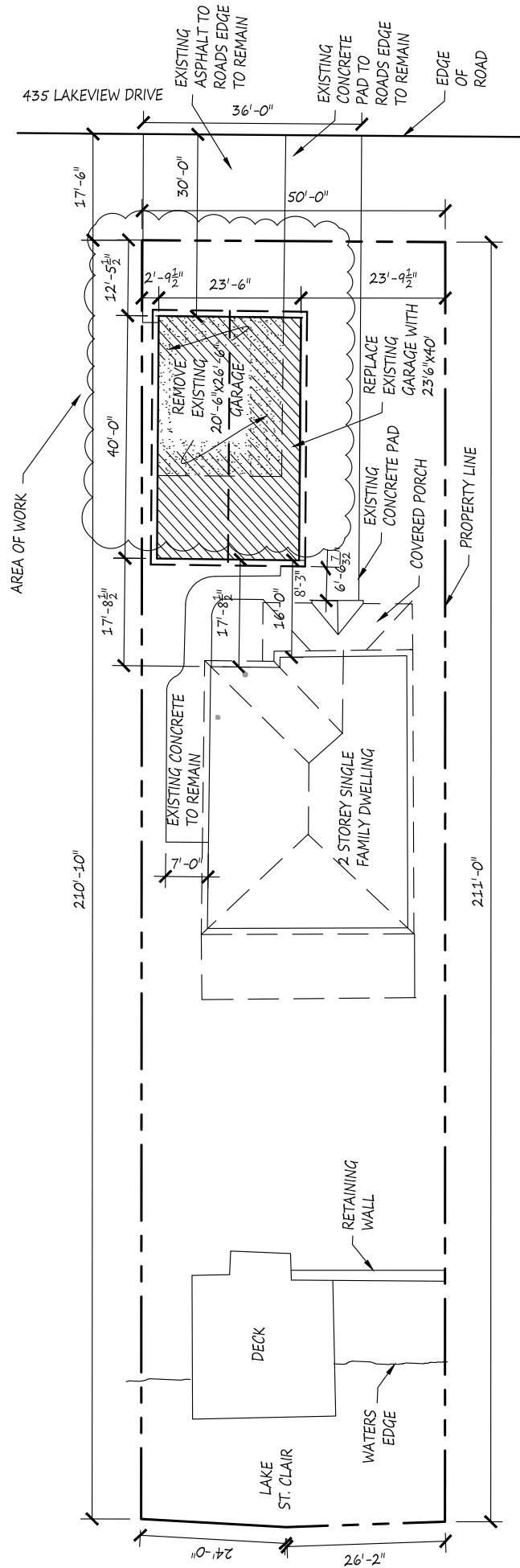
Ryan Donally - Aug 14, 2024 - 3:09 PM

Tammie Ryall - Aug 15, 2024 - 8:12 AM

Urvi Prajapati - Aug 15, 2024 - 3:38 PM

Appendix A – Aerial Map



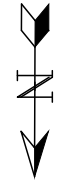
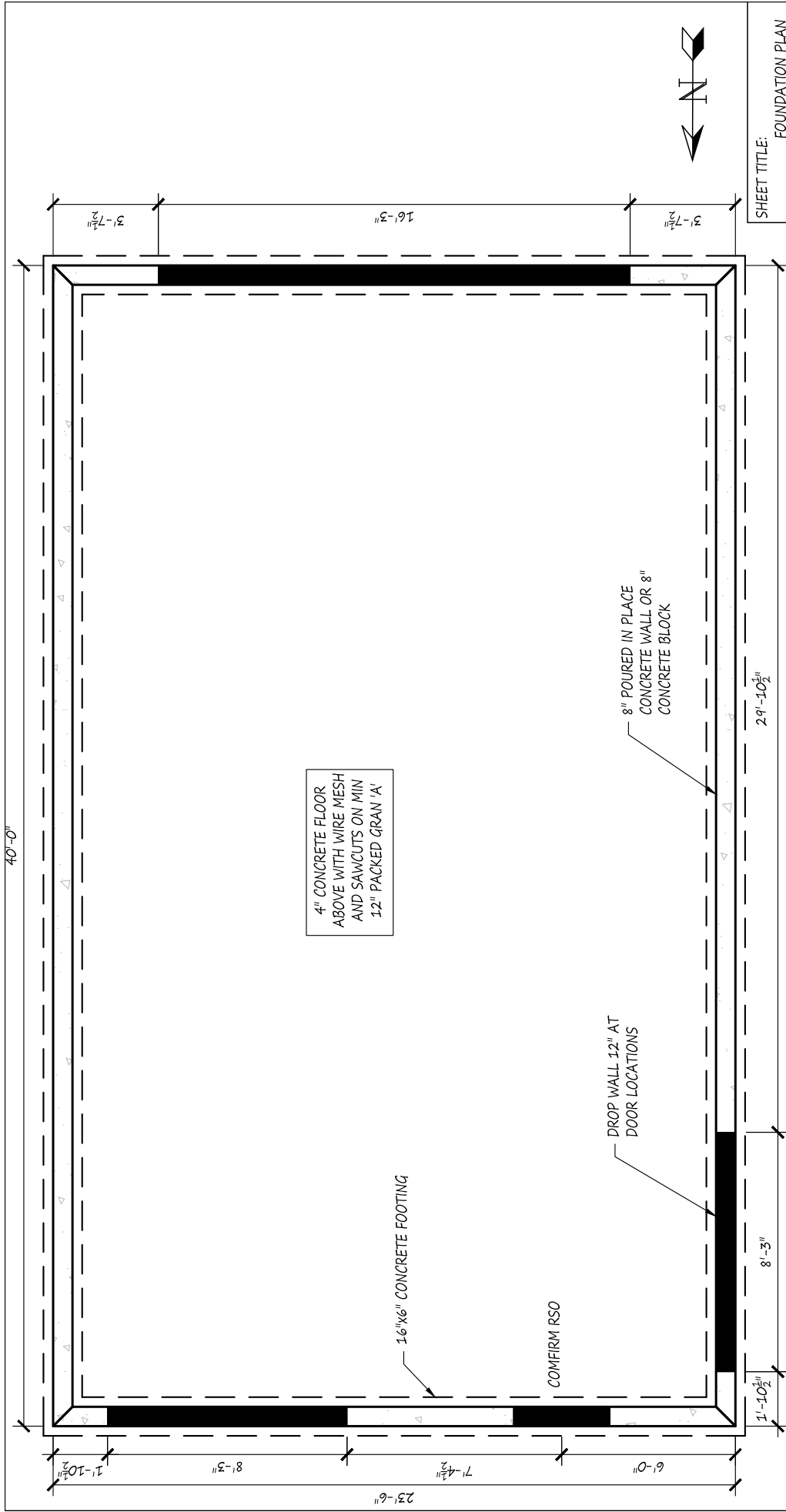


PROJECT TITLE:	PROPOSED NEW GARAGE
	435 LAKEVIEW DRIVE
DATE:	JULY 21, 2024
SCALE:	1" = 20'-0" ON LEGAL
SHEET TITLE:	SITE PLAN



A-0

33% LANDSCAPED 26% LOT COVERAGE

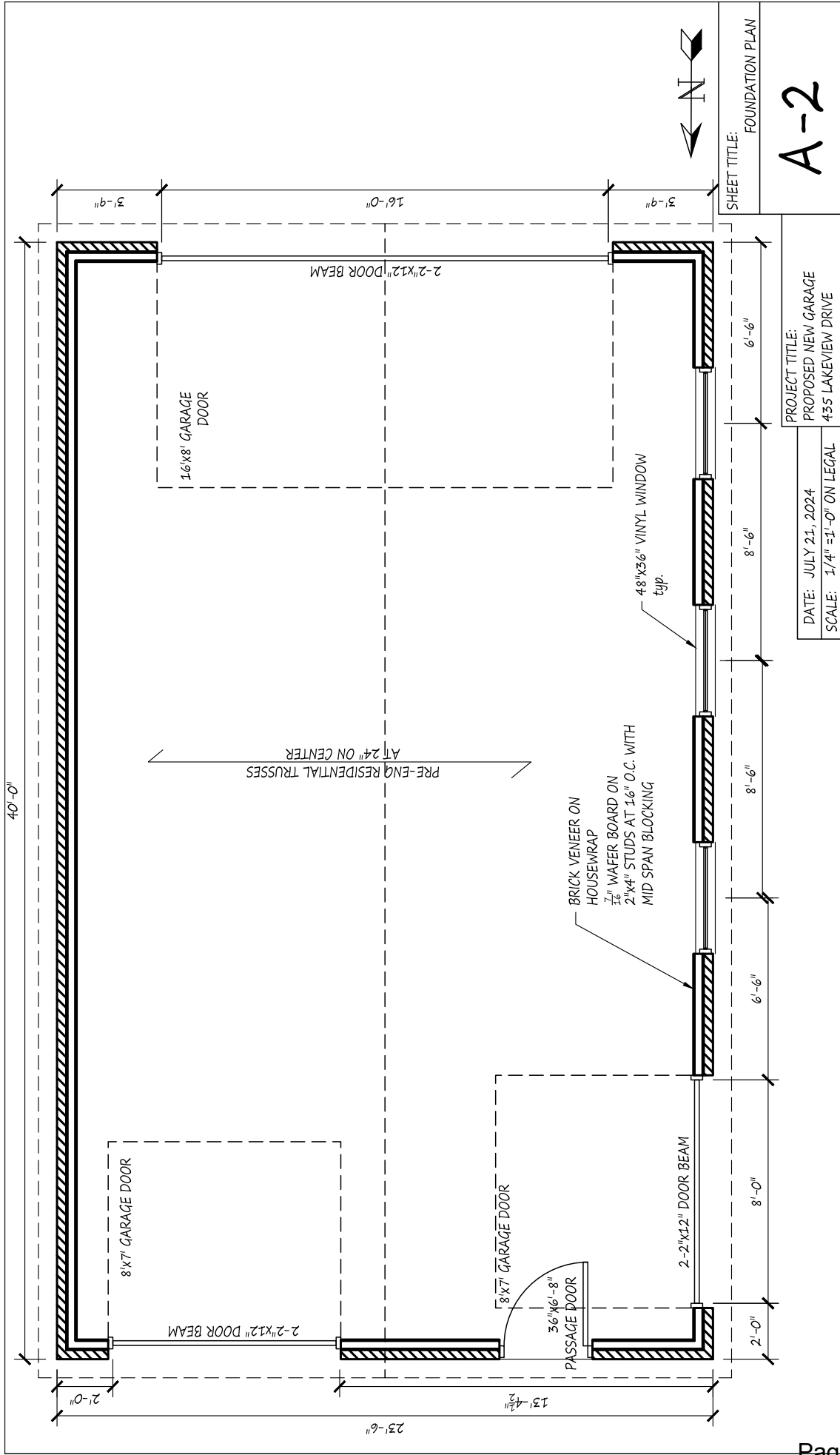


SHEET TITLE: FOUNDATION PLAN

A-1

PROJECT TITLE:
PROPOSED NEW GARAGE
435 LAKEVIEW DRIVE

DATE: JULY 21, 2024
SCALE: 1/4" = 1'-0" ON LEGAL

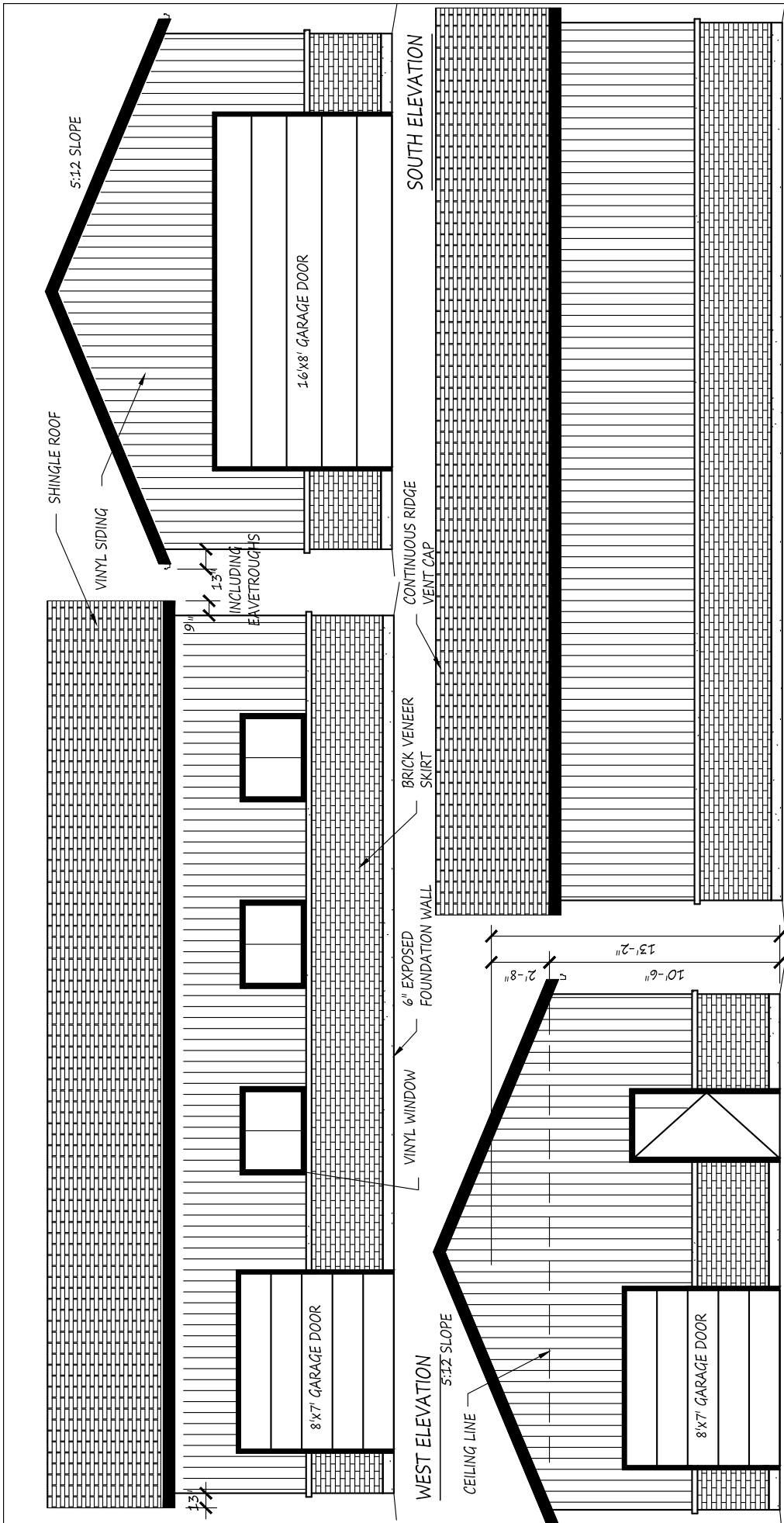


SHEET TITLE: FOUNDATION PLAN

A-2

PROJECT TITLE:
PROPOSED NEW GARAGE
435 LAKEVIEW DRIVE

DATE: JULY 21, 2024
SCALE: 1/4" = 1'-0" ON LEGAL

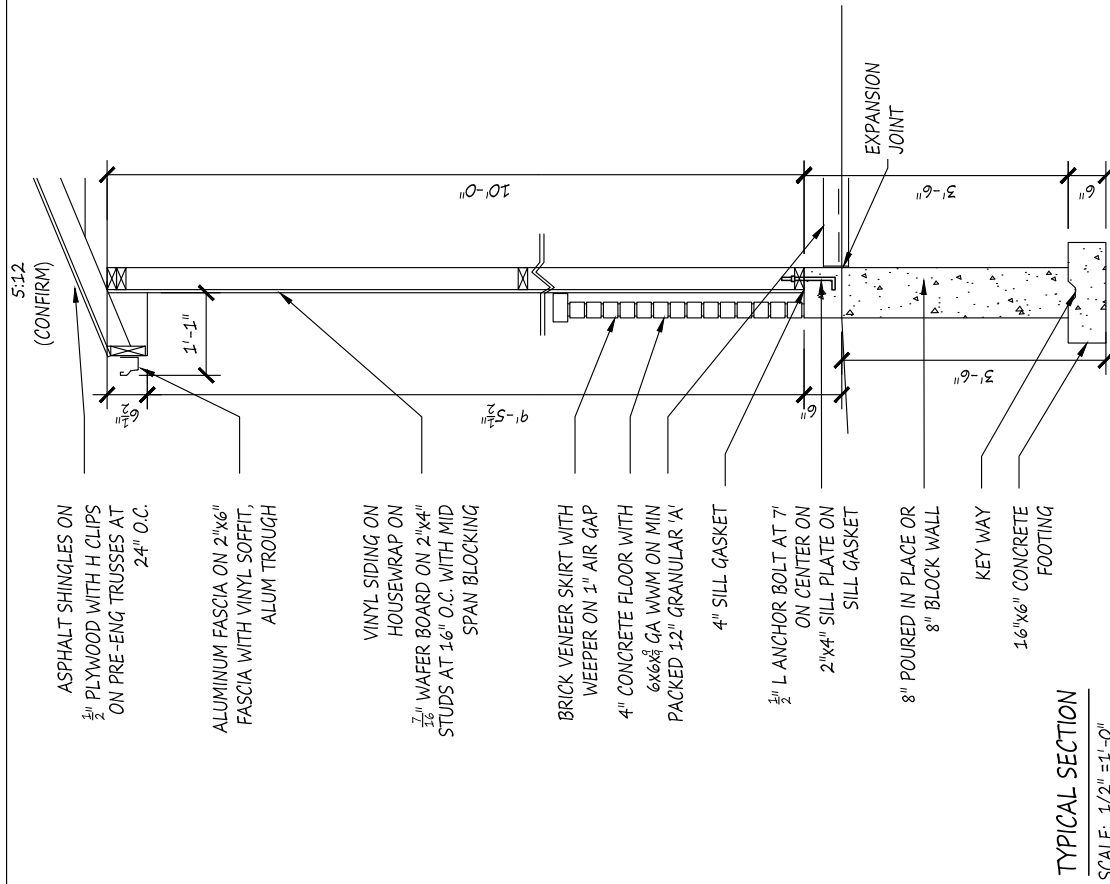


SHEET TITLE: ELEVATION		PROJECT TITLE: PROPOSED NEW GARAGE 435 LAKEVIEW DRIVE	DATE: JULY 21, 2024
SCALE: 3/16" = 1'-0" ON LEGAL			

A-3

EAST ELEVATION

NORTH ELEVATION



PROJECT TITLE: PROPOSED NEW GARAGE 435 LAKEVIEW DRIVE
DATE: JULY 21, 2024
SCALE: 1/2" = 1'-0" ON LEGAL
SHEET TITLE: SECTION
A-4



Figure 1: Existing accessory building and dwelling as seen from street, facing north.



Figure 2: Front of dwelling as seen from front yard, facing north.



Figure 3: Subject property and neighbouring property to the west as seen from street, facing north.



Figure 4: Existing accessory building and neighbouring property to the east as seen from street, facing north.



Figure 5: Rear and west sides of existing accessory building as seen from front yard of dwelling, facing southeast toward street.



Figure 6: Rear of existing accessory building, eastern lot line buffer, and neighbouring garage, as seen from front yard of subject property, facing southeast toward street.



planning@erca.org

P.519.776.5209

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360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 07, 2024

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Application for Minor Variance A-12-2024 435 LAKEVIEW DR

ARN 375132000001300; PIN: 750460064

Applicant: Donald Njegovan

The Municipality of Lakeshore has received Application for Minor Variance A-12-2024 for the above noted subject property.

The Applicant is seeking the following reliefs from Lakeshore Zoning By-law 2-2012 for the development of a new accessory building on the Subject Property, which will replace an existing 50.54 m² (544 ft²) accessory building located south of the dwelling:

- Relief from subsection 6.5 a) v) to permit the new accessory building to be setback a minimum of 3.79 metres (12.43 ft) from the front lot line to building foundation, with a minimum 3.56 metre (11.67 ft) setback from front lot line to building roof overhang. Subsection 6.5 a) v) requires a minimum front yard setback of 6 metres (19.68 feet) where a garage door faces the street;
- Relief from subsection 6.5 a) vii) to permit the new accessory building to be setback a minimum of 0.85 metres (2.78 feet) from the east side lot line to building foundation. Subsection 6.5 a) vii) states that accessory buildings shall not be built closer than 1.5 metre (4.92 feet) from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line. Please note a minimum 0.52 metre (1.7 feet) setback from the east side lot line to building roof overhang is planned.
- Relief from subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 87.4 m² (940 ft²). Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) in the RW2 zone.
- Relief from subsection 6.5 a) x) to permit the new accessory building to be setback a minimum of 2.5 metres (8.2 ft) (wall to wall) from the porch of the dwelling, with a minimum 1.9 metre (6.23 ft) setback between roof overhangs (eaves, eavestroughs, etc.). Subsection 6.5 a) x) states that an accessory building shall not be erected within 3 metres (9.84 ft) of the main building.

Mr. Ian Search
August 07, 2024

The following is provided as a result of our review of Application for Minor Variance A-12-2024.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Lake St. Clair.

We note that our office has already issued Permit 191 - 24 for this project, dated May 2, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the approved site plans.

FINAL RECOMMENDATION

Our office has **no objection** to A-12-2024. As noted above, our office has already issued Permit 191 - 24 for this project, dated May 2, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the approved site plans.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good
Watershed Planner
/ag



From: [Paul Charbachi](#)
To: [Ian Search](#)
Cc: [REDACTED]
Subject: RE: July 17 2024 - Lakeshore Committee of Adjustment - Files for Comment
Date: August 8, 2024 12:36:09 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The Applicant must submit engineering drawings signed and sealed by a certified professional. The engineering drawings will be reviewed by an engineering firms designated by VIA at the Applicant's expenses.

The Applicant must also submit locates to VIA. The locates must be submitted to VIA electronically and physically. The Applicant must meet the following requirements:

- **Transport Canada:**
 - *Railway Safety Act*, Part III, Sections 24 and 25.
- **For Clearance:**
 - *Railway Right of Way Access Control Policy*;
 - *Wire Crossings and Proximities Regulations* – C.R.C., c. 1195;
 - *Standards Respecting Railway Clearances* – TC E-05;
 - Notice of Railway Works Regulations, a copy of the notice must be sent to VIA.
- **Traffic control near a railways:**
 - *Circular 13 Railway Association of Canada*
- **For Grade Crossings:**
 - *Grade Crossings Regulations*;
 - The provisions that must be adhered to with respect to the creation of new entrance ways or intersecting roads from the nearest rail. Reference GCR Sub-Section 101(1) and Grade Crossings Standards Article 11.
 - *Grade Crossings Standards*;
 - *Transport Canada Standard for LED Signals Modules at Highway/Railway Grade Crossings* – TC E-14;
 - *Minimum Railway/Road Crossing Sightline Requirements for All Grade Crossings Without Automatic Warning Devices* – G4-A.
 - The requirements surrounding sightlines, of which any construction or activities (Duplex development) on the property or new properties must ensure they do not obstruct the required minimum grade crossing sightlines. (reference Section 21 of the GCR).
 - All crossings shall be constructed / design with at least 20 feet 0 grade from each side of the rail

- **Canadian Standards Association:**
 - CAN/CSA C22.3 No. 1 – Overhead Systems;
 - CAN/CSA C22.3 No. 7 - Underground Systems;
 - CAN/CSA Z662 – Oil and Pipeline Systems;
 - CAN/CSA-B137.4 - Polyethylene Piping Systems for Gas Services.
- **VIA:**
 - *Buried Signal and Communication Guidelines;*
 - *Guidelines for New Development;*
 - *guidance which the Federation of Canadian Municipalities (FCM) has created on this topic specifically, you can find their guidance within the following link: Guidelines for New Development in Proximity to Railway Operations.*
 - Adjacent landowners, buildings and overhead structures are not allowed to drain or modify existing drainage ways to divert water onto railway property without a hydraulic study and approval of the VIA Rail Infrastructure Department;
 - All loads must be in compliance with Cooper E90;
 - Inspection frequency and submittal
 - Agreements signed between Via and the applicant
- **The Federation of Canadian Municipalities and the Railway Association of Canada:**
 - *Guidelines for New Development in Proximity to Railway Operations.*
- **Other:**
 - Proper fencing must be included or planned to be installed in order to avoid any trespassing or intrusions into the VIA right-of-way;
 - All fence maintenance will be done on the Applicant expense.

In addition, the Applicant must comply with the following areas of concern for which VIA request information, reassurances and/or commitments with regards to the application:

- **Utilities:**
 - Electrical and Gas Supply

VIA would like assurances from the City and the Applicant that the new development will not negatively impact on the capacity, availability, stability of the supply and future growth capability thereof.

- Communications

VIA would like assurances from the City and the Applicant, that the new development will not impact VIA's operations as a result of potential alterations to the existing cellphone towers or any other fibre-optic infrastructures supplying the VIA station and property.

- **Water & Wastewater:**
 - Drainage Sanitary/Storm

VIA would like assurances that the new development will not limit or interfere with its operations, specifically the main sanitary drainage that runs South-to-North from the Train Yards, through VIA's property towards the proposed development.

- Water supply

VIA would like assurances that the new development will not affect the supply and water pressure that is provided for the station.

• **Construction Disturbances:**

- VIA requests a copy of the Pedestrian study (from New Development).
- VIA is concerned by the flow of people that will go through our premises (either interior or exterior) to access the station.

• Station access (vehicle traffic)

Confirmation that the New Development access/exits, and traffic volumes will not affect or interfere VIA traffic circulation. VIA also needs confirmation, as well as the access to it, will be kept for our operations and upcoming growth.

• **Neighbour Relationships:**

- VIA requests the Applicant's monitoring and management plan of the impacts of its construction, including but not limited to:
 - Air contaminants / Dust pollution;
 - Noise pollution / Working hours;
 - Existing conditions;
 - and the impacts of vibrations.
- VIA requests the Applicant's communication and management plan for future tenants and or owners of the project with respect to VIA's active train station nearby, that may produce one or more of, but not limited to, the following: emission of noise, dust, vibration, fumes, odours and other gaseous or non-gaseous emissions that may affect the enjoyment of the development for which VIA shall not be held responsible.

VIA requests the Applicant's commitment to making all efforts not to interfere with VIA's operations, VIA's track infrastructure or use of VIA property. When in the vicinity of VIA property or Railway right-of-way, VIA requests the Applicant commitment to comply with and conform to all VIA, Department of Transport and Canadian Transportation Agency rules and regulations, or any other authority having jurisdiction.

When and where the City's or the Applicant's actions, whether direct or indirect, negatively impact any of the above, VIA's operations, and or VIA's property, VIA wants assurances from the City and the Applicant that they will take all necessary and possible steps to mitigate or eliminate those impacts.

In light of our requests, VIA requires the City and the Applicant to indemnify VIA against any and all claims, damages or proceedings (including legal costs and other costs and expenses) that may arise in relation to the non-compliance to any condition contained in this letter.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Paul Charbachi

Infrastructure Engineer

[Redacted]

From: Ian Search [Redacted]
Sent: Friday, June 28, 2024 4:10 PM
To: Ian Search [Redacted]
Subject: July 17 2024 - Lakeshore Committee of Adjustment - Files for Comment

EXPÉDITEUR EXTERNE: Faites preuve de prudence avec les liens et les pièces jointes provenant d'un expéditeur externe.
EXTERNAL SENDER: Use caution with links and attachments from an external sender.

Hi all,

Please see attached two public meeting notices for applications under the Planning Act for your review and comment. Please provide any comments on these applications directly to me via email by July 5, 2024.

Kind Regards,

Ian Search
Planner I

Municipality of Lakeshore | Growth and Sustainability - Community Planning
419 Notre Dame Street, Belle River, ON, N8L 0P8
T: 519-728-1975 ext.246
Connect with us online at [Lakeshore.ca/Connect](https://lakeshore.ca/Connect)

[Redacted]

[Redacted]

Date: August 12, 2024
From: Engineering & Infrastructure Division
To: Ian Search, Planner 1
Re: Committee of Adjustment – August 21, 2024 – A/12/2024

Operations has reviewed A-12-2024 – 435 Lakeview Drive. application and offer the following comments:

- We recommend that the east side yard should maintain the proper grading and drainage with no impact to neighboring property owner. All the downspouts overland flows to stay within the proposed property limit.

Vaibhav Desai

Team Leader – Development Engineering and Approvals

Municipality of Lakeshore Committee of Adjustment Report

Growth & Sustainability

Community Planning



To: Chair and Members of Committee of Adjustment

From: Ian Search, Planner I

Date: August 12, 2024

Subject: Minor Variance Application A/20/2024 – 1107 Charlotte Crescent

Recommendation

Approve minor variance application A/20/2024, 1107 Charlotte Crescent, for the proposed development of accessory structures and the location of pool equipment in the rear yard of the property requesting the following reliefs:

- Relief from subsection 6.5 a) vii) to permit a pool house/gazebo structure to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 a) vii) to permit a shed to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 b) iii) to permit pool heater equipment to be a minimum of 0.91 metres (3 feet) from the rear lot line and west side lot line, and to permit pool pump and pool filter equipment to be a minimum of 0.91 metres (3 feet) from the west side lot line, whereas subsection 6.5 b) iii) states that water circulating or treatment equipment such as pumps or filters, or pool heaters, shall not be located closer than 1.5 metres to any side or rear lot line.

It is recommended that the following condition be imposed on approval:

Overland flow and downspout flows be diverted within the property limits/yard drain for the development, and that the grading from the property lines to the structures be maintained in such a way that overland flow stays within the proposed property limit to not impact adjacent properties, to the satisfaction of the Municipality of Lakeshore.

It is recommended that the Committee of Adjustment include the following Notice in the

Decision:

The reliefs are granted based on the use of the structures being accessory to a residential property. Should commercial or residential use be proposed for any of the accessory structures, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

Background

The Municipality of Lakeshore has received a minor variance application for a property located on the south side of Charlotte Crescent, east of IC Roy Drive, north of Oakwood Avenue, known municipally as 1107 Charlotte Crescent in the Municipality of Lakeshore. The subject property is zoned "Residential Type 2 Zone Exception 7" (R2-7) in the Lakeshore Zoning By-law and designated "Residential" in the Lakeshore Official Plan.

The subject property is approximately 0.18 acres (728.4 m²) in area with approximately 18 metres (59.06 feet) of frontage along Charlotte Crescent. The Applicant is proposing development of accessory structures and the relocation of pool equipment in the rear yard of the Subject Property.

A pool house/gazebo structure that is planned to be enclosed with a roof and walls but unenclosed on its north side will be developed south of the pool on a concrete pad. The wall of the pool house/gazebo structure is planned to be setback a minimum of 0.91 metres (3 feet) from the rear lot line. The structure is planned to have a roof overhang with eavestrough projection that is currently proposed to be setback 0.66 metres (2 feet 2 inches) from the rear lot line. The concrete pad that will support the pool house/gazebo structure is planned to be setback 0.91 metres (3 feet) from the rear lot line and the east side lot line.

A shed is planned to be developed in the southwest corner of the property on an existing concrete pad. The wall of the shed is planned to be setback a minimum of 0.91 metres (3 feet) from the rear lot line. The structure is planned to have a roof overhang with eavestrough projection that is currently proposed to be setback 0.66 metres (2 feet 2 inches) from the rear lot line. The existing concrete pad is 0.91 metres (3 feet) from the rear lot line and west side lot line.

Pool equipment is planned to be relocated from a position south of the pool to a location in the southwest corner of the property on an existing concrete pad. The pool heater equipment will be a minimum of 0.91 metres (3 feet) from the rear lot line and west side lot line. The pool pump and pool filter equipment will be a minimum of 0.91 metres (3 feet) from the west side lot line. The existing concrete pad that will support the pool equipment is 0.91 metres (3 feet) from the rear lot line and west side lot line.

The Applicant is seeking the following reliefs from Lakeshore Zoning By-law 2-2012 for the proposed development:

- Relief from subsection 6.5 a) vii) to permit a pool house/gazebo structure to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 a) vii) to permit a shed to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall), whereas subsection 6.5 a) vii) states that accessory structures shall not be built closer than 1.5 m from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line.
- Relief from subsection 6.5 b) iii) to permit pool heater equipment to be a minimum of 0.91 metres (3 feet) from the rear lot line and west side lot line, and to permit pool pump and pool filter equipment to be a minimum of 0.91 metres (3 feet) from the west side lot line, whereas subsection 6.5 b) iii) states that water circulating or treatment equipment such as pumps or filters, or pool heaters, shall not be located closer than 1.5 metres to any side or rear lot line.

Surrounding Land Uses	North: Low density residential South: Low density residential East: Low density residential West: Low density residential
Official Plan Land Use Designation	Lakeshore Official Plan: Residential County of Essex Official Plan: Primary Settlement Area
Zoning	“Residential Type 2 Zone Exception 7” (R2-7)
Relief from Zoning By-law requested	As stated in “Background” section of the report

Comments

Section 45(1) of the *Planning Act* gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes all four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

County of Essex Official Plan

The subject property is located within a primary settlement area of the County of Essex Official Plan. Section 3.2.4.1 h) states that all types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans. The Lakeshore Official Plan permits the uses in the minor variance application as accessory uses on a residential lot.

Lakeshore Official Plan

Section 4.2.1 c) of the Lakeshore Official Plan is a community design policy which states that: “Measures will be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening will be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures”.

Land use conflicts are not anticipated from permitting the proposed setbacks for the uses stated in the application. The pool equipment is planned to be located in the southwest corner of the subject property. Adjacent properties have accessory structures/uses located in the vicinity and there are fences in place to provide buffering.

Buffering or screening is not required to support the proposed setback of the pool house/gazebo or shed. These structures are only proposed to be approximately 3.04 metres (10 feet) in height and there is an existing fence at the rear of the property. Moreover, the structures themselves do not generate odour, dust, noise, or vibration that could negatively impact neighbouring properties through a reduced setback. Stormwater will need to be properly managed to ensure neighbouring properties are not impacted by runoff.

Zoning By-law

The purpose of the zone regulation requiring “water circulating or treatment equipment such as pumps or filters, or pool heaters” to be located no closer than 1.5 metres from any side or rear lot line is to ensure adequate space for drainage, maintenance of the equipment, and to buffer these uses from neighbouring properties. The applicant is seeking relief to permit pool heater equipment to be a minimum of 0.91 metres (3 feet) from the rear lot line and west side lot line, and to permit pool pump and pool filter equipment to be a minimum of 0.91 metres (3 feet) from the west side lot line.

Comment: At the time of writing this report, no issues were raised by any departments with respect to these requested reliefs, and no comments were received from any neighbouring property owners. It is anticipated that a 0.91 metre (3 feet) setback will provide enough space for maintenance. As previously mentioned, adjacent properties have accessory structures/uses located in the vicinity with fences in place. The general intent and purpose of the Zoning By-law will be maintained as no land use impacts are anticipated. It is acknowledged that the pool equipment is to be placed on an existing concrete pad. The applicant is still required to ensure that they control drainage runoff from affecting neighbouring properties.

The purpose of the zone regulation requiring that accessory structures not be built closer than 1.5 metres (4.92 feet) from any lot line is to ensure adequate space for drainage and maintenance of the structures. The applicant is seeking relief from subsection 6.5 a) vii) to permit a pool house/gazebo structure to be setback a minimum

of 0.91 metres (3 feet) from the rear lot line (setback to wall), and to permit a shed to be setback a minimum of 0.91 metres (3 feet) from the rear lot line (setback to wall).

Comment: No issues were raised by any departments with respect to the ability to provide maintenance of the structures. It is anticipated that the 0.91 metre (3 feet) setbacks (setback to wall) will provide enough space for future maintenance of the structures.

The Building Division commented that surface water will need to be managed through stormwater management, and that the rear yard drain will be inspected if it is altered.

The Engineering and Infrastructure Division commented that the reduced setback requested from the rear lot line “adversely impacts the drainage between both the properties. Engineering hereby recommends the grading from the rear property line should be maintained in such a way that all the overland flow stays within the proposed property limit and won’t impact rear property owner”.

The Engineering and Infrastructure Division also recommends that “the downspouts for the proposed gazebo roof and shed be brought forward within this property limit as overland flow and downspouts flows should be diverted within the property limits and yard drain so there are no adverse impacts on rear yard property”.

It is recommended that any approval of this minor variance application be conditional on overland flow and downspout flows being diverted within the property limits/yard drain for the development, and that the grading from the property lines to the structures be maintained in such a way that overland flow stays within the proposed property limit to not impact adjacent properties.

Minor in Nature, Desirability and Appropriateness

The requested reliefs are considered minor in nature. No land use compatibility issues or impacts are anticipated from permitting the desired reliefs as long as grading and drainage flows are properly addressed by the applicant.

The minor variance reliefs are desirable for the appropriate relocation of pool equipment on the subject property, as well as for the appropriate development of structures accessory to residential use. They will facilitate the development of a desired pool house/gazebo structure south of the pool and use of an existing concrete pad in the southwest corner of the property that appears underutilized.

Conclusion

It is the opinion of the Planner that each of the requested reliefs pass the four tests prescribed under Section 45 (1) of the *Planning Act*.

- i. The variance would be “minor” in nature.
- ii. It would be desirable for the appropriate development or use of the land,

- building or structure.
- iii. It would maintain the general intent and purpose of the Official Plan.
- iv. It would maintain the general intent and purpose of the Zoning By-law.

It is recommended that the Committee of Adjustment include the following condition in their approval of the minor variance application:

Overland flow and downspout flows be diverted within the property limits/yard drain for the development, and that the grading from the property lines to the structures be maintained in such a way that overland flow stays within the proposed property limit to not impact adjacent properties, to the satisfaction of the Municipality of Lakeshore.

It is recommended that the Committee of Adjustment include the following Notice in the Decision:

The reliefs are granted based on the use of the structures being accessory to a residential property. Should commercial or residential use be proposed for any of the accessory structures, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

Others Consulted

Comments from the Engineering and Infrastructure Division have been included and addressed under the “Zoning By-law” section of the report (Appendix D).

The Fire Department commented that they have no issues as long as the shed is not used for commercial purposes.

The Building Division commented that surface water will need to be managed through stormwater management, and that the rear yard drain will be inspected if it is altered. These comments were addressed under the “Zoning By-law” section of the report.

Public Notice Circulation

Notice of Public Meeting and information regarding the requested minor variance application was sent to all property owners within 60 metres of the subject land. At the time of writing, no written comments were received.

Attachment(s):

Appendix A – Aerial Map
Appendix B – Drawings
Appendix C – Photos
Appendix D – Engineering and Infrastructure Division

Prepared by:



Ian Search, BES
Planner I

Report Approval Details

Document Title:	A-20-2024 - 1107 Charlotte Crescent - Report.docx
Attachments:	- Appendix A - Aerial Map.pdf - Appendix B - Drawings.pdf - Appendix C - Photos.pdf - Appendix D - Engineering and Infrastructure Division.pdf
Final Approval Date:	Aug 15, 2024

This report and all of its attachments were approved and signed as outlined below:

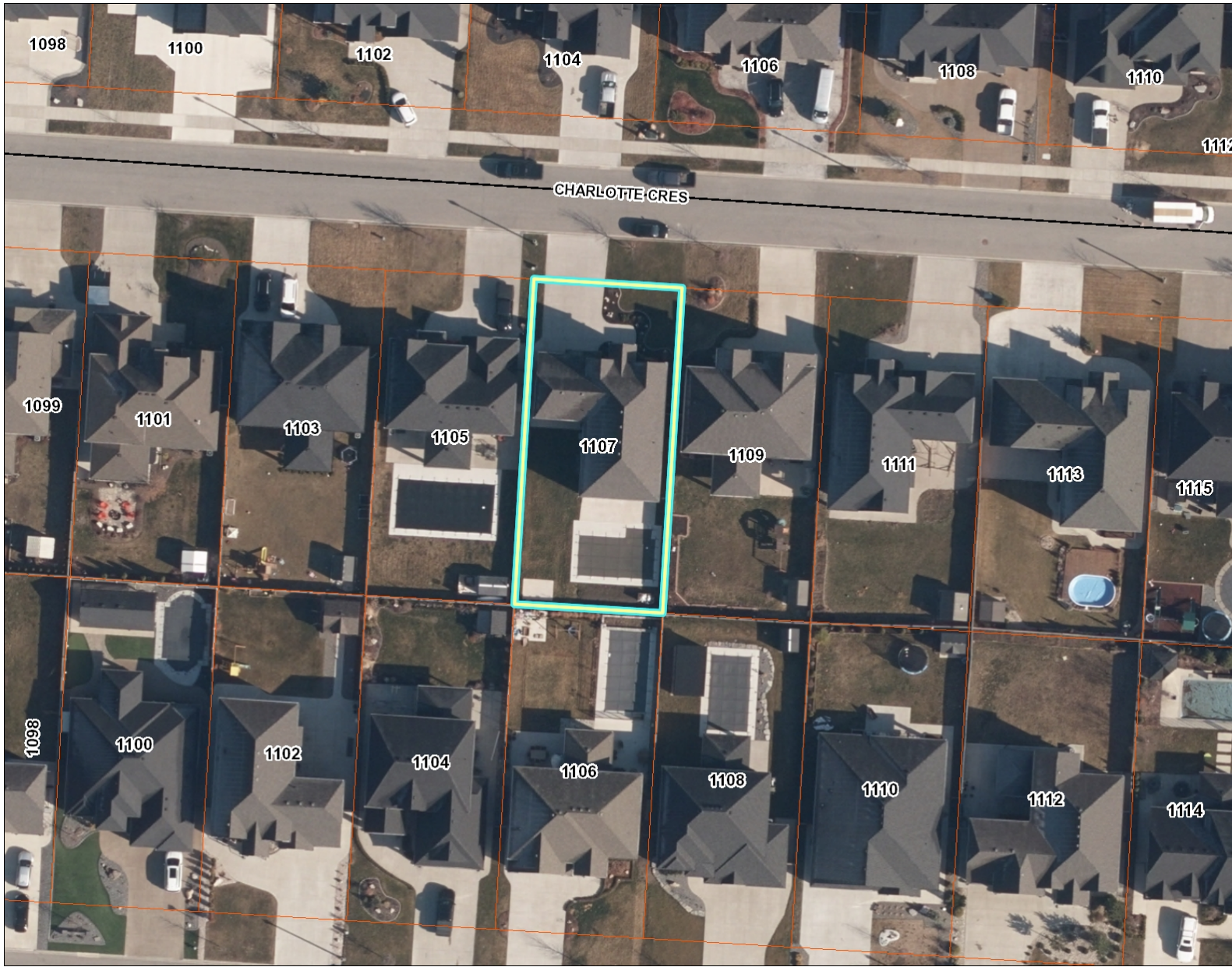
Urvi Prajapati - Aug 12, 2024 - 4:10 PM

Ryan Donally - Aug 13, 2024 - 10:22 AM

Tammie Ryall - Aug 15, 2024 - 12:23 AM



1107 Charlotte Crescent - Aerial Map



Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- PRIV
- PROV

1: 713



Notes:

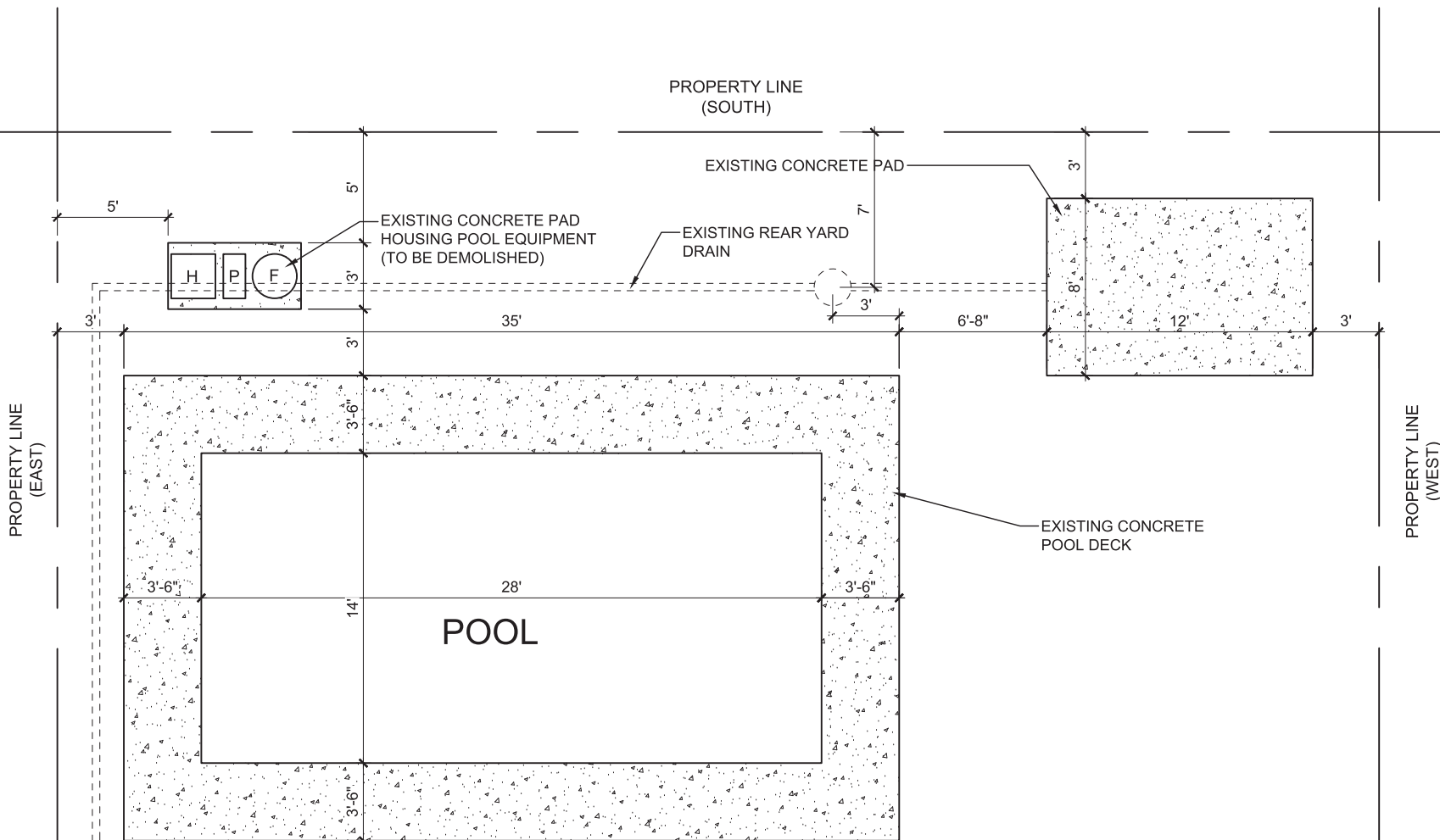
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



POOL EQUIPMENT LEGEND

- H HEATER
- P PUMP
- F FILTER

NOTES:



EXISTING YARD LAYOUT

TOP VIEW

DRAWN: N. NIFOROS

SITE: 1107 CHARLOTTE CRESCENT

TITLE: CURRENT LAYOUT

SCALE: AS SHOWN DATE: 06/20/21 DRAWN: N. NIFOROS CHECKED: G01



POOL EQUIPMENT LEGEND

- H HEATER
- P PUMP
- F FILTER

NOTES:

DRAFTER: N.NIFOROS

SITE: 1107 CHARLOTTE CRESCENT

TITLE: PROPOSED LAYOUT

SCALE: AS SHOWN	DATE: 06/20/24	DRAWING: G02	CHECKED: []
PROJECT: 1107 CHARLOTTE CRESCENT		REVISIONS:	

SPACE BETWEEN CONCRETE AND PROPERTY LINE TO BE BACKFILLED WITH CLEAR STONE FOR DRAINAGE

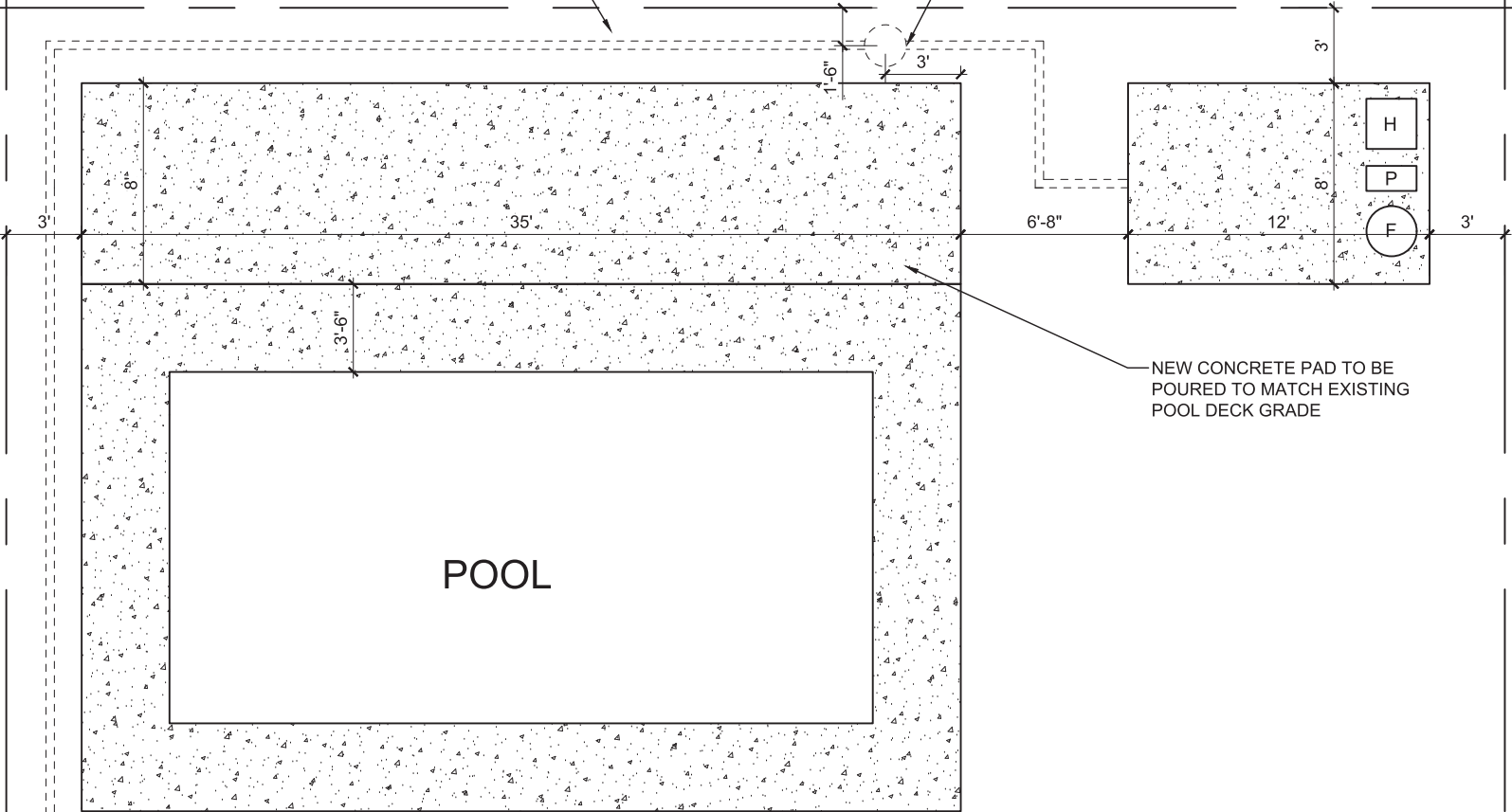
PROPERTY LINE (SOUTH)

REAR YARD DRAINAGE RELOCATED AND TIED INTO EXISTING DRAINAGE SYSTEM

NEW CONCRETE PAD TO BE POURED TO MATCH EXISTING POOL DECK GRADE

PROPERTY LINE (EAST)

PROPERTY LINE (WEST)



PROPOSED YARD LAYOUT

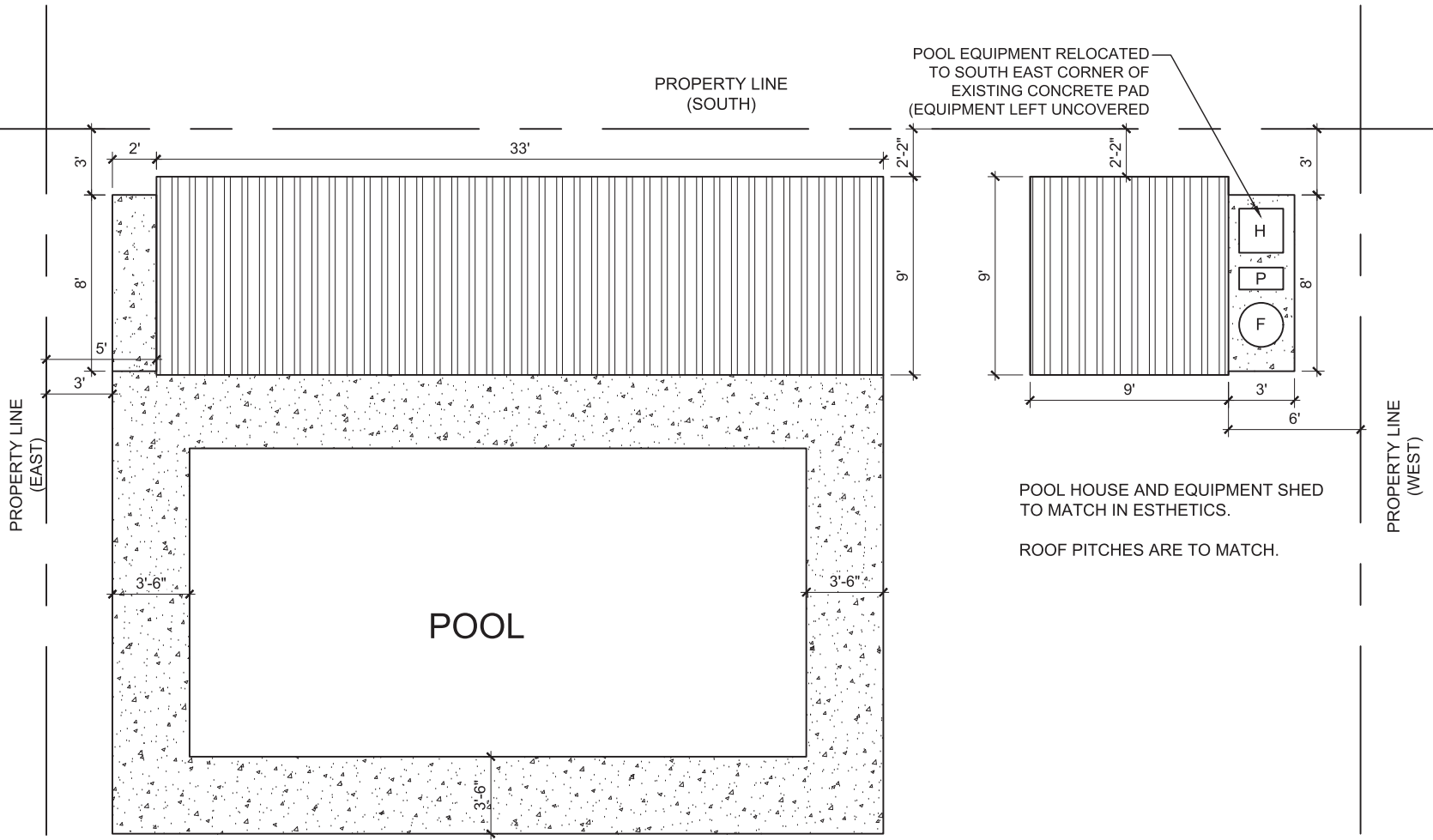
TOP VIEW



POOL EQUIPMENT LEGEND

- H HEATER
- P PUMP
- F FILTER

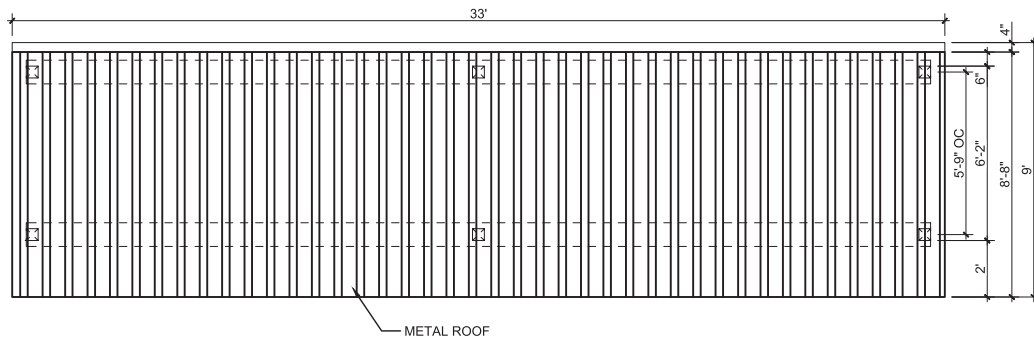
NOTES:
 SOUTH PROPERTY LINE SETBACK:
 3'-0" - GAZEBO AND SHED REAR WALL
 2'-2" - GAZEBO AND SHED ROOF OVERHANG



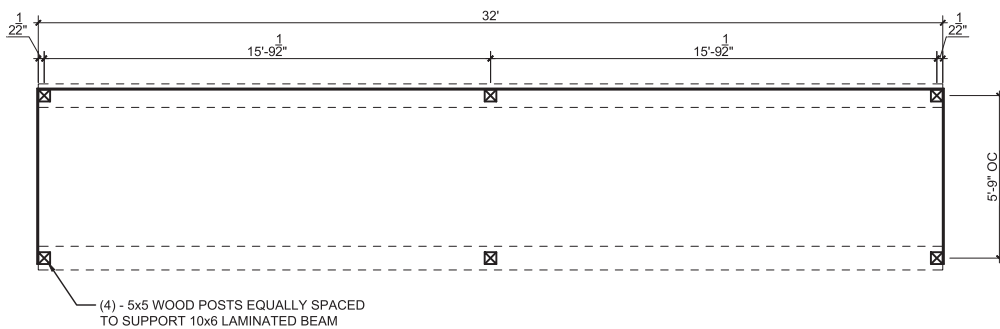
PROPOSED BUILDINGS

TOP VIEW

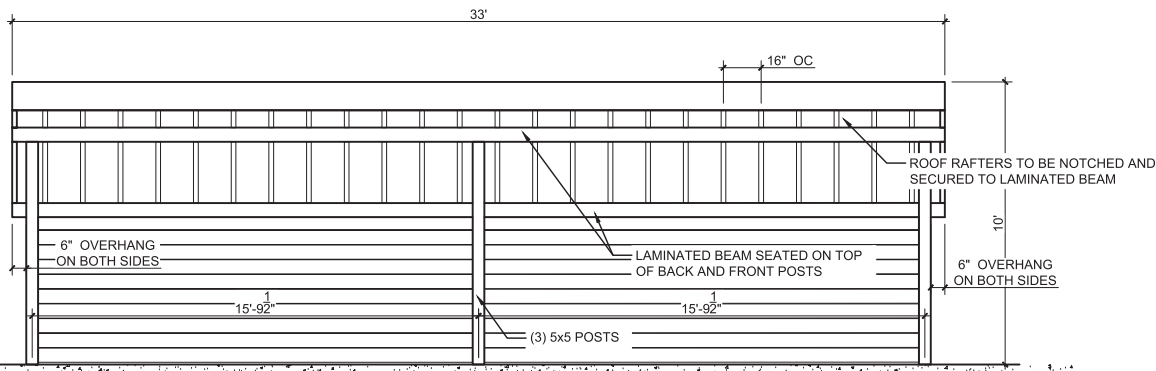
DRAWN BY: N. NIFOROS			
SITE: 1107 CHARLOTTE CRESCENT			
TITLE: PROPOSED BUILDINGS			
SCALE: AS SHOWN	DATE: 06.2024	DRAWN BY: N. NIFOROS	CHECKED BY: N. NIFOROS
REVISIONS:		G03	



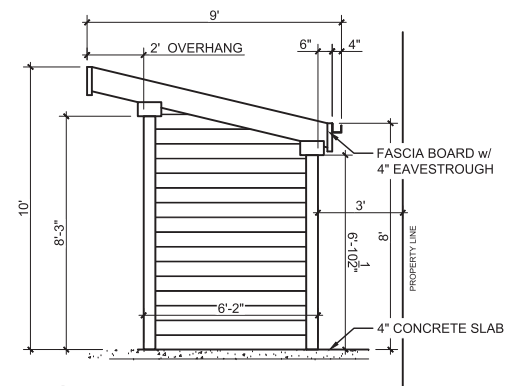
GAZEBO
TOP VIEW



GAZEBO
TOP VIEW SECTION



GAZEBO
NORTH VIEW



GAZEBO
WEST VIEW

NOTES:

EXACT BUILDING MATERIALS T.B.D

WOOD FENCE BOARDS SHOWN FOR CONCEPTUAL DRAWINGS ONLY

6" ROOF OVERHANG WITH 4" EAVESTROUGH. TOTAL OVERHANG OF 10".

SOUTH PROPERTY LINE SETBACK:

3'-0" - GAZEBO AND SHED REAR WALL

2'-2" - GAZEBO AND SHED ROOF OVERHANG

DRAWER: N.NIFOROS

SITE: 1107 CHARLOTTE CRESCENT

TITLE: GAZEBO DETAILS

SCALE: AS SHOWN DATE: 06.2009 DRAWING: CHECKED:

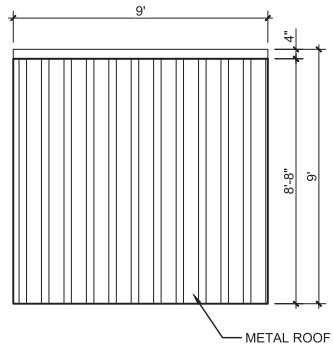
NOTES:

EXACT BUILDING MATERIALS T.B.D
WOOD FENCE BOARDS SHOWN FOR CONCEPTUAL DRAWINGS ONLY

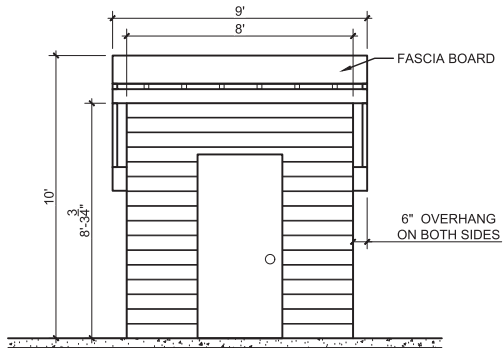
6" ROOF OVERHANG WITH 4" EAVESTROUGH. TOTAL OVERHANG OF 10".

SOUTH PROPERTY LINE SETBACK:

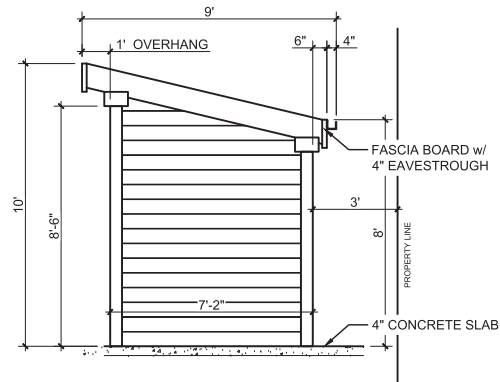
- 3'-0" - GAZEBO AND SHED REAR WALL
- 2'-2" - GAZEBO AND SHED ROOF OVERHANG



EQUIPMENT SHED
TOP VIEW



EQUIPMENT SHED
NORTH VIEW



EQUIPMENT SHED
WEST VIEW

DRAWN: N. NIFOROS

SITE: 1107 CHARLOTTE CRESCENT

TITLE: EQUIPMENT SHED DETAILS

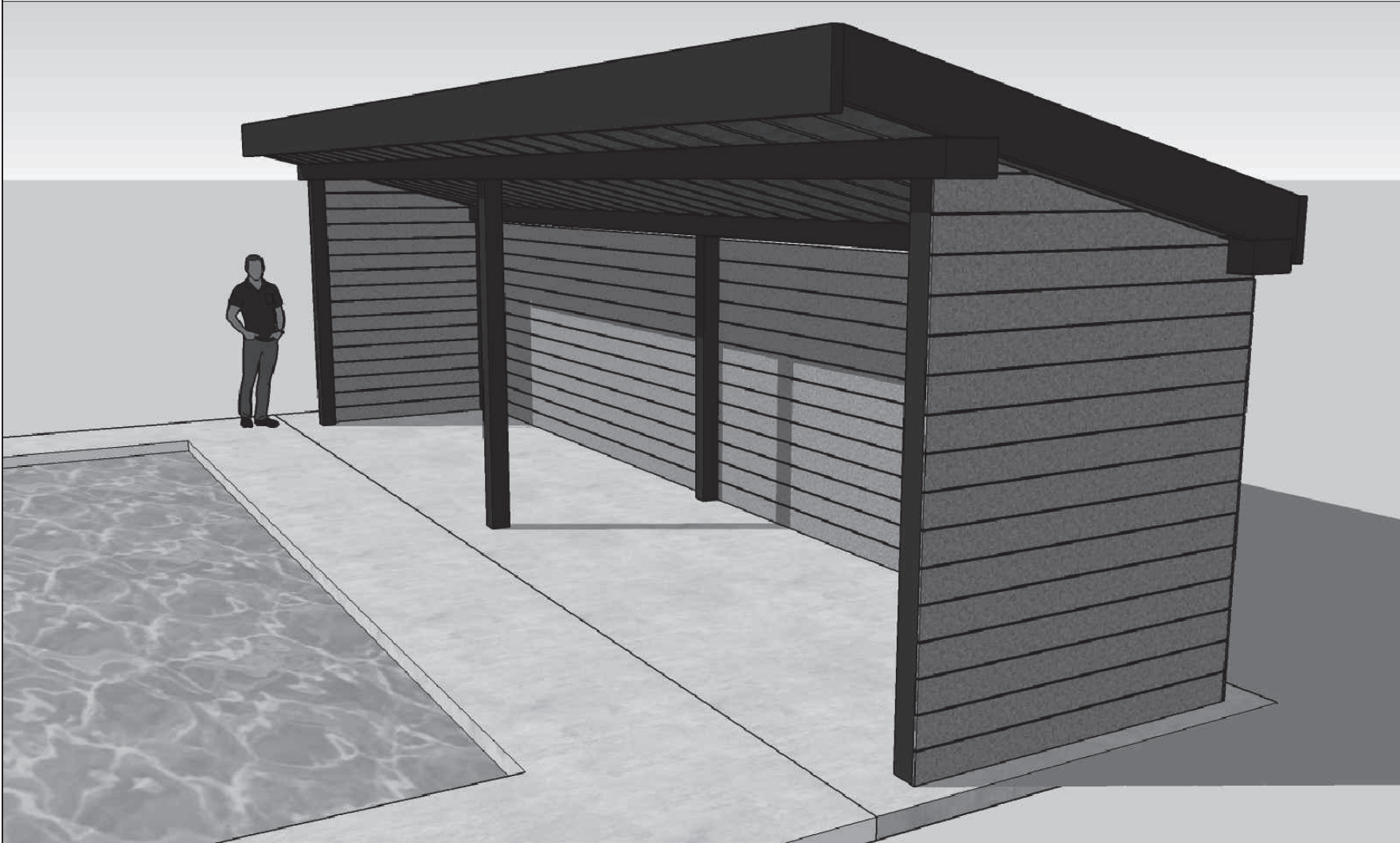
SCALE AT:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06.2002	N. NIFOROS	
			REVISION: E02

CONCEPTUAL RENDERING OF GAZEBO

NOTES:

EXACT BUILDING MATERIALS T.B.D

WOOD FENCE BOARDS SHOWN FOR
CONCEPTUAL DRAWINGS ONLY



DRAFTER: N.NIFOROS

SITE:
1107 CHARLOTTE CRESCENT

TITLE:
3D PERSPECTIVE

SCALE:	DATE:	DRAWN:	CHECKED:
	06/20/21		
			REVISION:
			P01



Figure 1: Southeast-facing view of existing inground pool in rear yard.



Figure 2: Rear yard as seen from southeast corner of lot, facing west.



Figure 3: Existing drain in rear yard, located between pool and rear lot line.



Figure 4: East-facing view of existing drain, pool, and pool equipment in southern portion of rear yard.



Figure 5: Existing pool equipment (to be moved), pool, and rear of dwelling, as seen from southeast corner of lot.



Figure 6: Existing pool equipment (to be moved) in southeast corner of lot.



Figure 7: Existing concrete slab in southwest corner of lot, as seen from side yard facing south. Proposed to support future shed and relocated pool equipment.

Operations Department

Date: August 9, 2024
From: Engineering & Infrastructure Division
To: Ian Search, Planner 1
Re: Committee of Adjustment – August 21, 2024 – A/20/2024

Operations has reviewed A-20-2024 – 1107 Charlotte Crescent application and offer the following comments:

- The reduced setback from rear lot line adversely impacts the drainage between both the properties. Engineering hereby recommends the grading from the rear property line should be maintained in such a way that all the overland flow stays within the proposed property limit and won't impact rear property owner.
- We recommend the downspouts for the proposed gazebo roof and shed be brought forward within this property limit as overland flow and downspouts flows should be diverted within the property limits and yard drain so there no adverse impacts on rear yard property.

Vaibhav Desai

Team Leader – Development Engineering and Approvals

Municipality of Lakeshore Committee of Adjustment Report

Growth & Sustainability

Community Planning



To: Chair and Members of Committee of Adjustment

From: Ian Search, BES, Planner I

Date: August 12, 2024

Subject: Deferred Application for Permission to Enlarge a Legal Non-Conforming Building A/06/2024 – 12960 Laforet Beach Road

Recommendation

Approve application, A-06-2024, to permit the enlargement of a legal non-conforming building (building used for personal storage without a dwelling on the subject property), subject to the following conditions:

- 1) That the recommendations in the Structural Report from Patterson Engineering, dated June 18, 2024 be implemented to the satisfaction of the Municipality of Lakeshore;
- 2) The proposed building height does not exceed 6.74 metres (22.12 feet) from proposed grade to “top of gambrel truss”, to the satisfaction of the Municipality of Lakeshore;
- 3) The building will remain in the same footprint on the property, to the satisfaction of the Municipality of Lakeshore; and
- 4) The relief is granted based on the use of the building being used for storage. Should a commercial or residential use be proposed in the building, the owner must contact the Municipality of Lakeshore to apply for the appropriate permissions under the Zoning By-law or the Building Code, as the case may be.

Proposal

On May 22, 2024, the Committee of Adjustment heard an application for permission to enlarge a legal nonconforming building under Subsection 45(2)(a)(i) of the Planning Act and deferred the application pending comments from the Essex Region Conservation Authority (ERCA).

The subject property is located on the north side of Laforet Beach Road, north of the VIA Rail Canada Inc. right-of-way, near the corner of Laforet Beach Road and Gracey Sideroad, known municipally as 12960 Laforet Beach Road (Appendix A). The subject

property is zoned “Residential Waterfront – Lake St. Clair” (RW2) in the Lakeshore Zoning By-law and designated “Waterfront Residential” in the Lakeshore Official Plan.

The subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage. There is an existing building used for personal storage without a dwelling on the subject property, which is a legal non-conforming building/use. Section 6.5 a) iii) of Lakeshore Zoning By-law 2-2012 only permits an accessory building on a property where there is a main building located on the lot. According to the application, the building has existed on the property since a time prior to the 1950’s, and has been used for personal storage since a time prior to the 1970’s. It is used as an accessory building to a nearby cottage (12710 Laforet Beach Road), which is a cottage built and owned by the applicant’s family since the 1950’s.

An affidavit signed by multiple property owners in Lakeshore was submitted with the application stating that the current building has existed on the subject property without a main building (dwelling) since a time prior to January 1986, which was when the old Tilbury North Zoning By-law was adopted. The old Tilbury North Zoning By-law included a zone provision requiring that no accessory building be constructed prior to the construction of the main use on a lot. In addition to the affidavit, aerial photography dating back to the year 2000 that is available to Administration confirms the presence of the storage building without a main building on the property.

According to the site plan drawing submitted with the application, the building is setback 12 feet from the west side lot line, 16 feet from the east side lot line, 170 feet from the front lot line, and 62 feet from waters edge.

The building is in poor condition and the applicant is seeking to renovate it. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls/new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from proposed grade to “top of gambrel truss”. The existing building is 15 feet (4.57 metres) to “top of gambrel truss”. The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30-foot width of the building. Drawings from the original application submission are included as Appendix B.

Due to the structure being currently below grade, snow melt and ground water runoff cause flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system needs repair, as the lean-to portion of the roof is leaking and is not designed for snow load according to the applicant.

The Committee of Adjustment deferred the application at their May 22, 2024 public meeting. The reason for the deferral was due to comments received from Essex Region Conservation Authority (ERCA) at the time, which requested deferral “until the applicant submits information from a professional engineer demonstrating that the structure does

not require reconstruction to support the proposed alterations”. The Lakeshore Building Division also advised that structural engineering would be required.

Since the May 22, 2024 deferral, the applicant obtained a Structural Report from Patterson Engineering (Appendix D). An opinion from the report reads, “the existing footings are adequate of carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres”. In addition to the Structural Report, an explanation of development changes proposed by the applicant along with a markup of their previously submitted cross section drawing showing proposed changes is attached as Appendix E. Please note, the cross section drawing showing markup changes to the original is not to scale.

On July 19, 2024, the above noted Structural Report and supporting materials mentioned above were circulated to external agencies and internal departments for comment and/or to confirm their support of the proposal.

It is important to note the following details that remain unchanged from the original proposal:

- The proposed building height remains as originally proposed
- The building will remain in the same footprint on the property
- As originally proposed: one block wall will have new added block, which will support the new walls/roof truss system that will span the 30-foot building width (eliminating the existing lean-to in favour of this new concept).

Summary

Surrounding Land Uses	North: Lake St. Clair South: VIA Rail Canada Inc. East: Municipally owned land/parkette West: Low density residential
Municipal Services	Municipal water Private Road (Laforet Beach Road) Individual private septic services
Official Plan Land Use Designation	Lakeshore Official Plan: Waterfront Residential County of Essex Official Plan: Secondary Settlement Area
Zoning	“Residential Waterfront – Lake St. Clair” (RW2)
Permission requested	-Enlargement of Legal Non-Conforming Building for storage use: new height will be approx. 22 feet 1.25 inches (6.74 m), elimination of lean-to in favour of new walls/new roof truss system that will span over the entire 30-foot width of the building

	<ul style="list-style-type: none">- the design proposed does not indicate that a dwelling is proposed.- no municipal water connection or private septic system is proposed.
--	--

Planning Act 45(2)(a)(i)

Subsection 45(2)(a)(i) of the *Planning Act* gives the authority of granting a request for the enlargement of a legal non-conforming building to the Committee of Adjustment. No permission may be given to enlarge the building beyond the limits of the land owned and used in connection therewith.

County of Essex Official Plan

Section 4.16 c) of the County of Essex Official Plan provides criteria for judging an application for the enlargement of a legal nonconforming use/building:

i) The proposed expansion does not significantly increase the size of the existing use.

Comment: The proposal will renovate the building in the same location with no expansion beyond the existing building footprint, and the applicant notes that the renovation does not increase the gross floor area of the existing building. The renovation includes additional building materials to be added that will raise the structure to grade, as well as the installation of a new engineered truss/roof system to address an existing roof in need of repair. The proposed increase in height of the building as part of a renovation to address current issues with the building is considered insignificant.

ii) The proposed expansion does not require an adjustment to the boundary between two areas of different land use.

Comment: No boundary adjustment between areas of different land use is required.

iii) The proposed expansion does not increase its incompatibility with the surrounding area.

Comment: The renovation of the building will occur in the same building footprint. The proposed height increase does not increase its incompatibility with the surrounding area. The closest dwelling to the west is located approximately 17 metres away according to a mapping system available to Administration. No impacts are anticipated. Elimination of the lean-to in favour of new walls/new roof truss system that will span over the entire 30-foot width of the building is considered a minor alteration to the appearance of the building that does not increase its incompatibility as a storage building on an otherwise vacant lot in the neighbourhood.

iv) Conditions that may minimize any potential nuisances can be imposed including but not limited to, landscaping, screening, and setbacks; and factors such as traffic safety, parking, loading, and municipal services are not adversely affected.

Comment: The existing use is storage, and the proposed renovation does not create any potential nuisances that need to be minimized through conditions. In response to the July 19, 2024 circulation, the Division Leader of the Building Division stated that they had no concerns, except that grading must be addressed to ensure no water runoff. This can be addressed at building permit stage.

Lakeshore Official Plan

Section 8.3.6 d) of the Lakeshore Official Plan provides criteria for judging an application for the enlargement of a legal nonconforming use/building and the criteria is exactly the same as stated in the County of Essex Official Plan. Comments in response to these policies are provided above.

The subject property is designated Lake St. Clair Floodprone Area. Essex Region Conservation Authority (ERCA) was circulated the application for comment. Section 5.4.1.3 of the Lakeshore Official Plan contains the policies for the Lake St. Clair Shoreline Floodprone Area. Subsection f) of that section states that “where there is existing non-conforming development, repairs and minor additions to buildings and accessory uses such as boat houses may be permitted, subject to any other regulations that may apply”.

On June 24, 2024 ERCA sent Community Planning a letter stating that their office has no objection to the file (Appendix F). They note in this comment that their office received and reviewed the Structural Report from Patterson Engineering (dated: June 18, 2024). The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

ERCA was also included in the July 19, 2024 circulation. They confirmed that their office received and reviewed the updated information for A-06-2024, and that they have no concerns at this time. They made note that a permit from their office will be required for the development.

Correspondence

Correspondence received from ERCA, and the Building Division in response to the July 19, 2024 circulation of the Structural Report and supporting materials have already been included and addressed in this report.

Lakeshore’s Drainage Division, Engineering and Infrastructure Division, and Fire Department did not raise any concerns or objections in response to the July 19, 2024 circulation.

VIA Rail Canada Inc. provided their standard comment in response to circulation (Appendix G). It is noted that the building is currently proposed to be renovated in the same location and is used for storage.

Public Notice Circulation

Notice of Public Meeting and information regarding the application was sent to all property owners within 60 metres of the subject land for the May 22, 2024 Committee of Adjustment meeting. No members of the public attended the May 22, 2024, meeting. No further notice was warranted to bring the deferred application back to the Committee of Adjustment.

Conclusion

It is recommended that the Committee of Adjustment approve application, A-06-2024, to permit the enlargement of a legal non-conforming building (building used for personal storage without a dwelling on the subject property), subject to the conditions in the Recommendation section of the report.

Attachment(s):

Appendix A – Aerial Map
Appendix B – Original Drawings
Appendix C – Photos
Appendix D – Structural Report
Appendix E – July 19 2024 New Materials
Appendix F – June 24 2024 ERCA comment
Appendix G – VIA Rail

Prepared by:



Ian Search, BES
Planner I

Report Approval Details

Document Title:	A-06-2024 - 12960 Laforet Beach Road - Deferred Item Revisited.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Aerial Map.pdf- Appendix B - Original Drawings.pdf- Appendix C - Photos.pdf- Appendix D - Structural Report.pdf- Appendix E - July 19 2024 New Materials.pdf- Appendix F - June 24 2024 ERCA Comment.pdf- Appendix G - VIA Rail.pdf
Final Approval Date:	Aug 15, 2024

This report and all of its attachments were approved and signed as outlined below:

Urvi Prajapati - Aug 13, 2024 - 9:40 AM

Ryan Donally - Aug 13, 2024 - 10:23 AM

Tammie Ryall - Aug 15, 2024 - 12:05 AM



Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- - - PRIV
- PROV

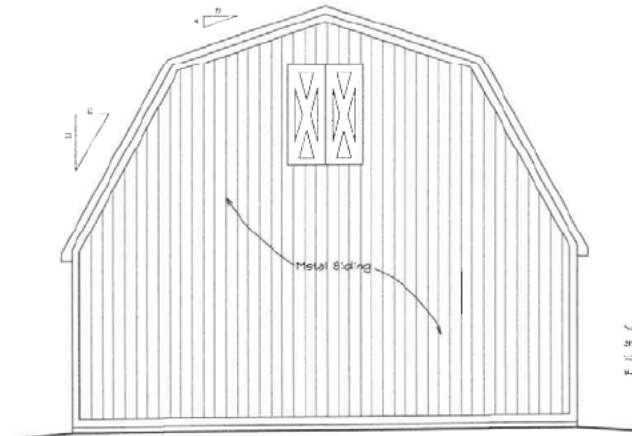
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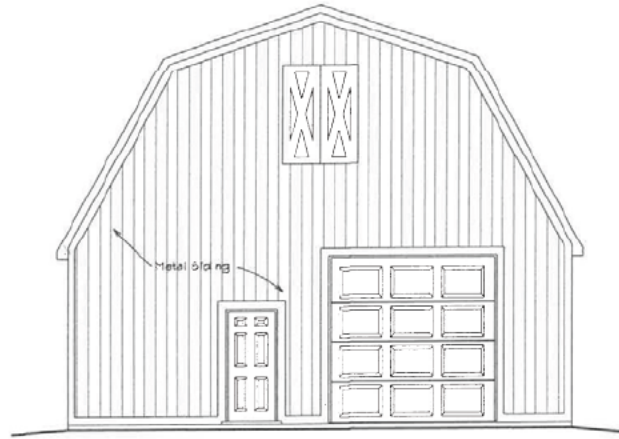
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

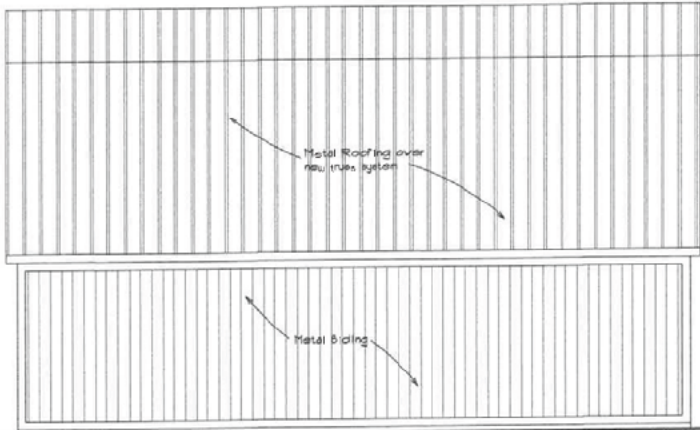
Proposed Elevations for Renovation



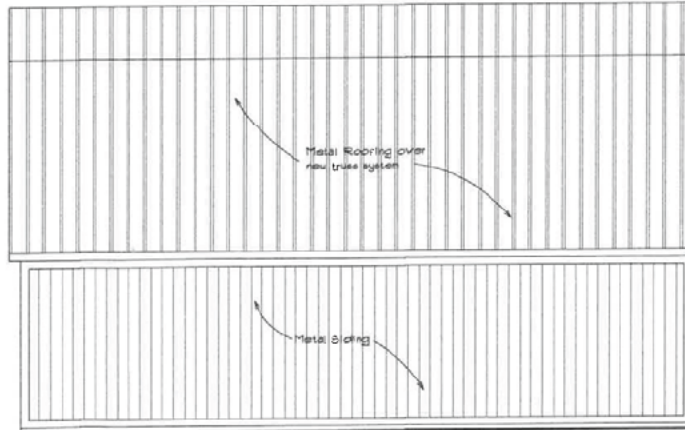
Proposed Rear Elevation (Lakeside)



Proposed Front Elevation (Road Side)



Proposed Left Elevation



Proposed Right Elevation



General Notes:

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING AND COMMENCEMENT OF WORK.
3. CONSULT ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES PERSONS FOR CONSTRUCTION.
4. SHOULD CONFLICTS AND/OR DISCREPANCIES ARISE REGARDING THESE DRAWINGS, NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH THE CANADIAN BUILDING CODE, FIRE CODE, ELECTRICAL CODE, PLUMBING CODE AND LOCAL BY-LAWS.
6. ENGINEERED WOOD PRODUCTS AND ROOF TRUSS COMPONENTS SUPPLIED FOR THIS PROJECT TO BE PROVIDED WITH APPROPRIATE ENGINEERED DOCUMENTATION.
7. THESE DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF 1987102 ONTARIO LIMITED. THEY ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN AUTHORIZATION.



Where the regulations for the session work on behalf of the firm registered under section 217.4 of the Public Code, I am qualified and the firm is registered in the appropriate classes/categories.

Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

Date	No	Issued For

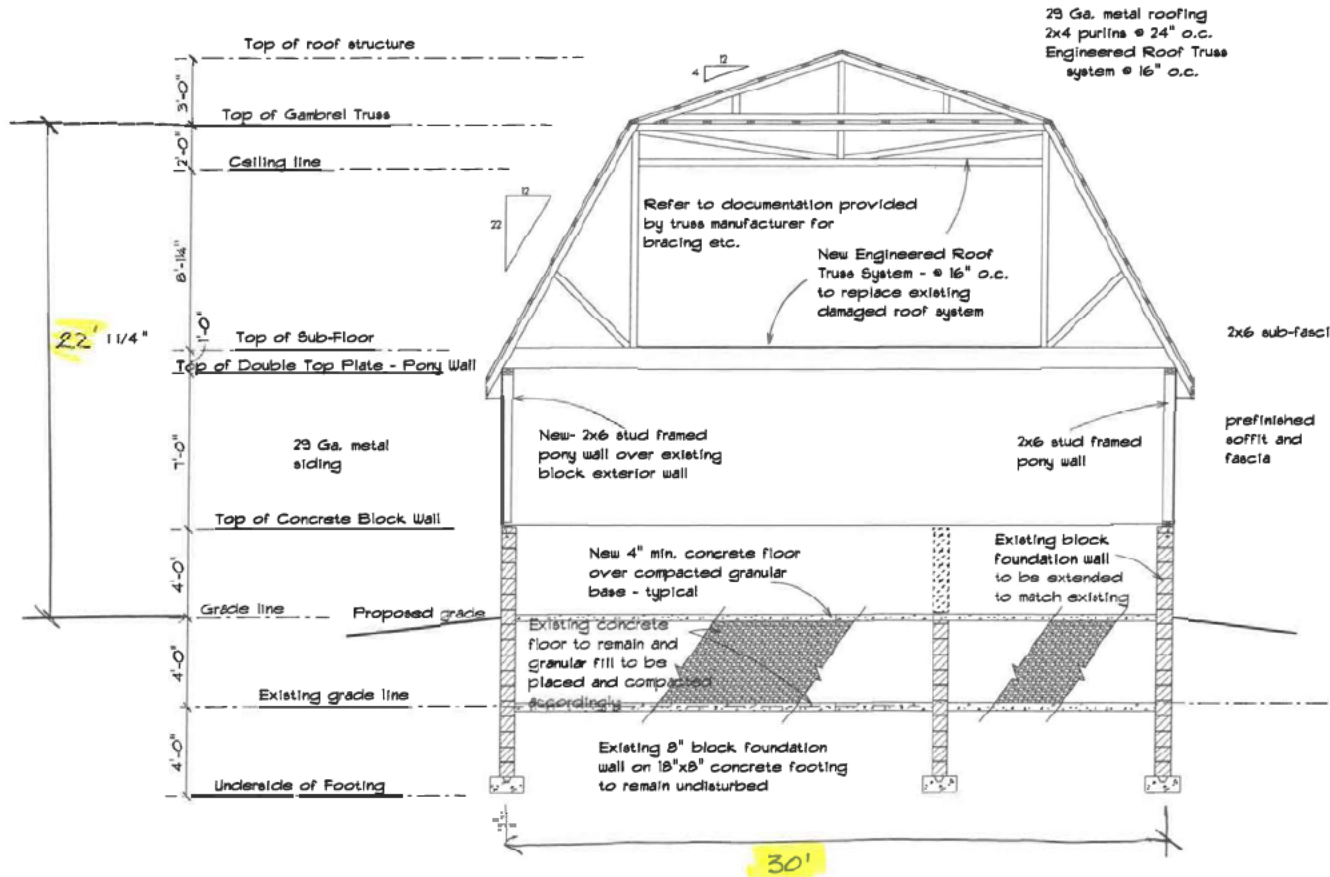
Project: **Proposed modifications and truss roof system for**

Mr. Mark Makowski
 12560 Lafone, Beach Rd., Lakeshore, ON

Drawing: **Proposed Elevations**

Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet # 1 of 5

Proposed Cross Section for Renovation



General Notes:

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Review and responsibility for the design work on behalf of the firm registered under subsection 2.7.4 of the Building Code. I am qualified and the firm is registered in the appropriate classes/categories.
 Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

Date	No	Issued For

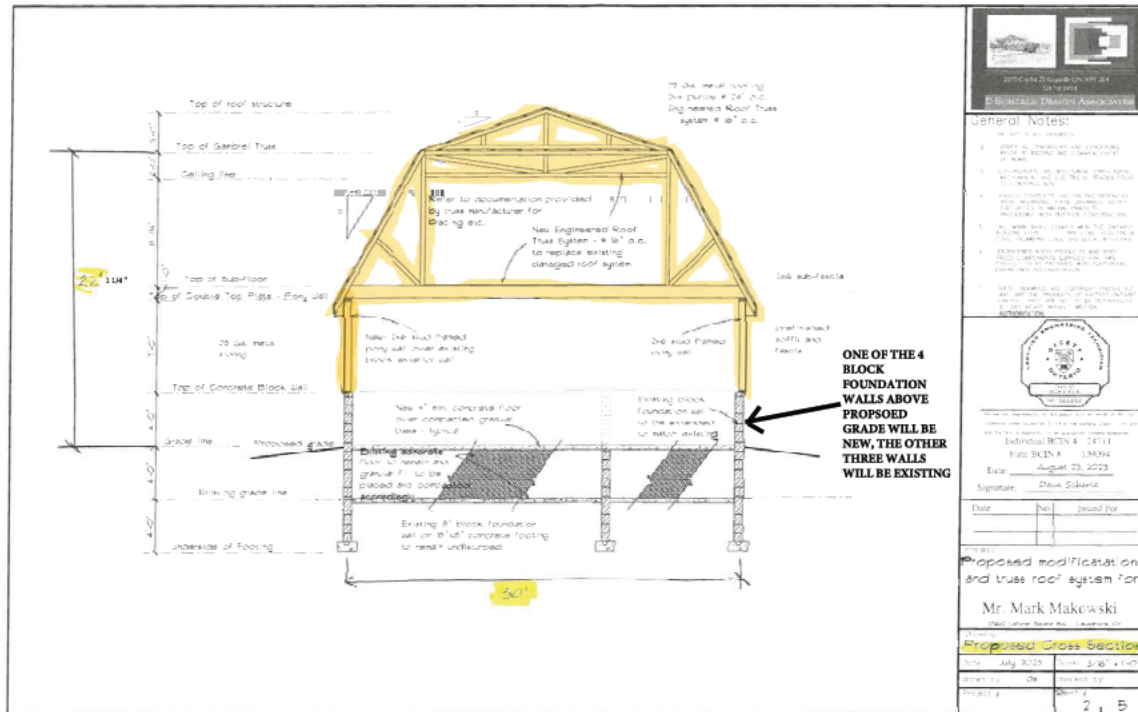
Project:
 Proposed modifications and truss roof system for

Mr. Mark Makowski
 1260 Lafonk Beach Rd. Lakeshore, ON

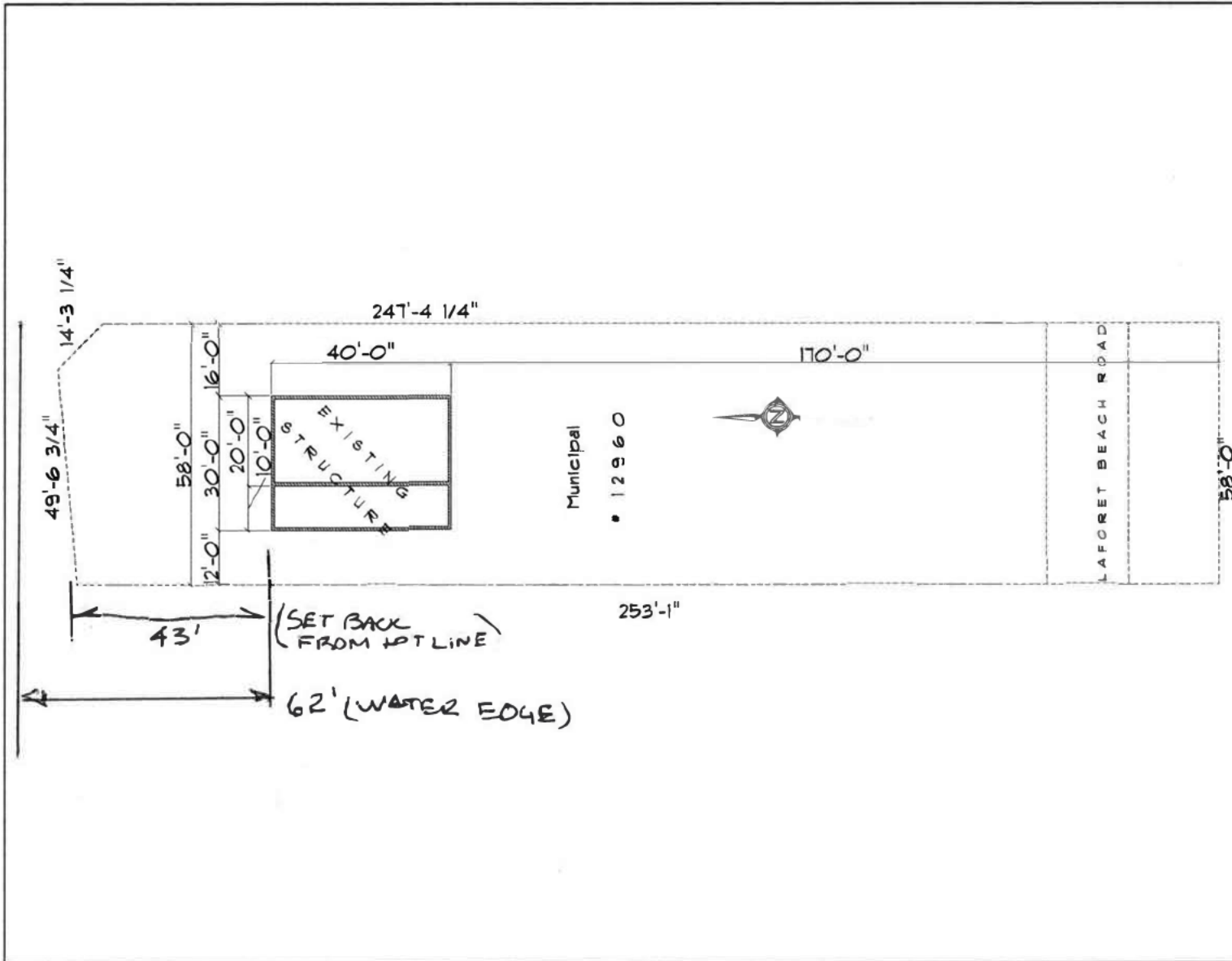
Drawing: Proposed Cross Section

Date: July, 2023	Scale: 3/16" = 1'-0"
Drawn by: ds	checked by:
Project #	Sheet #
	2 5

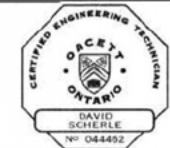
Cross Section Drawing showing proposed new walls and new roof truss system highlighted in orange



Renovated building to be located in the same footprint of the existing building on the lot



- General Notes:**
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I hereby accept responsibility for the design work on behalf of the firm.
 Registered Professional Engineer, 2024 to the expiry of 11/11/2026.
 David Scherle
 Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: David Scherle

Date	No	Issued For

Project:
Proposed modifications and truss roof system for Mr. Mark Makowski
 2760 Laforet Beach Rd., Lakeshore, ON

Drawing: **Site Plan**

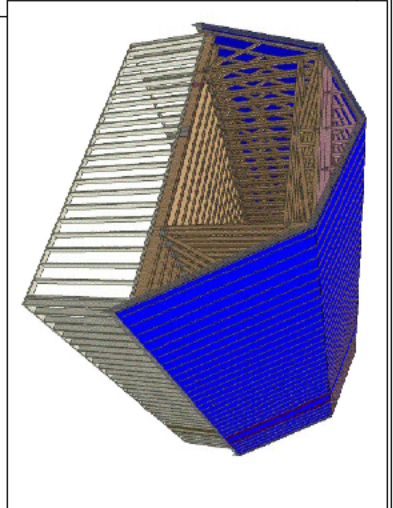
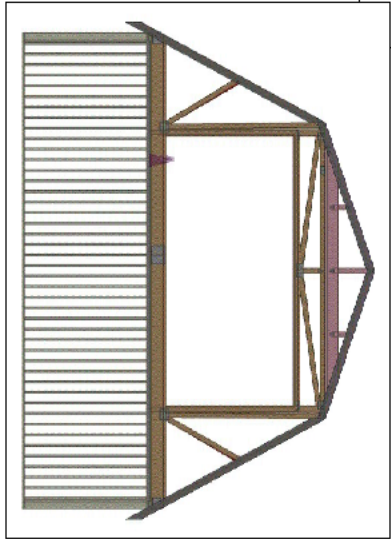
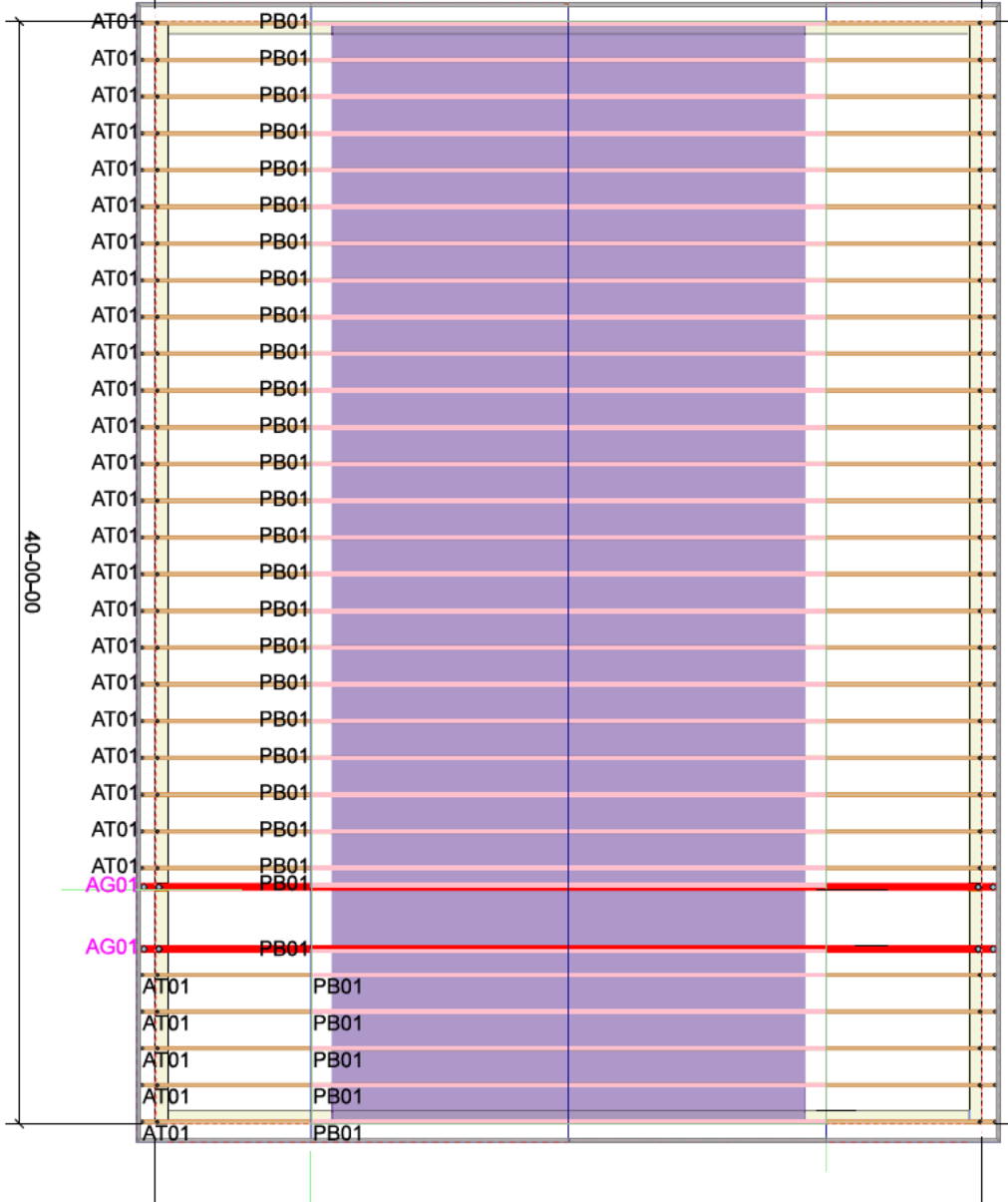
Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet #
	5 / 5

General Notes: [] CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING SUPPLIER FIRST. [] CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION. [] GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING LOADS. [] DIMENSIONS ARE READ AS FOOT-INCHES (SYSTEM)

* FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS. ** DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT MANUFACTURER.

THIS PLACEMENT PLAN HAS BEEN DEVELOPED FOR THE SPECIFICATION OF PRODUCTS BASED ON PROJECT INFORMATION PROVIDED. THE DESIGNER OF RECORD AND/OR ENGINEER/FRAMER IS RESPONSIBLE TO ASSURE THESE DRAWINGS ARE COMPATIBLE WITH THE OVERALL PROJECT.

ALL WALL, ROOF AND HANGERS WITH PROPER SIZE WALLS/BEAMER SPECIFICATION SHEET IN PACKAGE



SCALE: NTS
 DATE: 8/18/2023
 DRAWN BY: []
 JOB #: 231034
 1/1



CUSTOMER: Cash customer
 TAG: []
 MODEL: []
 SITE ADDRESS: []
 Ontario

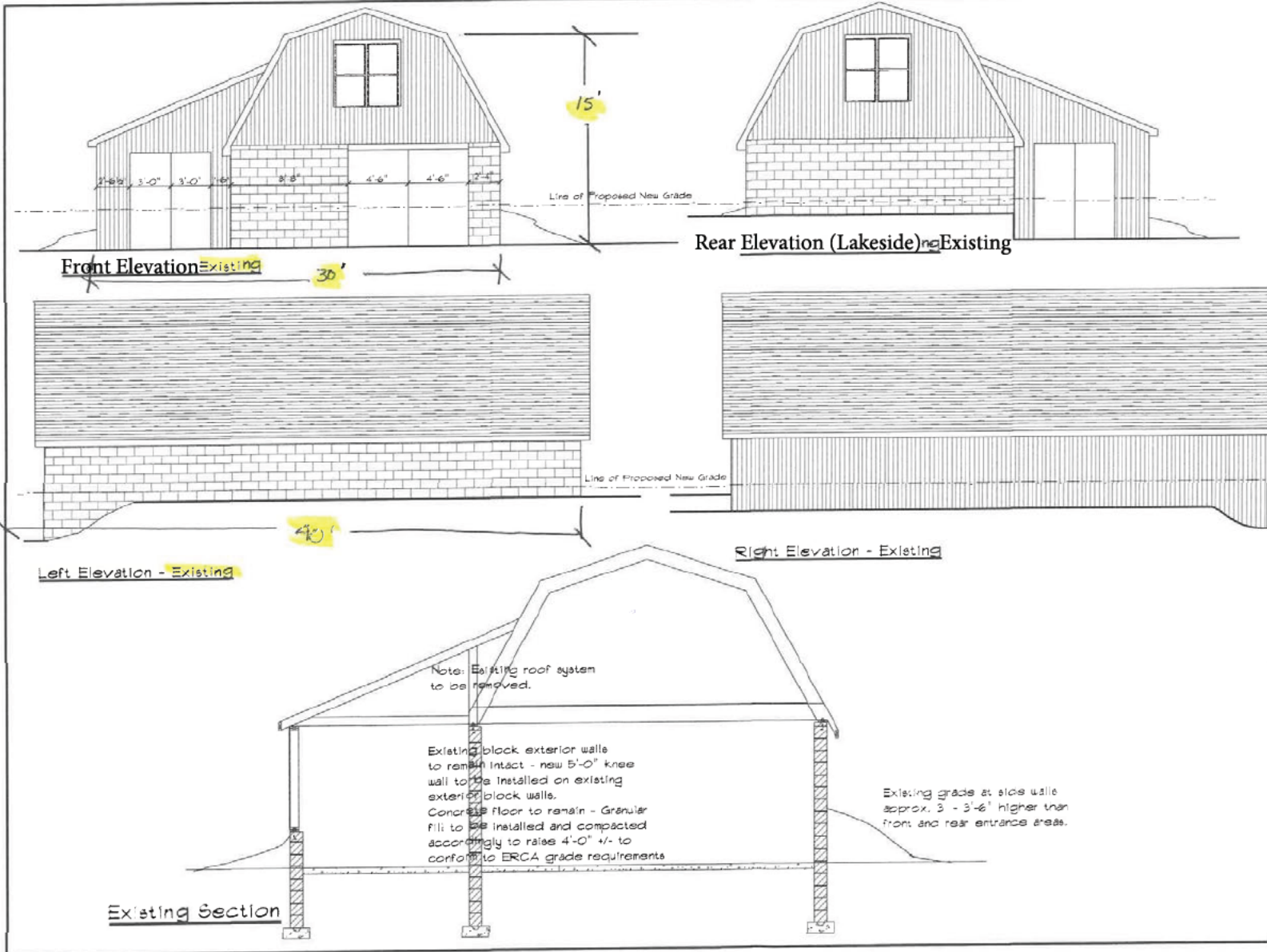
THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss designated on the placement plan drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and for the overall structure, the design of the truss support structure including headers, beams, walls and columns is the responsibility of the building designer.

Revision	Date	By	Check
000000			
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Roof Area 1885 sq ft
 Valley Length 0 ft
 Ridge Length 124 ft

ROOF PLACEMENT PLAN

Existing Building - Information



- General Notes:**
- DO NOT SCALE DRAWINGS.
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I hereby accept responsibility for the design work on behalf of the firm registered under section 27(4) of the Statute in Question and the firm is registered in the appropriate province/territory.

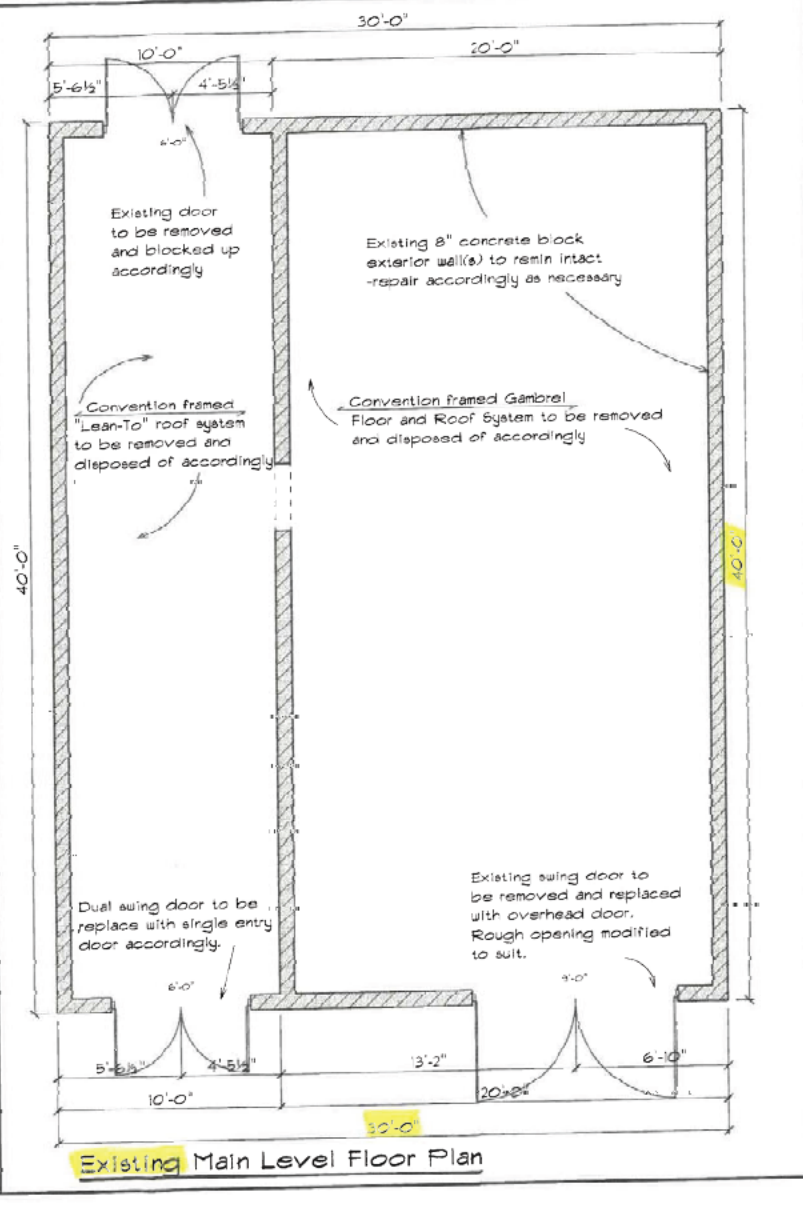
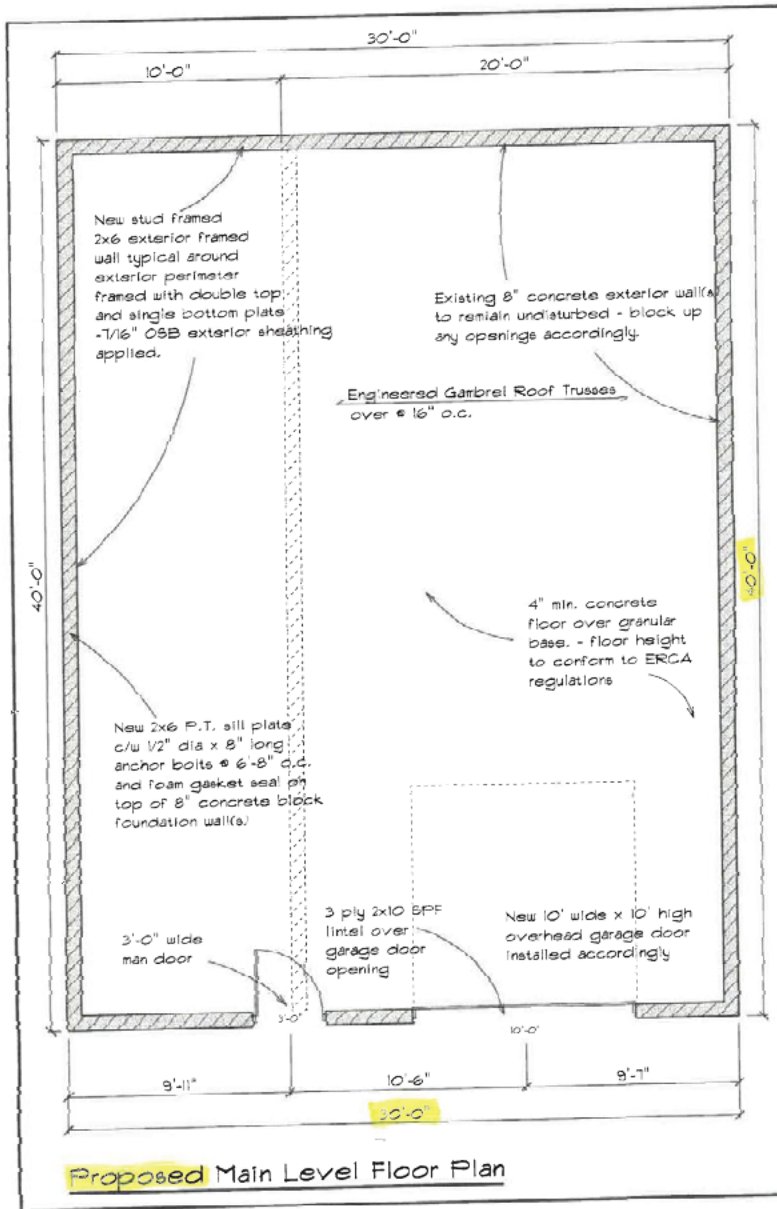
Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle


Date	No	Issued For

Project: Proposed modifications and truss roof system for Mr. Mark Makowski
 1260 Lakeside Beach Rd. Lakeshore, ON

Drawing: Existing	Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:	Project #
Sheet #	3	5

Existing vs. Proposed Main Level Floor Plan






2075 C/o M 2345 Highway 10 N N 2E4
S8 W9 5959
D SCHERLE DESIGN ASSOCIATES

General Notes:

- DO NOT SCALE DRAWINGS.
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DAVID SCHERLE
No. 044482

I accept and responsibility for the design and/or work of the firm as required under subsection 217.4 of the Building Code, I am qualified and the firm is registered in the appropriate class(es)/category

Individual BCIN # 24711
Firm BCIN # 109094
Date: August 23, 2023
Signature: David Scherle

Date	No	Issued For

Project: **Proposed modifications and truss roof system for Mr. Mark Makowski**
12060 Lafonnet Branch Rd. Lakelse, BC

Drawing: **Main Level Floor Plan(s)**
Date: July, 2023 Scale: 3/16" = 1'-0"
drawn by: ds checked by:
Project # Sheet # 4 of 5



Figure 1: North-facing view of existing building from street.



Figure 2: Northwest-facing view of existing building and property.



Figure 3: Rear view of existing building facing southeast.



Figure 4: South-facing view of subject property, including west side of existing building.



Figure 5: North-facing view of Lake St. Clair from rear yard.



Figure 6: Northeast-facing view of east side fence and easterly neighbouring property (Parkette).

PATTERSON ENGINEERING

Structural Report



Prepared for: Mr. Mark Makowski

Address:

12960 Laforet Beach Road,

Tilbury, Ontario,



Project Number: 2024-015

June 18, 2024

1.0 Introduction

In May 2024, Patterson Engineering was contacted by Mr. Mark Makowski, the owner of 12960 Laforet Beach in Lakeshore, Ontario, to provide a structural assessment of the existing footings of an existing legal non-conforming building on the property. The existing building is a storage building (non-dwelling) with an original portion on the East side and a lean-to portion on the West side. The proposed works to the existing building include raising the existing walls and installing a new wood trussed roof while keeping the existing building footprint the same.

A site inspection was carried out by Mr. Christopher Patterson, P.Eng. on May 27, 2024 that included an inspection of the existing foundation walls and footings as well as a visual survey of the property. Attached to this report are the official correspondence from the Town of Lakeshore and with the Essex Region Conservation Authority as well as the wooden truss manufacturer calculations/printouts and drawings from Rivard Engineered Products Inc., the building drawing set by Dave Sherle dated August 23, 2023 (BCIN: 24711), and a photograph log detailing the conditions of the property on the day of the site inspection by Patterson Engineering.

2.0 Structural Assessment

The original portion of the building was a block masonry walled farm storage building with a stick framed roof, 6 metre wide by 12 m long with an approximately 400 mm thick by 500 mm wide poured concrete footing. The existing concrete footing was in fair to good condition with no signs of deterioration, damage or cracking. The block masonry foundation walls were in good condition with minimal signs of deterioration and damage. The proposed works for the original portion of the building include new 2.1 metre high 2x6 stud framed knee walls on top of the exterior (North, East and South) block masonry walls. The interior (West) block masonry wall will be removed for the top 1.2 metres and buried underneath a proposed concrete floor slab.

The lean-to portion of the building was built with a block masonry foundation wall and a poured concrete footing with stud walls and sloped roof rafters. The concrete footing was 400 mm thick by 450 mm wide and appeared to be in fair to good condition with no signs of deterioration or cracking. The proposed work for the lean-to portion at the property includes new block masonry units on top of the existing block masonry walls and 2x6 knee walls on top of the new concrete block units. The purpose of the new concrete block units are to bring the lean-to block masonry foundation walls above the proposed grade as the grade is proposed to be raised on the property to ensure flood and ground/storm waters are directed away from the building. The number of block units added to the existing lean-to block masonry foundation wall should be limited to the minimum number of blocks required to reach above the proposed grade – approximately 1.2 metres. This is to ensure the additional weight on the existing lean-to footings is equal to or less than the existing weight on the existing lean-to concrete footings. The proposed 2x6 knee wall height above the proposed block masonry units should be maximized (2.1 metres to 3.35 m) to reduce the additional wall loading. Additionally, any proposed grade raising should be discussed with your neighbours and retaining walls installed (if necessary) to ensure water does not drain onto the neighbouring properties.

Based on the structural assessment completed by Patterson Engineering and in carrying out loading calculations for the existing footings for the original and lean-to portion, it is our professional opinion that the existing footings are adequate of carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres.

3.0 Disclosures and Conditions

This report was prepared based on our professional opinion and the information available at the time of preparation. This report is to be read and used in its entirety.

This report was prepared solely for the use of our client, Mr. Mark Makowski. We are not responsible for damages as a result of third parties using this report, and only our client and

the respective government agencies relating to the approval of the building at the subject property shall use any part of this report. The contract for this report was for the work completed until the submission of this report. We are not responsible for any further work, investigation, or court proceedings that come in light of this report. This report shall not be used in court without the express written consent of the author.

If any other information is required regarding this project, building or property please contact us.



Chris Patterson, P.Eng.

Patterson Engineering



PATTERSON ENGINEERING

Structural Photo Log



12960 Laforet Beach Road,
Lakeshore, Ontario



1.0 Photo Log – May 27, 2024



Figure 1 – Subject property, looking north.



Figure 2 – Exposed foundation hole on the West side of the building (lean-to portion).



Figure 3 – Exposed footing on the West wall of the lean-to portion.



Figure 4 – Footing depth below grade.



Figure 5 – Exposed foundation hole on the East side of the building (original portion).



Figure 6 – Exposed footing on the East side of the original portion of the building.



Figure 7 – Exposed footing on the East side of the building.



Figure 8 – Subject property, looking South.



Figure 9 – Inside of the lean-to portion of the building.



April 26, 2024

RE: Application for Minor Variance A/06/2024
Brian and Katherine McGuinness
Subject Property: 12960 Laforet Beach Road
Roll: 740-02900

The Municipality of Lakeshore has received an application for permission to enlarge a legal non-conforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is located on the north side of Laforet Beach Road, north of the VIA Rail Canada Inc. right-of-way, near the corner of Laforet Beach Road and Gracey Sideroad, known municipally as 12960 Laforet Beach Road. The subject property is zoned “Residential Waterfront – Lake St. Clair” (RW2) in the Lakeshore Zoning By-law and designated “Waterfront Residential” in the Lakeshore Official Plan.

The subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

The building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls/new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from proposed grade to “top of gambrel truss”. The existing building is 15 feet (4.57 metres) to “top of gambrel truss”. The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that: the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and ground water runoff cause flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load. A map showing the location of the subject property and sketches of the proposal are attached.

The application will be presented to the Committee of Adjustment on May 22, 2024. All comments are to be forwarded to Planning Services by the following date for inclusion in the Planning Report.

May 3rd, 2024

Yours truly,
Ian Search, Planner I
isearch@lakeshore.ca



419 Notre Dame Street, Belle River, ON N0R 1A0
519.728.2700 Toll Free: 1-877-249-3367 www.lakeshore.ca

Municipality of Lakeshore



Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- - - PRIV
- PROV

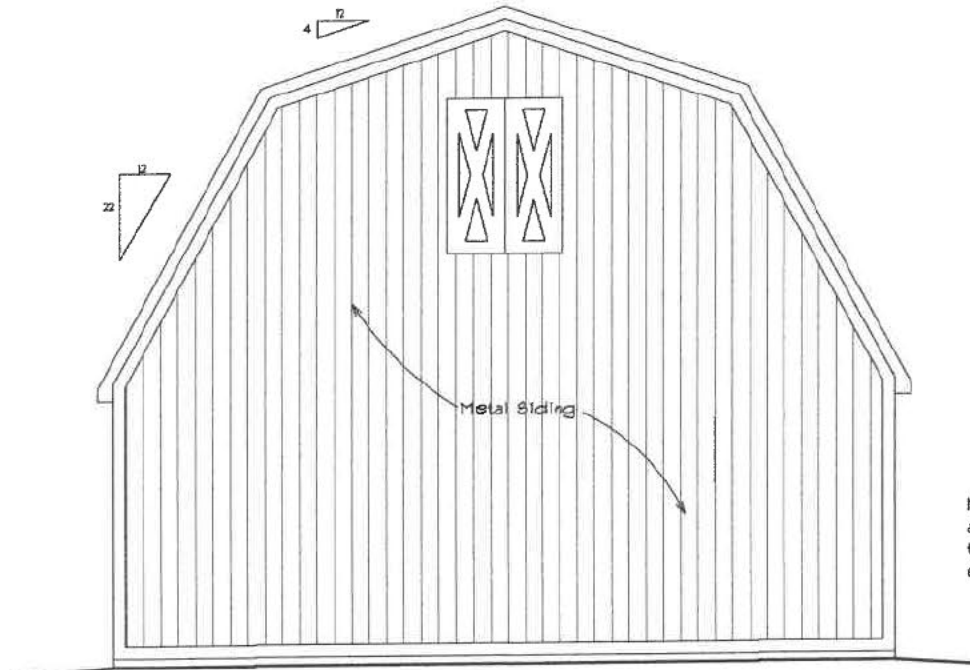
1:1,554



Notes:

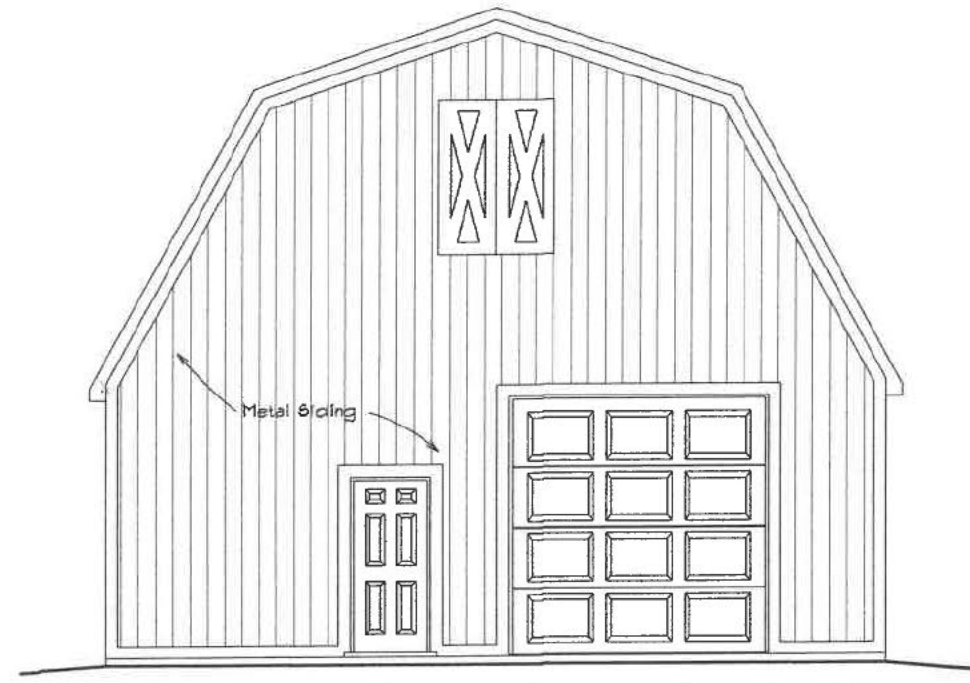
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Proposed Elevations for Renovation

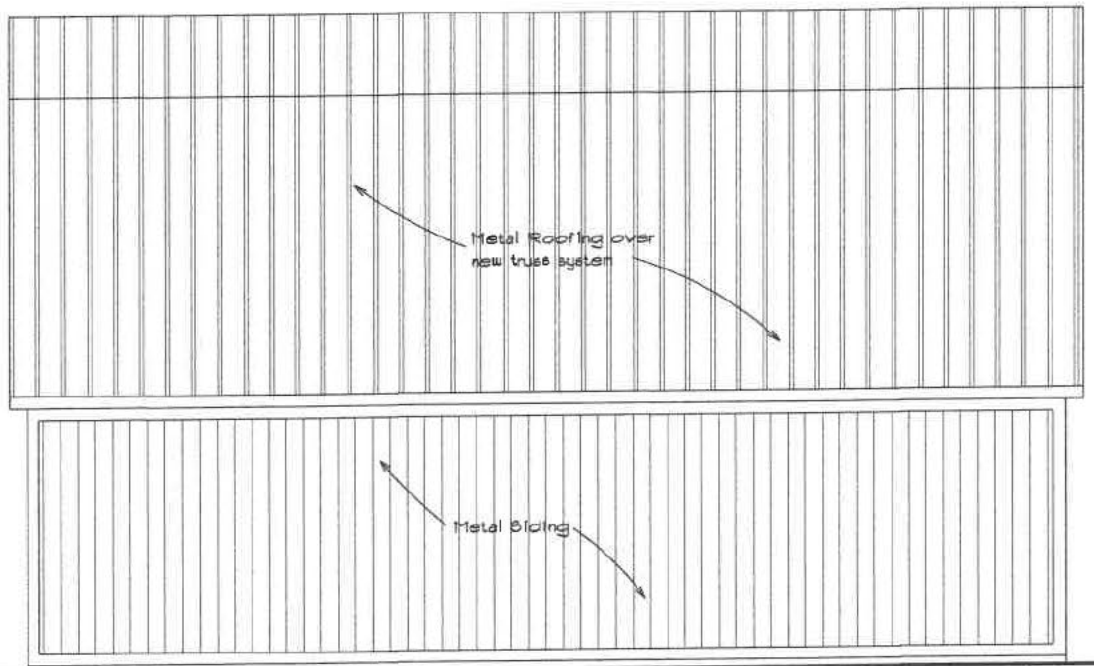


Proposed Rear Elevation (Lakeside)

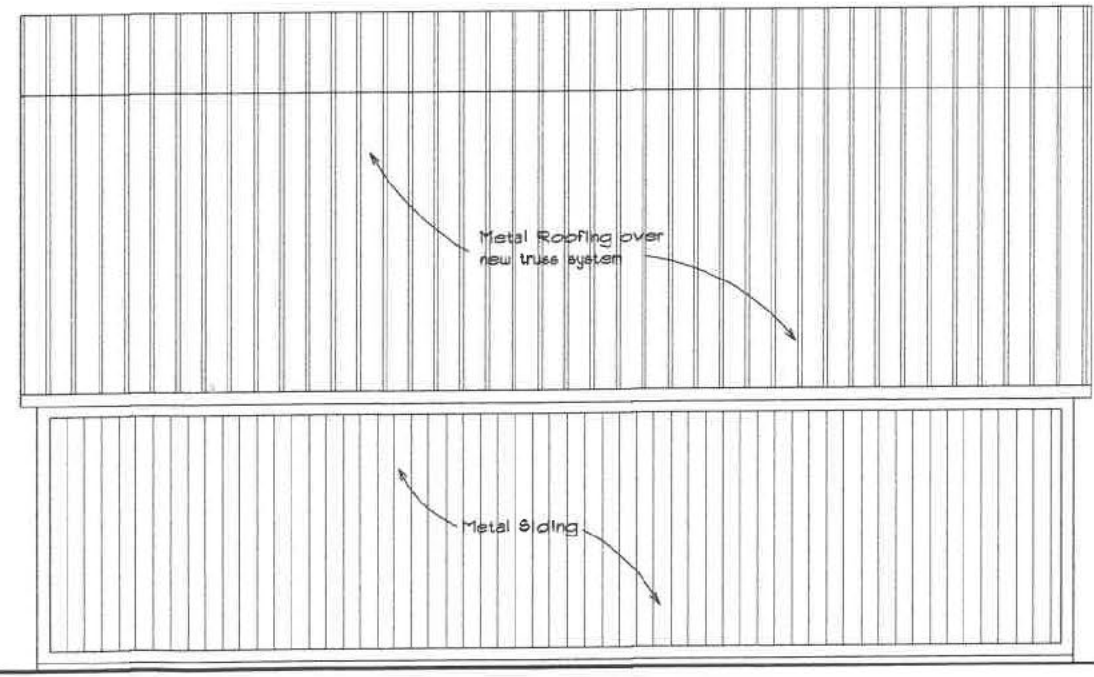
Note: grade line and lowest opening to structure to suit ERCA requirements



Proposed Front Elevation (Road Side)



Proposed Left Elevation



Proposed Right Elevation



- General Notes:**
- DO NOT SCALE DRAWINGS.
 - VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
 - CO-ORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES PRIOR TO CONSTRUCTION.
 - SHOULD CONFLICTS AND/OR DISCREPANCIES ARISE REGARDING THESE DRAWINGS, NOTIFY THIS OFFICE IN WRITING PRIOR TO PROCEEDING WITH FURTHER CONSTRUCTION.
 - ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE, FIRE CODE, ELECTRICAL CODE, PLUMBING CODE AND LOCAL BY-LAWS.
 - ENGINEERED WOOD PRODUCTS AND ROOF TRUSS COMPONENTS SUPPLIED FOR THIS PROJECT TO BE PROVIDED WITH SUPPORTING ENGINEERED DOCUMENTATION.
 - THESE DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF 1967102 ONTARIO LIMITED. THEY ARE NOT TO BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN AUTHORIZATION.



Review and responsibility for the design work on behalf of the firm registered under subsection 2.17.4 of the Building Code. I am qualified and the firm is registered, in the appropriate classes/categories.
 Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

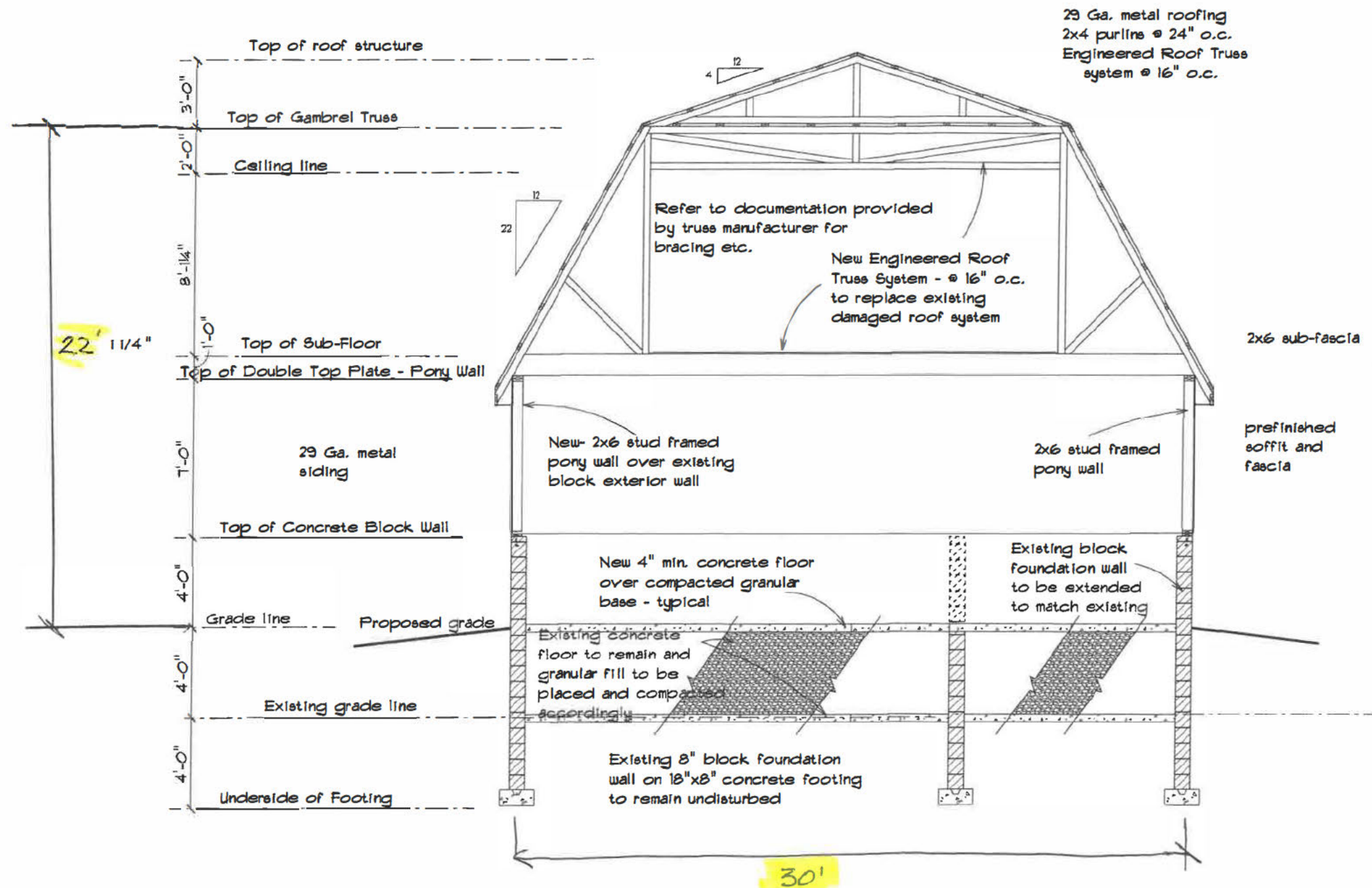
Date	No	Issued For

Project:
Proposed modifications and truss roof system for
Mr. Mark Makowski
 12960 Lafone, Beach Rd. Lakeshore, ON

Drawing: **Proposed Elevations**

Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet #
	1 5

Proposed Cross Section for Renovation



29 Ga. metal roofing
 2x4 purlins @ 24" o.c.
 Engineered Roof Truss
 system @ 16" o.c.



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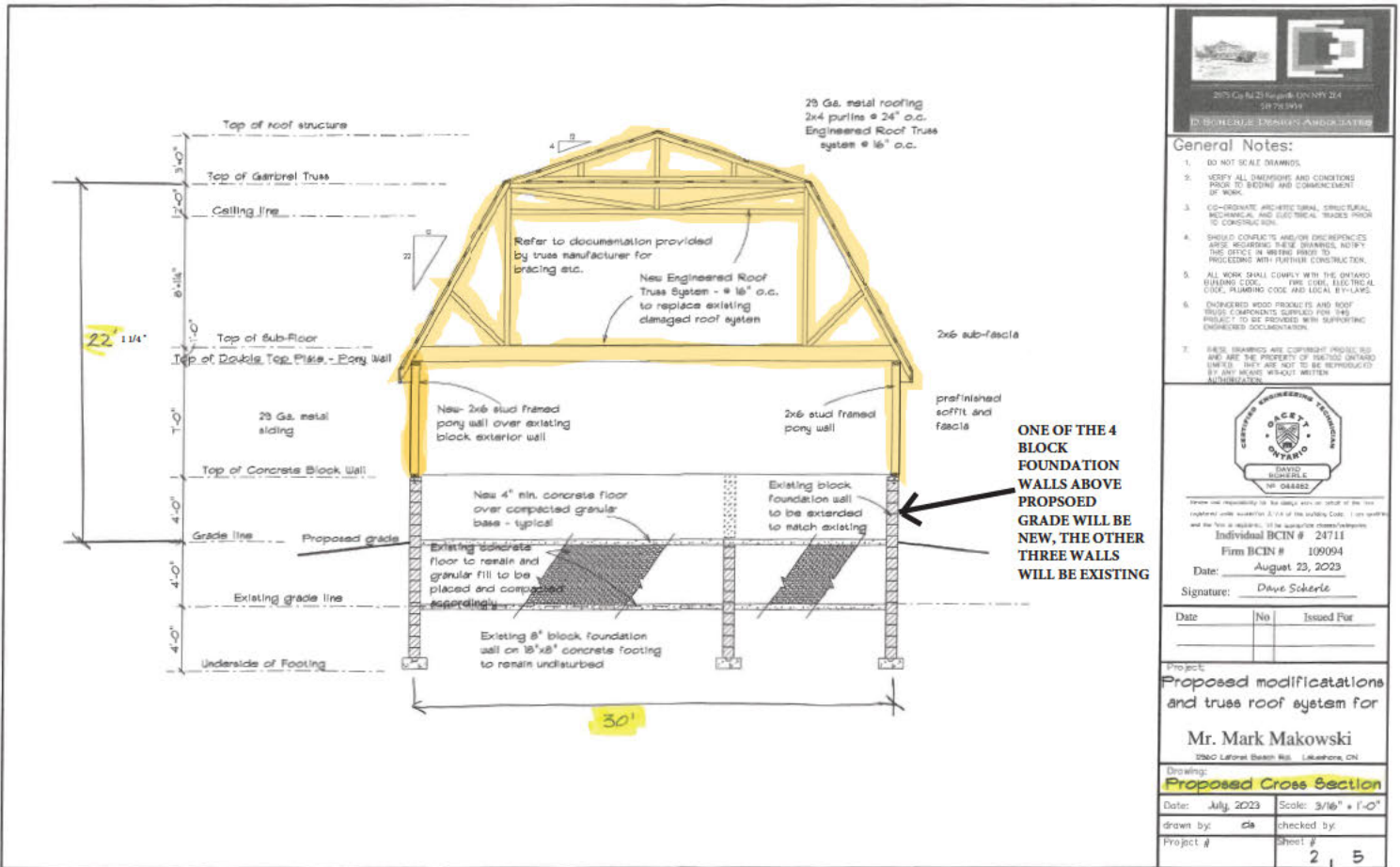
Review and responsibility for the design work on behalf of the firm registered under subsection 2.7.4 of the building Code. I am qualified and the firm is registered in the appropriate classes/categories.
 Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

Date	No	Issued For

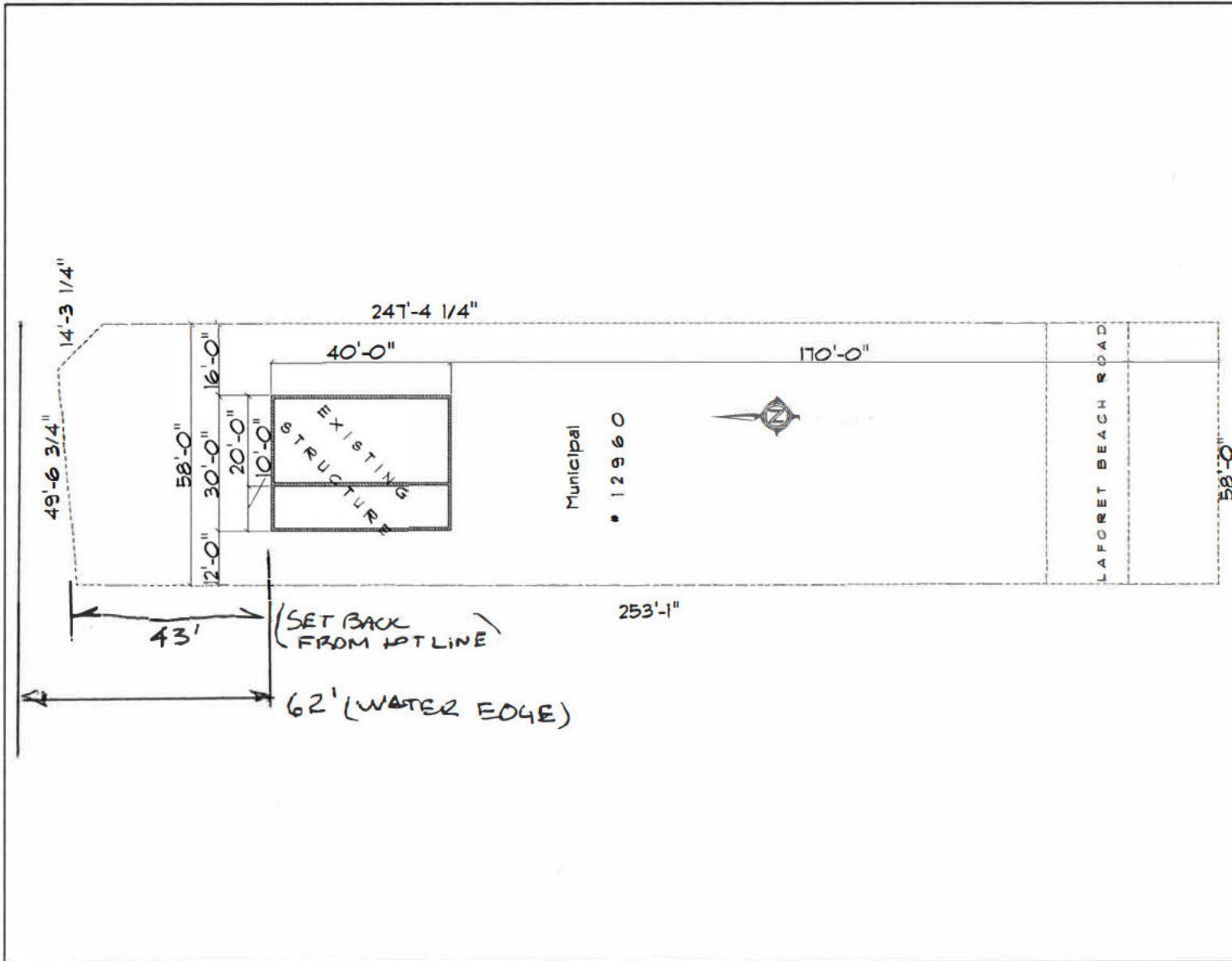
Project:
 Proposed modifications and truss roof system for
Mr. Mark Makowski
 12360 Lakeshore Beach Rd. Lakeshore, ON

Drawing:
Proposed Cross Section
 Date: July 2023 Scale: 3/16" = 1'-0"
 drawn by: ds checked by:
 Project # Sheet #
 2 | 5

Cross Section Drawing showing proposed new walls and new roof truss system highlighted in orange



Renovated building to be located in the same footprint of the existing building on the lot



- General Notes:**
1. DO NOT SCALE DRAWINGS
 2. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING AND COMMENCEMENT OF WORK.
 3. CO-ORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES PRIOR TO CONSTRUCTION.
 4. SHOULD CONFLICTS ARISE BETWEEN MEMBERS OF THIS DESIGN TEAM, NOTIFY THE DESIGN LEADER IMMEDIATELY TO PREVENT FURTHER CONSTRUCTION.
 5. ALL WORK SHALL COMPLY WITH THE CANADIAN BUILDING CODE, FIRE CODE, ELECTRICAL CODE, PLUMBING CODE AND LOCAL BY-LAWS.
 6. ENGINEERED WOOD PRODUCTS AND ROOF BRUSS CLAMPING'S SUPPLIES FOR THIS PROJECT TO BE PROVIDED WITH SUPPORTING INFLUENCED DOCUMENTATION.
 7. THESE DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF THE DESIGNER. UNLESS OTHERWISE STATED, THEY ARE NOT TO BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN AUTHORIZATION.

CERTIFIED ENGINEERING TECHNICIAN
DAVID SCHELLE
 No. 044462

I hereby accept responsibility for the design work on behalf of the firm.
 I am a member of the Association of Professional Engineers and Technicians of Ontario.
 I am registered in the Province of Ontario.
 I am a member of the Association of Professional Engineers and Technicians of Ontario.

Individual HCIN # 24711
 Firm HCIN # 109094
 Date: August 23, 2023
 Signature: *David Schelle*

Date	No	Issued For

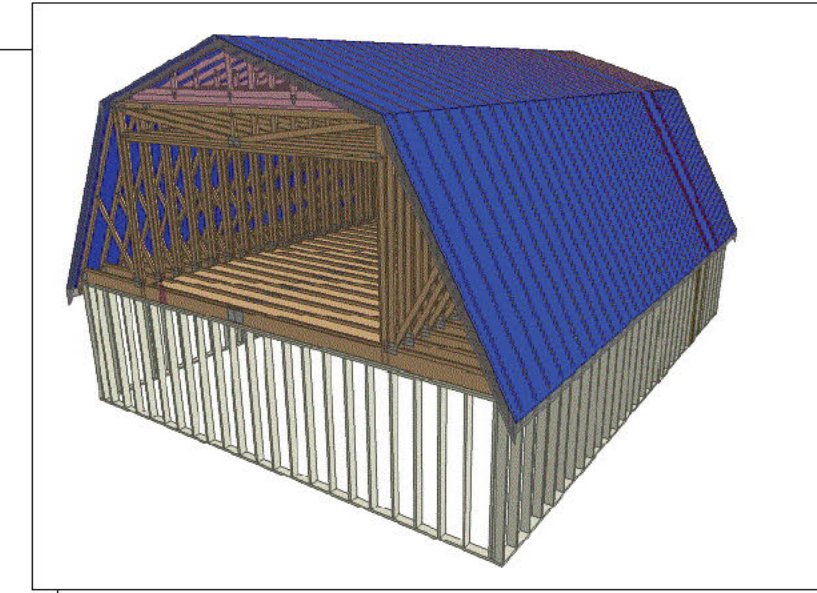
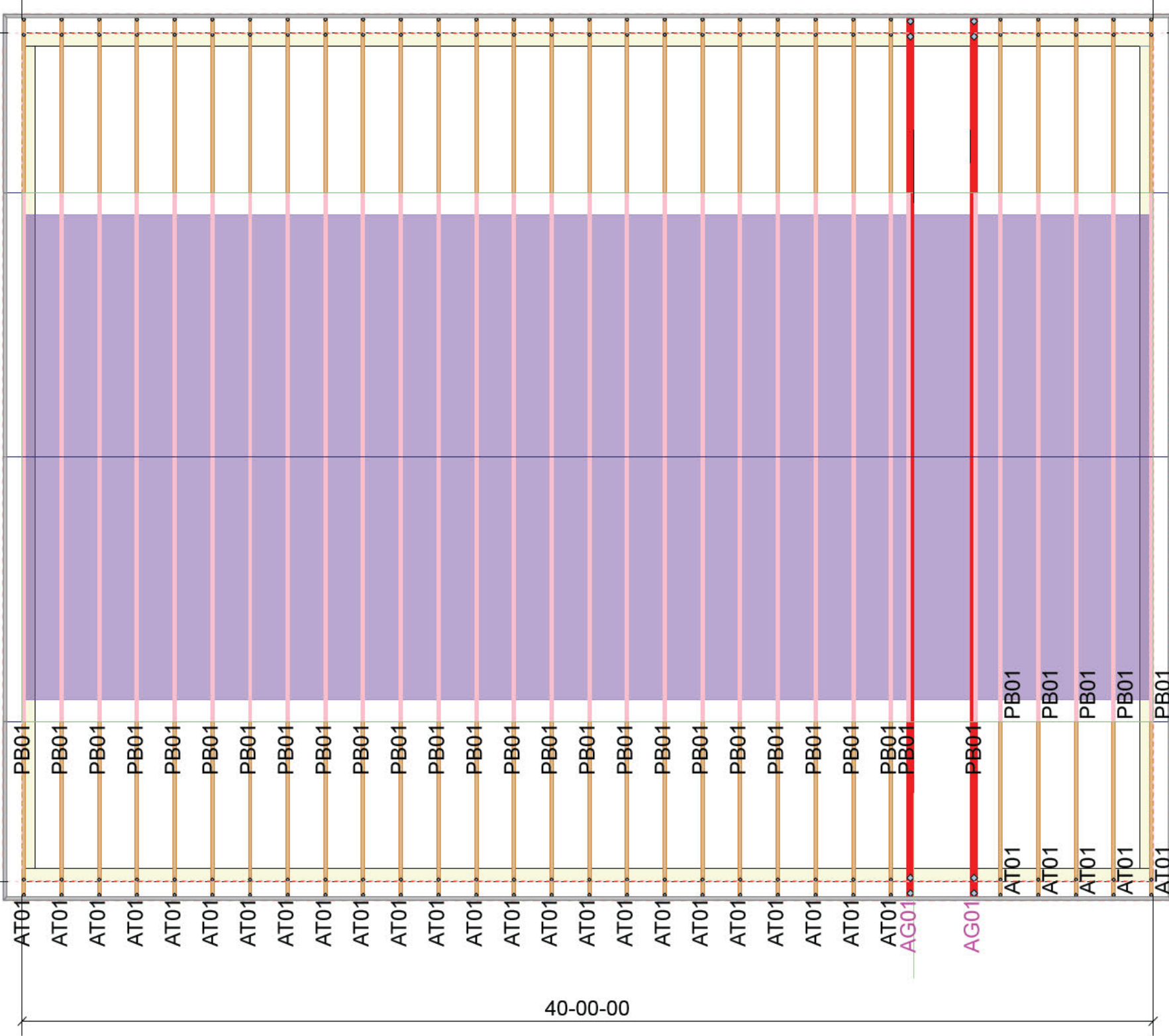
Project:
Proposed modifications and truss roof system for
Mr. Mark Makowski
 1780 Laforet Beach Rd., Lakeshore, ON

Drawing:
Site Plan

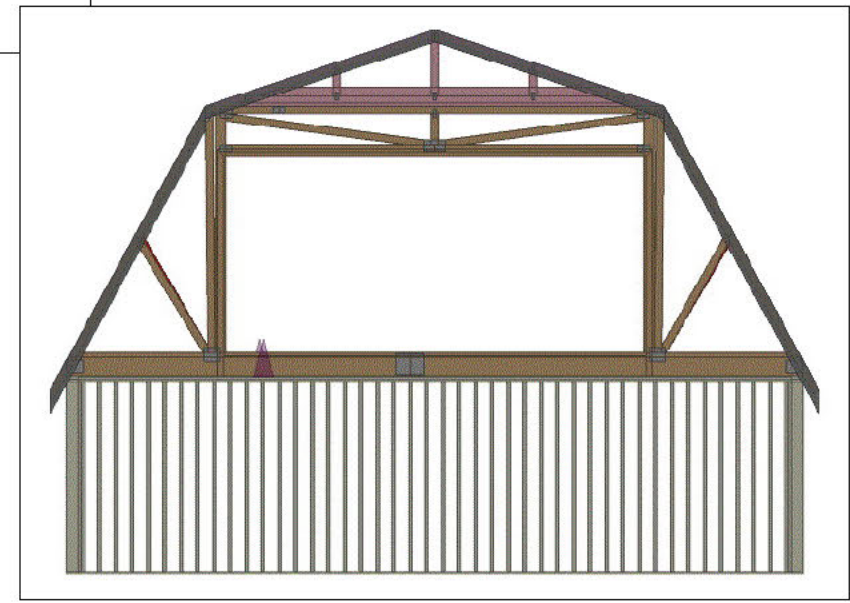
Date: July 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet #
	5 of 5

General Notes: ** CUTTING OR DRILLING OF COMPONENTS SHOULD NOT BE DONE WITHOUT CONTACTING SUPPLIER FIRST. CUSTOMER TAKES FULL RESPONSIBILITY FOR COMPONENTS IF CUT BEFORE AUTHORIZATION. *** GIRDERS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING LOADS. *** DIMENSIONS ARE READ AS: FOOT-INCH-SIXTEENTH

FRAMER MUST REFER TO PLANS WHILE SETTING COMPONENTS. DAMAGED COMPONENTS SHOULD NOT BE INSTALLED UNLESS TOLD TO BY THE COMPONENT MANUFACTURER.



30-00-00



THIS PLACEMENT PLAN HAS BEEN DEVELOPED FOR THE SPECIFICATION OF PRODUCTS BASED ON PROJECT INFORMATION PROVIDED. THE DESIGNER OF RECORD AND/OR BUILDER/FRAMER IS RESPONSIBLE TO ASSURE THESE DRAWINGS ARE COMPATIBLE WITH THE OVERALL PROJECT. FILL ALL NAIL HOLES IN HANGERS WITH PROPER SIZE NAILS(SEE HANGER SPECIFICATION SHEET IN PACKAGE)

TRUSS TO TRUSS CONNECTIONS ARE TOE-NAILED UNLESS NOTED OTHERWISE. REFER TO FINAL TRUSS ENGINEERING SHEETS FOR PLY TO PLY CONNECTIONS. PROVIDE ADEQUATE BEARING AND COLUMNS UNDER ALL GIRDEERS.

Revisions	
00/00/00	Name
00/00/00	Name
00/00/00	Name
00/00/00	Name

Roof Area 1906 ft² sq.ft
 Fascia Length 174.9 ft ft
 Valley Length 0 ft ft
 Hip Length 0 ft ft
 Ridge Length 124 ft

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss designated on the placement plan drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor systems and for the overall structure, the design of the truss support structure including headers beams walls and columns is the responsibility of the building designer.

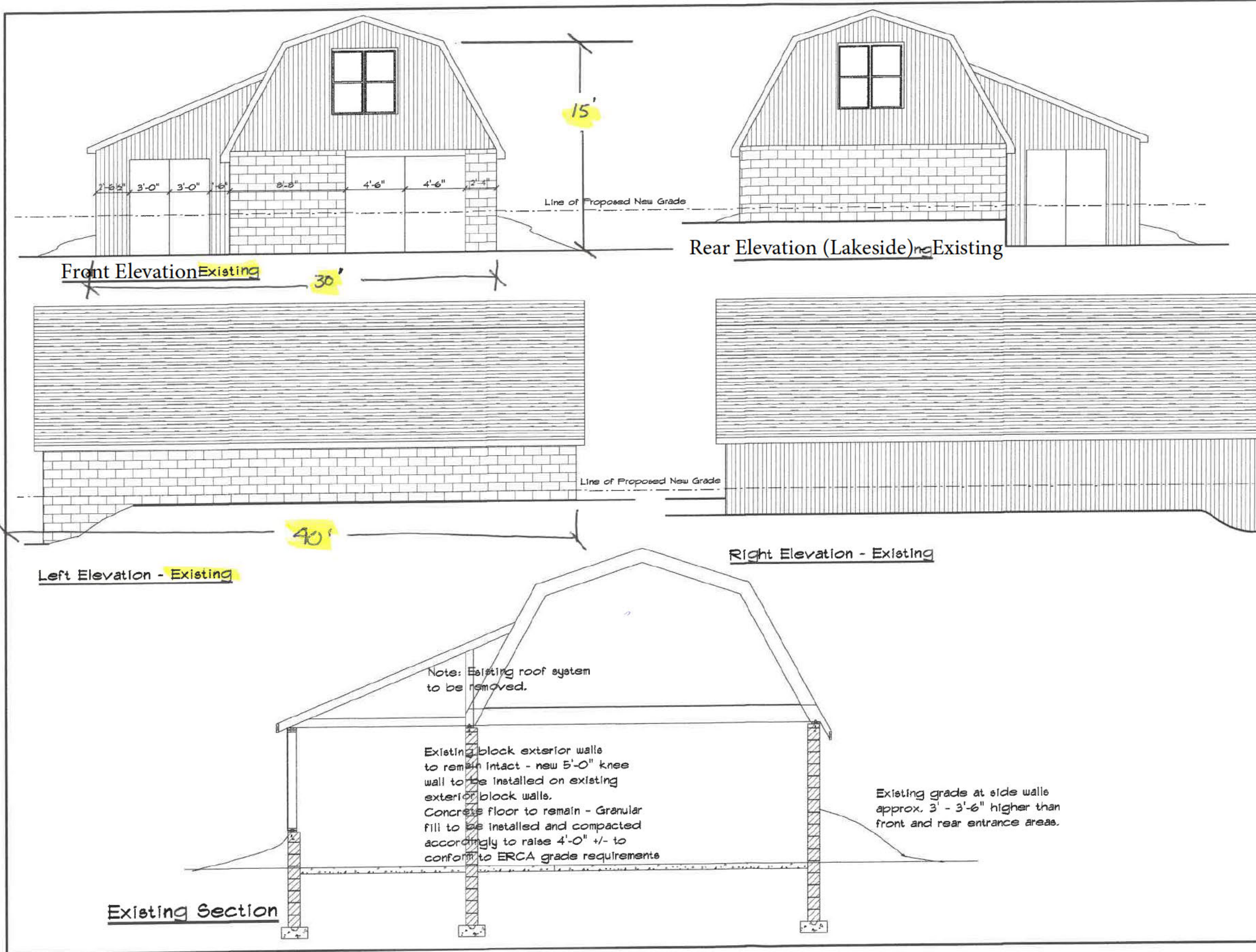
ROOF PLACEMENT PLAN

CUSTOMER: Cash customer
TAG:
MODEL:
SITE ADDRESS:
 Ontario



SCALE: NTS
DATE: 8/18/2023
DRAWN BY:
JOB #: 231034

Existing Building - Information



General Notes:

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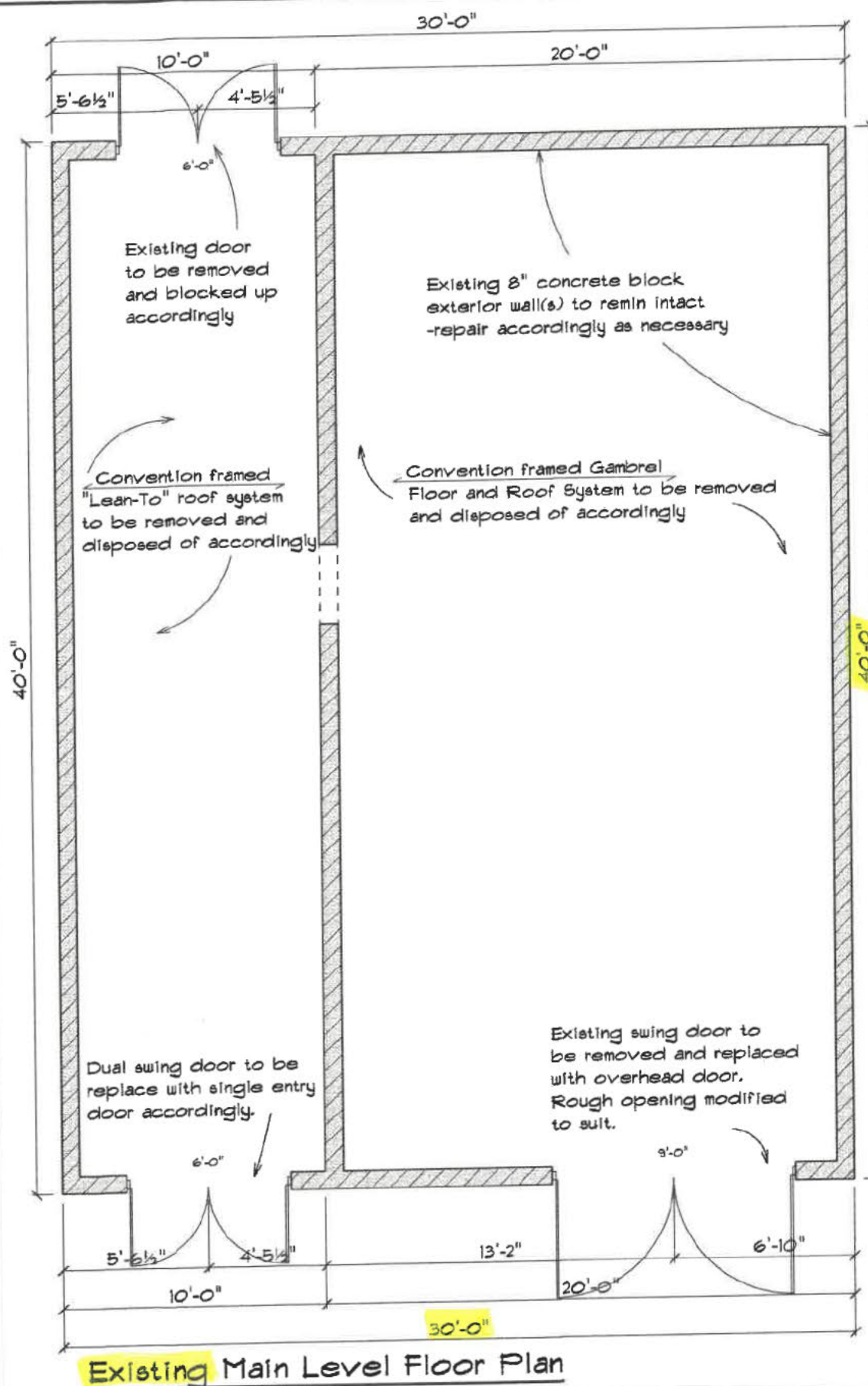
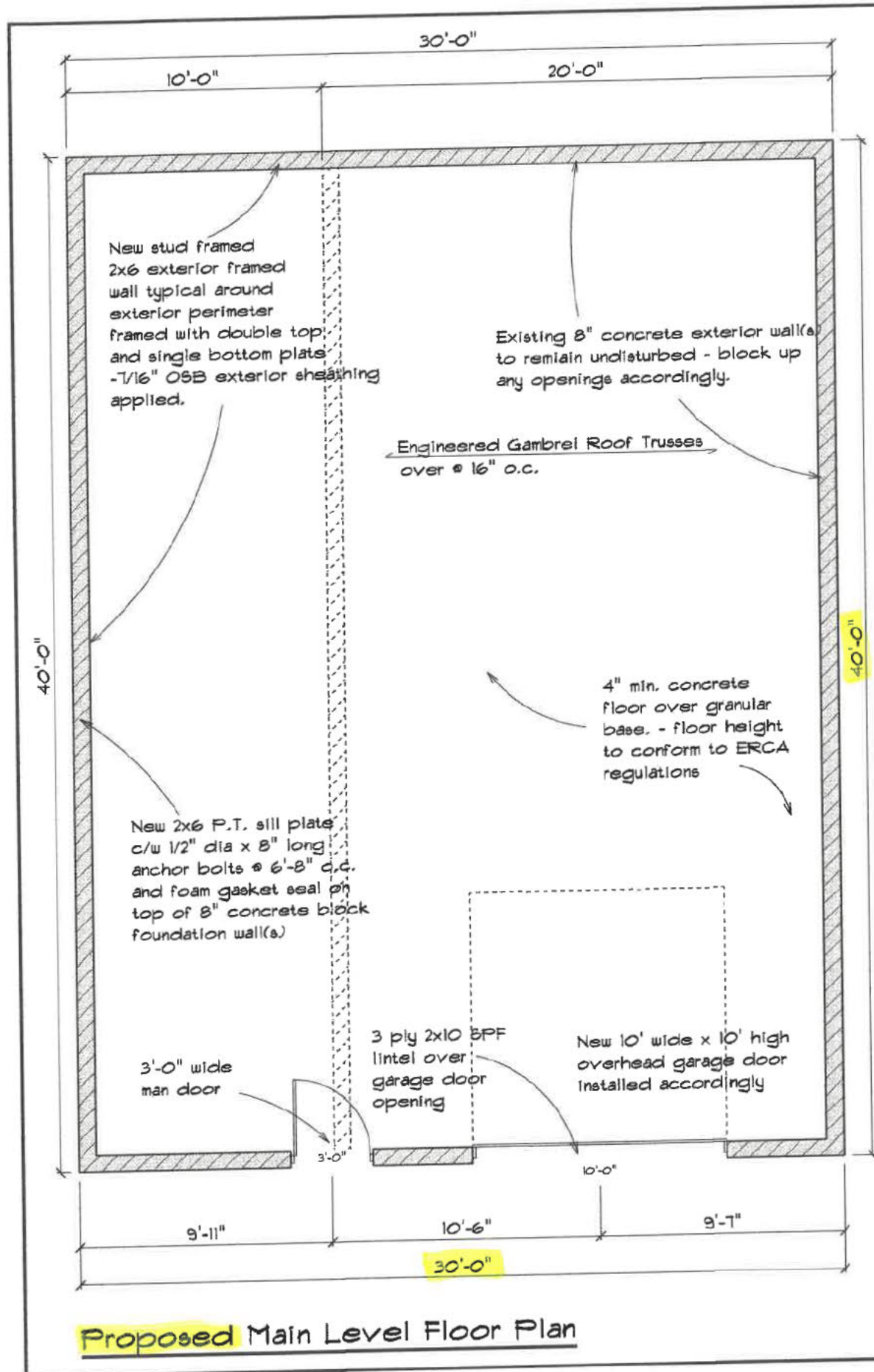
Review our responsibility for the design work on behalf of the firm registered under subsection 2.17.4 of the Building Code, I am qualified and the firm is registered in the appropriate classes/categories.
 Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

Date	No	Issued For

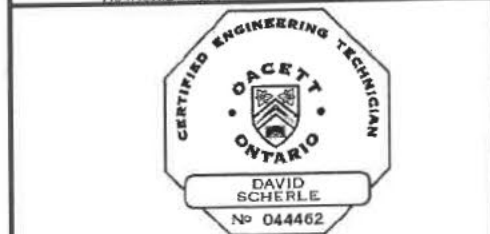
Project;
 Proposed modifications and truss roof system for
Mr. Mark Makowski
 12960 Laforest Beach Rd. Lakeshore, ON

Drawing: Existing	
Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet #
	3 5

Existing vs. Proposed Main Level Floor Plan



- General Notes:**
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Review and responsibility for the design work on behalf of the firm registered under subsection 2.17.4 of the Building Code. I am qualified and the firm is registered, in the appropriate classes/categories.

Individual BCIN # 24711
 Firm BCIN # 109094
 Date: August 23, 2023
 Signature: Dave Scherle

Date	No	Issued For

Project: Proposed modifications and truss roof system for Mr. Mark Makowski
 12560 L'Arrest Beach Rd. Lakeshore, ON

Drawing: Main Level Floor Plan(s)	
Date: July, 2023	Scale: 3/16" = 1'-0"
drawn by: ds	checked by:
Project #	Sheet #
	4 5



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

May 2, 2024

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Application for Minor Variance A-06-2024 12960 LAFORET BEACH RD

ARN 375174000002900; PIN: 750710190

Applicant: Mark Makowski

The Municipality of Lakeshore has received Application for Minor Variance A-06-2024 for the above noted subject property, which proposes to enlarge a legal non-conforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is zoned "Residential Waterfront - Lake St. Clair: (RW2) in the Lakeshore Zoning By-law and designated "Waterfront Residential" in the Lakeshore Official Plan.

We understand that the subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

We understand that the building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls and a new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from the proposed grade to "top of gambrel truss". The existing building is 15 feet (4.57 metres) to the "top of gambrel truss". The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and groundwater runoff causes flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load.

The following is provided as a result of our review of Application for Minor Variance A-06-2024.



Essex Region
Conservation Authority
sustaining the place for life

Mr. Ian Search
April 30, 2024

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA’s role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any development.

We note that the works propose a significant change to the structure and could act as a precursor to a change in use of the structure. The Conservation Authority cannot support a change in use to a habitable structure unless the structure satisfies the current development requirements, which is not possible due to the existing structure's setback from the hazard (Lake St. Clair).

The Conservation Authority has concerns that the proposed works may require reconstruction of the existing structure. The applicant will need to demonstrate to the Conservation Authority that the proposed works constitute a renovation of the structure and are not a reconstruction of the structure. The structure must be in adequate condition to support the works without requiring reconstruction. The applicant will be required to engage a professional engineer to review the structural adequacy of the building and confirm that the existing structure can support the proposed alterations.

If reconstruction of the existing structure is required to support the proposed alterations, the structure must satisfy all current development requirements for hazard lands. This would require extensive engineering and modifications to the existing structure, including relocation to a greater setback.

Mr. Ian Search
April 30, 2024

FINAL RECOMMENDATION

Our office requests that A-06-2024 be deferred until the applicant submits information from a professional engineer demonstrating that the structure does not require reconstruction to support the proposed alterations.

Our office would be happy to engage in pre-consultation with the applicant to review and address the above noted concerns.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good
Watershed Planner
/ag

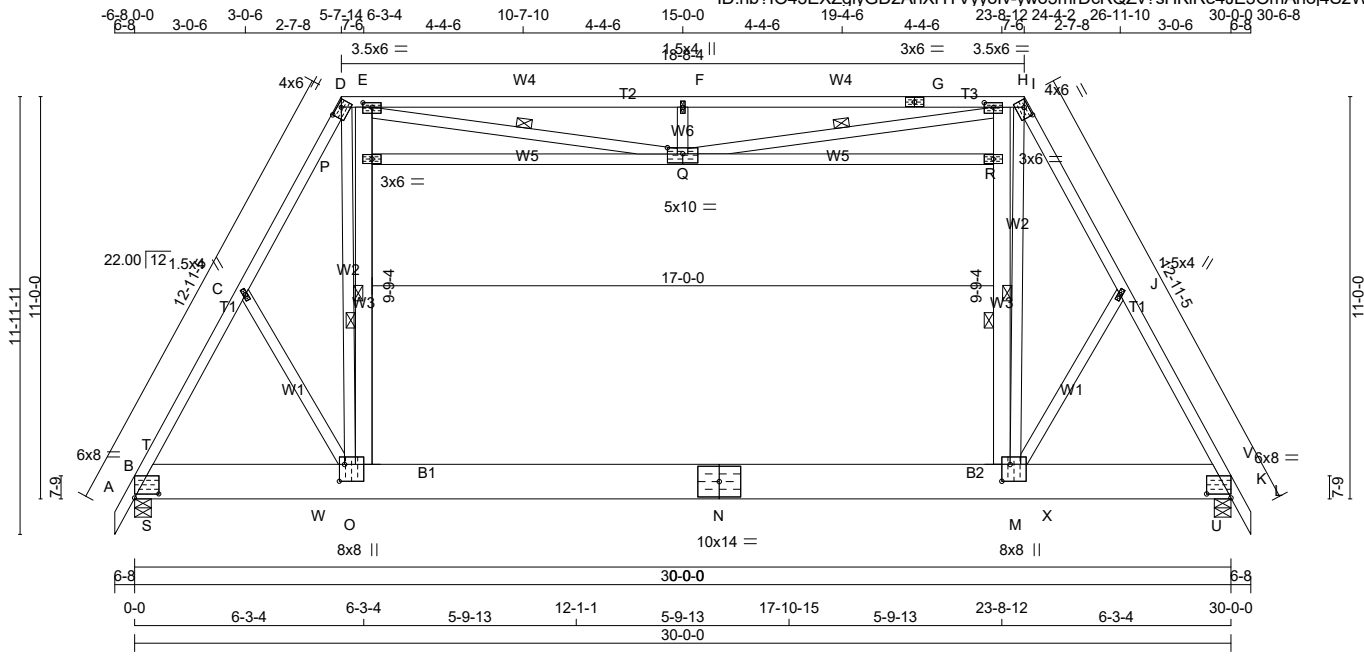
JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	AG01	2	2	TRUSS DESC.	

Rivard Engineered Products Inc., Essex, ON, N8M 2X5

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Tue Sep 5 15:06:47 2023 Page 1

ID:hb?IO43EXZgqyGD2AhXHTVyyolv-wo5mrDorRQZv?sHkiRe4JE3OmAhoj4S2WetMxGyqfYs

Scale = 1:63.0



TOTAL WEIGHT = 4 X 272 = 1088 lb

LUMBER				***PLATING OVERRIDE - REVIEW REQ'D***							DESIGN CRITERIA			
N. L. G. A. RULES				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER							SPECIFIED LOADS:			
CHORDS	SIZE	DRY	LUMBER	BEARINGS							TOP CH.	LL		
				FACTORED	MAXIMUM FACTORED	INPUT	REQRD			DL	PSF			
				GROSS REACTION	GROSS REACTION	BRG	BRG			PSF	PSF			
				VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	DL	PSF		
				JT	B	K	3660	0	3947	-586	-680	5-8	2-2	
				PROVIDE ANCHORAGE AT BEARING JOINT B FOR 680 LBS FACTORED UPLIFT							BOT CH.			
				PROVIDE ANCHORAGE AT BEARING JOINT K FOR 680 LBS FACTORED UPLIFT							DL	PSF		
				PROVIDE FOR 586 LBS FACTORED HORIZONTAL REACTION AT JOINT B							TOTAL LOAD = 42.9 PSF			
				UNFACTORED REACTIONS							ATTIC FLOOR = 40.0 PSF			
				1ST LCASE	MAX /MIN.	COMPONENT REACTIONS			CEILING DL = 5.0 PSF					
				JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL			
				B	3043	831 / 0	1406 / 0	0 / 0	160 / -934	806 / 0	0 / 0			
				K	3043	831 / 0	1406 / 0	0 / 0	220 / -934	806 / 0	0 / 0			
				HORIZONTAL REACTIONS							LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12			
				B	---	0 / 0	0 / 0	0 / 0	419 / -419	0 / 0	0 / 0			
				BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, K							GIRDER TYPE: CStdGirder			
				BRACING							START DISTANCE = 5-0-0			
				MAX. UNBRACED TOP CHORD LENGTH = 3.88 FT.							START SPAN CARRIED = 4-0-0			
				MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT OR RIGID CEILING DIRECTLY APPLIED.							END DISTANCE = 25-0-0			
				MAX. UNBRACED INTERIOR CHORD LENGTH = 6.25 FT OR RIGID SHEATHING TO ATTIC FLOOR AND CEILING.							END SPAN CARRIED = 4-0-0			
				ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.							END WALL WIDTH = 5-8			
				COMPRESSIVE EDGE OF 2x12 CHORDS TO BE HELD IN LINE BY DIRECT CONNECTION OF SHEATHING OR PURLINS SPACED NOT MORE THAN 2.00 ft APART. ADEQUATE BRIDGING OR BLOCKING REQUIRED AT 7.50 ft INTERVALS.							APPLIED TO FRONT SIDE OF BOTTOM CHORD.			
				1 LATERAL BRACE(S) AT 1/2 LENGTH OF D-O, O-P, M-R, I-M, E-Q, H-Q.							- ADD'L LOADS BASED ON 75 % OF GSL.			
				LOADING							THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015			
				TOTAL LOAD CASES: (18)							THIS DESIGN COMPLIES WITH:			
				CHORDS			WEBS				- PART 4 OF CBC 2018 , NBC-2019AE			
				MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX	MAX. UNBRACED LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH	- PART 4 OF OBC 2012 (2019 AMENDMENT)		
				FR-TO	FR-TO	FROM	TO	FR-TO	FR-TO	FR-TO	FR-TO	- CSA 086-14		
				A-B	0 / 22	-75.2	-75.2	0.04 (13)	10.00	C-O	-229 / 562	0.05 (7)	- TPIC 2014	
				B-T	-4938 / 496	-75.2	-75.2	0.18 (4)	4.18	D-O	-1291 / 4577	0.40 (4)	DESIGN ASSUMPTIONS	
				T-C	-5317 / 695	-75.2	-75.2	0.25 (4)	4.04	O-P	-1349 / 1176	0.14 (11)	- SLOPE REDUCTION FACTOR USED	
				C-D	-5226 / 891	-75.2	-75.2	0.23 (13)	4.13	P-E	-1252 / 1213	0.14 (11)	- OVERHANG NOT TO BE ALTERED OR CUT OFF.	
				D-E	-2558 / 514	-77.7	-77.7	0.31 (3)	5.42	M-R	-1349 / 1092	0.13 (2)	(75 % OF 16.7 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 20.9 P.S.F. SPECIFIED ROOF LIVE LOAD	
				E-F	-4898 / 1910	-77.7	-77.7	0.78 (1)	3.88	R-H	-1231 / 1130	0.12 (13)	ALLOWABLE DEFL.(LL) = L/360 (1.00")	
				F-G	-4898 / 1910	-77.7	-77.7	0.78 (1)	3.88	M-I	-1298 / 4577	0.40 (4)	CALCULATED VERT. DEFL.(LL) = L/ 999 (0.30")	
				G-H	-4898 / 1910	-77.7	-77.7	0.78 (1)	3.88	M-J	-229 / 562	0.05 (8)	ALLOWABLE DEFL.(TL) = L/180 (2.00")	
				H-I	-2558 / 509	-77.7	-77.7	0.31 (2)	5.42	E-Q	-1537 / 2801	0.29 (11)	CALCULATED VERT. DEFL.(TL) = L/ 845 (0.43")	
				I-J	-5226 / 900	-75.2	-75.2	0.23 (14)	4.13	Q-F	-691 / 576	0.04 (13)	CSI: TC=0.78/1.00 (F-H:1) , BC=0.79/1.00 (M-O:5) , WB=0.40/1.00 (D-O:4) , SSI=0.54/1.00 (M-O:5)	
				J-V	-5317 / 704	-75.2	-75.2	0.25 (4)	4.04	Q-H	-1485 / 2801	0.28 (13)	DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.00 COMP=1.00 SHEAR=1.00 TENS=1.00	
				V-K	-4938 / 381	-75.2	-75.2	0.18 (4)	4.18	S-T	-510 / 478	0.00 (1)	SNOW LOAD IMPORTANCE FACTOR = 1.00	
				K-L	0 / 22	-75.2	-75.2	0.04 (14)	10.00	U-V	-510 / 480	0.00 (1)	WIND LOAD IMPORTANCE FACTOR = 1.00	
				B-S	-256 / 2477	-37.5	-37.5	0.13 (4)	6.25				LIVE LOAD IMPORTANCE FACTOR = 1.00	
				S-W	-429 / 2514	-37.5	-37.5	0.79 (6)	6.25				COMPANION LIVE LOAD FACTOR = 1.00	
				W-O	-429 / 2514	-121.4	-121.4	0.79 (6)	6.25				TRUSS MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .	
				O-N	-278 / 2651	-206.4	-206.4	0.79 (5)	6.25					
				N-M	-278 / 2651	-206.4	-206.4	0.79 (5)	6.25					
				M-X	-179 / 2514	-121.4	-121.4	0.79 (5)	6.25					
				X-U	-179 / 2514	-37.5	-37.5	0.79 (5)	6.25					
				U-K	-190 / 2477	-37.5	-37.5	0.13 (4)	6.25					
				P-Q	-239 / 222	-32.5	-32.5	0.31 (6)	6.25					
				Q-R	-239 / 179	-32.5	-32.5	0.31 (5)	6.25					

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	AG01	2	2	TRUSS DESC.	

Rivard Engineered Products Inc., Essex, ON, N8M 2X5

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PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMB1-l	MT20	6.0	8.0	1.25	8.00
C, F, J						
C	TMW+w	MT20	1.5	4.0		
D	TMTW-h	MT20	4.0	6.0	1.25	3.50
E	TMWW-t	MT20	3.5	6.0	1.50	3.00
G	TS-t	MT20	3.0	6.0		
H	TMWW-t	MT20	3.5	6.0	1.50	3.00
I	TMTW-h	MT20	4.0	6.0	1.25	3.50
K	TMB1-l	MT20	6.0	8.0	1.25	8.00
M	BMWWW+t	MT20	8.0	8.0	5.50	2.75
N	BS-t	MT20	10.0	14.0		
O	BMWWW+t	MT20	8.0	8.0	5.50	1.75
P	WMW+w	MT20	3.0	6.0		
Q	WSWWW+l	MT20	5.0	10.0	5.00	2.00
R	WMW+w	MT20	3.0	6.0		

TRUSS HAS BEEN CHECKED FOR UNBALANCED LOADING
AS PER NBCC 4.1.6.2.(8)

WIND LOAD APPLIED IS DERIVED FROM REFERENCE VELOCITY PRESSURE OF (9.8) PSF AT (40-0-0) FT-IN-SX REFERENCE HEIGHT ABOVE GRADE AND USING EXTERNAL PEAK COEFFICIENTS, CpCg, BASED ON THE (MAIN WIND FORCE RESISTING SYSTEM). INTERNAL WIND PRESSURE IS BASED ON DESIGN (CATEGORY 2). BUILDING MAY BE LOCATED ON (OPEN TERRAIN), AND TRUSS IS DESIGNED TO BE LOCATED AT LEAST (0-0) FT-IN-SX AWAY FROM EAVE. TRUSS UPLIFT IS BASED ON TOP AND BOTTOM CHORD DEAD LOADS OF 5.0 PSF AND 5.0 PSF RESPECTIVELY.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
	(PSI)	(PLI)	(PLI)
	MAX MIN	MAX MIN	MAX MIN
MT20	650 371	1747 788	1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

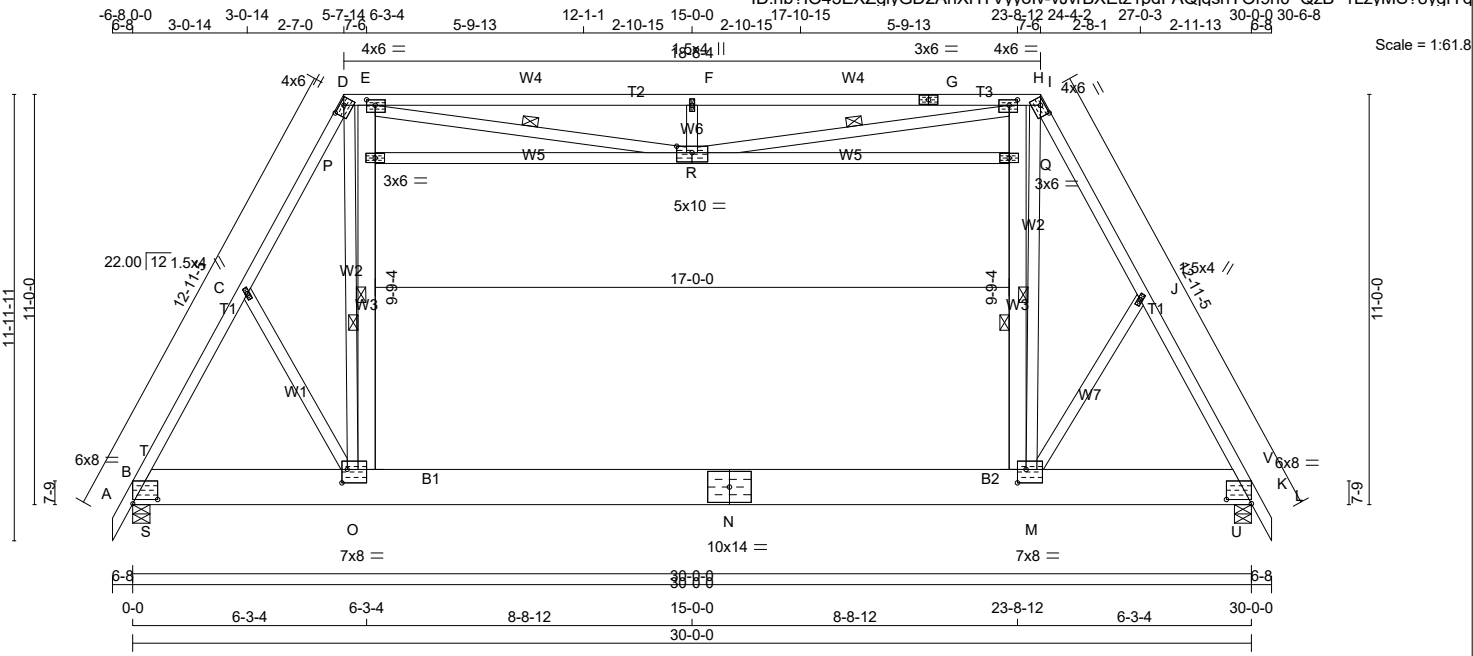
JSI GRIP= 0.89 (D) (INPUT = 0.90)
JSI METAL= 0.83 (K) (INPUT = 1.00)

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	AT01	29	1	TRUSS DESC.	

Rivard Engineered Products Inc., Essex, ON, N8M 2X5

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TOTAL WEIGHT = 29 X 272 = 7884 lb

*****PLATING OVERRIDE - REVIEW REQ'D*****

LUMBER

N. L. G. A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY No.2	SPF
D - G	2x4	DRY No.2	SPF
G - I	2x4	DRY No.2	SPF
I - L	2x4	DRY No.2	SPF
B - N	2x12	DRY No.2	SPF
N - K	2x12	DRY No.2	SPF
P - R	2x4	DRY 2100F 1.8E	SPF
R - Q	2x4	DRY 2100F 1.8E	SPF
ALL WEBS EXCEPT	2x4	DRY No.2	SPF
O - E	2x6	DRY No.2	SPF
M - H	2x6	DRY No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT TYPE	PLATES	W	LEN	Y	X
B	TMB1-I	MT20	6.0	8.0	1.25 8.00
C, F, J					
D	TMW+w	MT20	1.5	4.0	
C	TMTW-h	MT20	4.0	6.0	1.25 3.50
E	TMWW-t	MT20	4.0	6.0	1.75 2.75
G	TS-t	MT20	3.0	6.0	
H	TMMW-t	MT20	4.0	6.0	1.75 2.75
I	TMTW-h	MT20	4.0	6.0	1.25 3.50
K	TMB1-I	MT20	6.0	8.0	1.25 8.00
M	BMWWW-t	MT20	7.0	8.0	4.25 2.75
N	BS-t	MT20	10.0	14.0	
O	BMWWW-t	MT20	7.0	8.0	4.25 1.75
P	WMW+w	MT20	3.0	6.0	
Q	WMW+w	MT20	3.0	6.0	
R	WSWWW+I	MT20	5.0	10.0	5.00 2.00

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
B	1881	0	1997	-391	-379	5-8	2-3
K	1881	0	1997	0	-379	5-8	2-3

PROVIDE ANCHORAGE AT BEARING JOINT B FOR 379 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT K FOR 379 LBS FACTORED UPLIFT

PROVIDE FOR 391 LBS FACTORED HORIZONTAL REACTION AT JOINT B

UNFACTORED REACTIONS

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	1551	447 / 0	680 / 0	0 / 0	18 / -518	424 / 0	0 / 0
K	1551	447 / 0	680 / 0	0 / 0	58 / -518	424 / 0	0 / 0

HORIZONTAL REACTIONS

B	---	0 / 0	0 / 0	0 / 0	279 / -279	0 / 0	0 / 0
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BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, K

BRACING
 MAX. UNBRACED TOP CHORD LENGTH = 3.56 FT.
 MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT OR RIGID CEILING DIRECTLY APPLIED.

MAX. UNBRACED INTERIOR CHORD LENGTH = 6.25 FT OR RIGID SHEATHING TO ATTIC FLOOR AND CEILING.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

COMPRESSIVE EDGE OF 2x12 CHORDS TO BE HELD IN LINE BY DIRECT CONNECTION OF SHEATHING OR PURLINS SPACED NOT MORE THAN 2.00 ft APART. ADEQUATE BRIDGING OR BLOCKING REQUIRED AT 7.50 ft INTERVALS.

1 LATERAL BRACE(S) AT 1/2 LENGTH OF O-P, M-Q, D-O, I-M, E-R, H-R.

LOADING
 TOTAL LOAD CASES: (35)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)	
FR-TO		FROM TO		FR-TO			
A-B	0 / 15	-50.1 -50.1	0.04 (13)	10.00	O-P	-989 / 796	0.17 (11)
B-T	-2380 / 226	-50.1 -50.1	0.15 (4)	4.33	P-E	-893 / 821	0.17 (11)
T-C	-2548 / 346	-50.1 -50.1	0.23 (13)	4.19	M-Q	-989 / 740	0.17 (2)
C-D	-2492 / 480	-50.1 -50.1	0.26 (13)	4.28	Q-H	-893 / 765	0.14 (13)
D-E	-1206 / 284	-51.8 -51.8	0.40 (3)	5.47	D-O	-772 / 2281	0.40 (14)
E-F	-2822 / 1215	-51.8 -51.8	0.98 (1)	3.56	M-I	-772 / 2279	0.40 (13)
F-G	-2822 / 1215	-51.8 -51.8	0.98 (1)	3.56	E-R	-1023 / 1852	0.37 (11)
G-H	-2822 / 1215	-51.8 -51.8	0.98 (1)	3.56	R-F	-455 / 383	0.05 (13)
H-I	-1206 / 281	-51.8 -51.8	0.40 (2)	5.47	R-H	-988 / 1852	0.36 (13)
I-J	-2492 / 481	-50.1 -50.1	0.26 (14)	4.28	C-O	-157 / 376	0.06 (7)
J-V	-2550 / 353	-50.1 -50.1	0.23 (14)	4.19	M-J	-156 / 374	0.06 (8)
V-K	-2383 / 160	-50.1 -50.1	0.15 (4)	4.32	S-T	-252 / 335	0.00 (1)
K-L	0 / 15	-50.1 -50.1	0.04 (14)	10.00	U-V	-248 / 285	0.00 (1)
B-S	-105 / 1160	-25.0 -25.0	0.12 (4)	6.25			
S-O	-229 / 1207	-25.0 -25.0	0.61 (6)	6.25			
O-N	-128 / 1279	-81.7 -81.7	0.62 (5)	6.25			
N-M	-128 / 1279	-81.7 -81.7	0.62 (5)	6.25			
M-U	-65 / 1207	-25.0 -25.0	0.61 (5)	6.25			
U-K	-68 / 1162	-25.0 -25.0	0.12 (4)	6.25			
P-R	-151 / 148	-21.7 -21.7	0.25 (6)	6.25			
R-Q	-151 / 119	-21.7 -21.7	0.25 (5)	6.25			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL = 20.9	PSF
	DL = 5.0	PSF
BOT CH.	LL = 10.0	PSF
	DL = 7.0	PSF
TOTAL LOAD	= 42.9	PSF
ATTIC FLOOR	= 40.0	PSF
	DL = 10.0	PSF
CEILING	DL = 5.0	PSF

SPACING = **16.0 IN. C/C**

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12

THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015

THIS DESIGN COMPLIES WITH:
 - PART 4 OF CBC 2018, NBC-2019AE
 - PART 4 OF OBC 2012 (2019 AMENDMENT)
 - CSA 086-14
 - TPIC 2014

DESIGN ASSUMPTIONS
 - SLOPE REDUCTION FACTOR USED
 - OVERHANG NOT TO BE ALTERED OR CUT OFF.

(75 % OF 16.7 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 20.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (1.00")
 CALCULATED VERT. DEFL.(LL) = L/999 (0.27")
 ALLOWABLE DEFL.(TL)= L/180 (2.00")
 CALCULATED VERT. DEFL.(TL) = L/941 (0.38")

CSI: TC=0.98/1.00 (F-H:1), BC=0.62/1.00 (M-O:5), WB=0.40/1.00 (D-O:14), SSI=0.41/1.00 (M-O:5)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

SNOW LOAD IMPORTANCE FACTOR = 1.00
 WIND LOAD IMPORTANCE FACTOR = 1.00
 LIVE LOAD IMPORTANCE FACTOR = 1.00
 COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)	MAX MIN	MAX MIN
MT20	650	371	1747	788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches
 PLATE ROTATION TOL. = 5.0 Deg.

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	AT01	29	1	TRUSS DESC.	

Rivard Engineered Products Inc., Essex, ON, N8M 2X5

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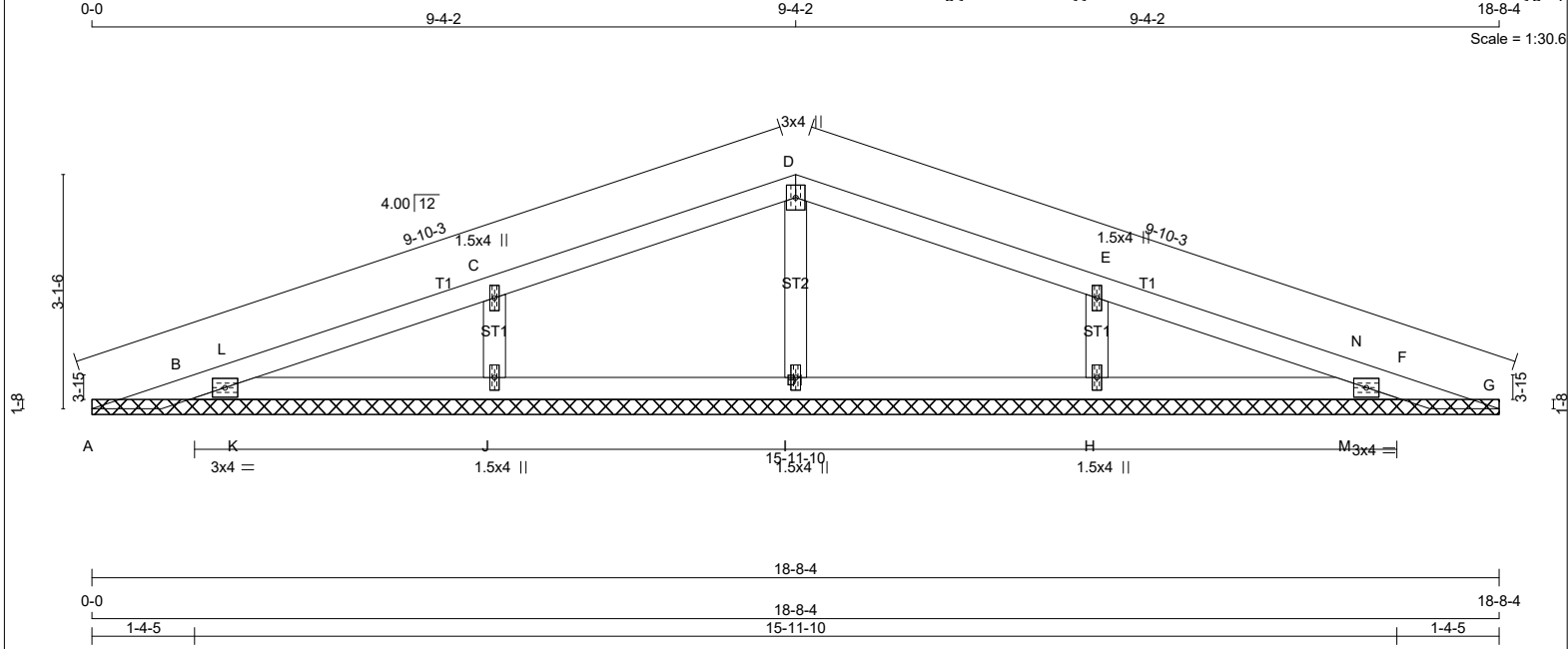
	<p>TRUSS HAS BEEN CHECKED FOR UNBALANCED LOADING AS PER NBCC 4.1.6.2.(8)</p> <p>WIND LOAD APPLIED IS DERIVED FROM REFERENCE VELOCITY PRESSURE OF (9.8) PSF AT (40-0-0) FT-IN-SX REFERENCE HEIGHT ABOVE GRADE AND USING EXTERNAL PEAK COEFFICIENTS, CpCg, BASED ON THE (MAIN WIND FORCE RESISTING SYSTEM).INTERNAL WIND PRESSURE IS BASED ON DESIGN (CATEGORY 2). BUILDING MAY BE LOCATED ON (OPEN TERRAIN), AND TRUSS IS DESIGNED TO BE LOCATED AT LEAST (0-0) FT-IN-SX AWAY FROM EAVE.TRUSS UPLIFT IS BASED ON TOP AND BOTTOM CHORD DEAD LOADS OF 5.0 PSF AND 5.0 PSF RESPECTIVELY.</p>	<p>JSI GRIP= 0.89 (D) (INPUT = 0.90) JSI METAL= 0.80 (K) (INPUT = 1.00)</p>
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JOB NAME 231034-A	TRUSS NAME PB01	QUANTITY 31	PLY 1	JOB DESC. TRUSS DESC.	DRWG NO.
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Rivard Engineered Products Inc., Essex, ON, N8M 2X5

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LUMBER
N. L. G. A. RULES
CHORDS SIZE LUMBER DESCR. SPF
A - D 2x4 DRY No.2
D - G 2x4 DRY No.2
B - F 2x4 DRY No.2
ALL WEBS 2x4 DRY No.2
DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMB1-I	MT20	3.0	4.0		
C	TMW+w	MT20	1.5	4.0		
D	TTW+p	MT20	3.0	4.0		
E	TMW+w	MT20	1.5	4.0		
F	TMB1-I	MT20	3.0	4.0		
H, I, J						
H	BMW1+w	MT20	1.5	4.0		

*****PLATING OVERRIDE - REVIEW REQ'D*****

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	BRG	REQRD
A	3	0	13	59	-23	18-8-4	(15-11#10)	
G	3	0	11	0	-9	18-8-4	(15-11#10)	
B	217	0	229	0	-114	18-8-4	(15-11#10)	
F	217	0	229	0	-105	18-8-4	(15-11#10)	
I	253	0	253	0	-48	18-8-4	(15-11#10)	
J	350	0	371	0	-207	18-8-4	(15-11#10)	
H	350	0	371	0	-207	18-8-4	(15-11#10)	

VALUE IN PARENTHESIS INDICATES EFFECTIVE BEARING LENGTH

BEHAVE PLATE OR SHIM REQUIRED TO PROVIDE FULL BEARING SURFACE WITH TRUSS CHORD AT JT(S): A, G

PROVIDE ANCHORAGE AT BEARING JOINT A FOR 150 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT G FOR 150 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT B FOR 150 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT F FOR 150 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT I FOR 150 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT J FOR 207 LBS FACTORED UPLIFT
 PROVIDE ANCHORAGE AT BEARING JOINT H FOR 207 LBS FACTORED UPLIFT

PROVIDE FOR 59 LBS FACTORED HORIZONTAL REACTION AT JOINT A

UNFACTORED REACTIONS

JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS	DEAD	SOIL
A	0	6/0	0/0	0/0
G	0	6/0	0/0	0/0
B	163	92/0	31/0	0/0
F	163	92/0	31/0	0/0
I	195	87/0	52/0	0/0
J	264	151/0	56/0	0/0
H	264	151/0	56/0	0/0

HORIZONTAL REACTIONS

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
A	0	6/0	0/-7	0/0	7/-18	2/0	0/0
G	0	6/0	0/-7	0/0	0/-7	2/0	0/0
B	163	92/0	31/0	0/0	0/-107	48/0	0/0
F	163	92/0	31/0	0/0	0/-100	48/0	0/0
I	195	87/0	52/0	0/0	0/-64	56/0	0/0
J	264	151/0	56/0	0/0	0/-186	71/0	0/0
H	264	151/0	56/0	0/0	0/-186	71/0	0/0

HORIZONTAL REACTIONS

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
A	---	0/0	0/0	0/0	42/-42	0/0	0/0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) A, G, B, F, I, J, H

BRACING
 MAX. UNBRACED TOP CHORD LENGTH = 6.25 FT.
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

DESIGN CRITERIA

DESIGNED LOADS:
 TOP CH. LL = 21.7 PSF
 DL = 5.0 PSF
 BOT CH. LL = 10.0 PSF
 DL = 7.0 PSF
 TOTAL LOAD = 43.7 PSF

SPACING = 16.0 IN. C/C

THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBC 2015

THIS DESIGN COMPLIES WITH:
 - PART 4 OF CBC 2018, NBC-2019AE
 - PART 4 OF OBC 2012 (2019 AMENDMENT)
 - CSA 086-14
 - TPIC 2014

DESIGN ASSUMPTIONS
 - SLOPE REDUCTION FACTOR USED

(80 % OF 16.7 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 21.7 P.S.F. SPECIFIED ROOF LIVE LOAD

CSI: TC=0.14/1.00 (D-E:3), BC=0.07/1.00 (J-K:17), WB=0.03/1.00 (C-J:13), SSI=0.10/1.00 (C-D:2)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

SNOW LOAD IMPORTANCE FACTOR = 1.00
 WIND LOAD IMPORTANCE FACTOR = 1.00
 LIVE LOAD IMPORTANCE FACTOR = 1.00
 COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
MT20	650	371	1747
	788	1987	1873

PLATE PLACEMENT TOL. = 0.250 inches
 PLATE ROTATION TOL. = 5.0 Deg.
 JSI GRIP= 0.27 (E) (INPUT = 0.90)
 JSI METAL= 0.13 (C) (INPUT = 1.00)

LOADING
 TOTAL LOAD CASES: (18)

MEMB.	CHORDS		WEBS	
	MAX. FACTORED (LBS)	FACTORED (PLF)	MAX. UNBRACED LENGTH	MAX. FACTORED (LBS)
FR-TO				
A-B	-57 / 66	-63.4 -63.4	0.07 (2)	6.25 I-D -157 / 76
B-L	-51 / 32	-51.8 -51.8	0.07 (2)	6.25 J-C -262 / 222
L-C	-19 / 46	-51.8 -51.8	0.14 (2)	6.25 H-E -262 / 222
C-D	-17 / 89	-51.8 -51.8	0.14 (2)	6.25 K-L -11 / 66
D-E	-17 / 81	-51.8 -51.8	0.14 (3)	6.25 M-N -11 / 66
E-N	-9 / 19	-51.8 -51.8	0.14 (3)	10.00
N-F	-51 / 5	-51.8 -51.8	0.07 (3)	6.25
F-G	0 / 12	-63.4 -63.4	0.07 (3)	10.00
B-K	0 / 48	-25.0 -25.0	0.02 (11)	10.00
K-J	0 / 48	-25.0 -25.0	0.07 (17)	10.00
J-I	0 / 52	-25.0 -25.0	0.07 (17)	10.00
I-H	0 / 52	-25.0 -25.0	0.07 (17)	10.00

FR-TO

MEMB.	FR-TO	MAX. FACTORED (LBS)	FACTORED (PLF)	MAX. UNBRACED LENGTH	MAX. FACTORED (LBS)	MAX. FACTORED (LBS)
I-D	-157 / 76	6.25				0.02 (1)
J-C	-262 / 222	6.25				0.03 (13)
H-E	-262 / 222	6.25				0.03 (14)
K-L	-11 / 66	6.25				0.00 (1)
M-N	-11 / 66	6.25				0.00 (1)

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	PB01	31	1	TRUSS DESC.	

Rivard Engineered Products Inc., Essex, ON, N8M 2X5

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Tue Sep 5 15:06:50 2023 Page 2

ID:hb?IO43EXZgIyGD2AhXHTVyyolv-NVTDOIFVklxUsK?vOZCnwsh3?OtnwX1VCc60YbygfYp

LOADING

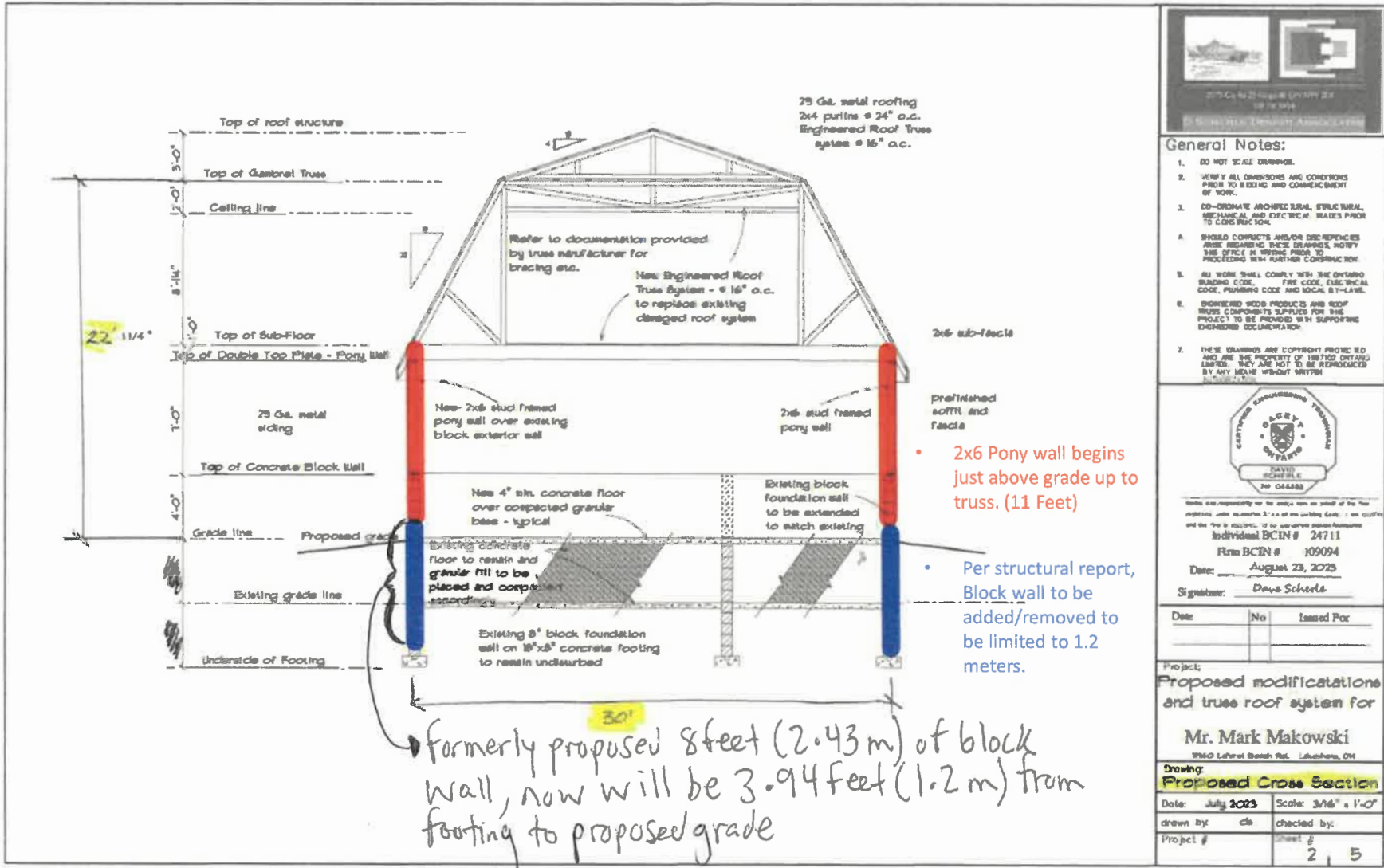
TOTAL LOAD CASES: (18)

C H O R D S				W E B S			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX. (LC)	MAX. UNBRAC	MEMB. LENGTH	MAX. FACTORED FORCE (LBS)	MAX. FACTORED FORCE (LBS)
H-M	0 / 45	-25.0	-25.0	0.07 (17)	10.00		
M-F	0 / 45	-25.0	-25.0	0.03 (14)	10.00		

TRUSS HAS BEEN CHECKED FOR UNBALANCED LOADING AS PER NBCC 4.1.6.2.(8)

WIND LOAD APPLIED IS DERIVED FROM REFERENCE VELOCITY PRESSURE OF { 9.8} PSF AT {40-0-0} FT-IN-SX REFERENCE HEIGHT ABOVE GRADE AND USING EXTERNAL PEAK COEFFICIENTS, CpCg, BASED ON THE {MAIN WIND FORCE RESISTING SYSTEM}. INTERNAL WIND PRESSURE IS BASED ON DESIGN {CATEGORY 2}. BUILDING MAY BE LOCATED ON {OPEN TERRAIN}, AND TRUSS IS DESIGNED TO BE LOCATED AT LEAST {0-0} FT-IN-SX AWAY FROM EAVE. TRUSS UPLIFT IS BASED ON TOP AND BOTTOM CHORD DEAD LOADS OF 5.0 PSF AND 5.0 PSF RESPECTIVELY.

Proposed Cross Section for Renovation



- General Notes:**
- DO NOT SCALE DRAWINGS.
 - VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING AND COMMENCEMENT OF WORK.
 - COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES PRIOR TO CONSTRUCTION.
 - SHOULD CONTRACTORS AND/OR SUBCONTRACTORS HAVE ANY DISCREPANCIES OR DISAGREEMENTS WITH THESE DRAWINGS, NOTIFY THE OFFICE IN WRITING PRIOR TO PROCEEDING WITH FURTHER CONSTRUCTION.
 - ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE, FIRE CODE, ELECTRICAL CODE, PLUMBING CODE AND LOCAL BY-LAW.
 - WORKING DRAWINGS AND SHOP DRAWINGS SHALL BE PROVIDED FOR THE PROJECT TO BE PROVIDED WITH SUPPORTING ENGINEER DOCUMENTATION.
 - THESE DRAWINGS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF 180702 ONTARIO LIMITED. THEY ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

CERTIFIED PROFESSIONAL ENGINEER

ONTARIO

PAVIT KACHHARE

NO. 044483

I hereby certify that I am the author or creator of the design and the drawings shown on the drawings and that I am a member in good standing of the Ontario Engineering Council and that I am registered under the Engineering Act, 1990 and the Professional Engineers Act, 1990.

Individual BCIN # 24711
Firm BCIN # 109094
Date: August 23, 2023
Signature: Dave Schiele

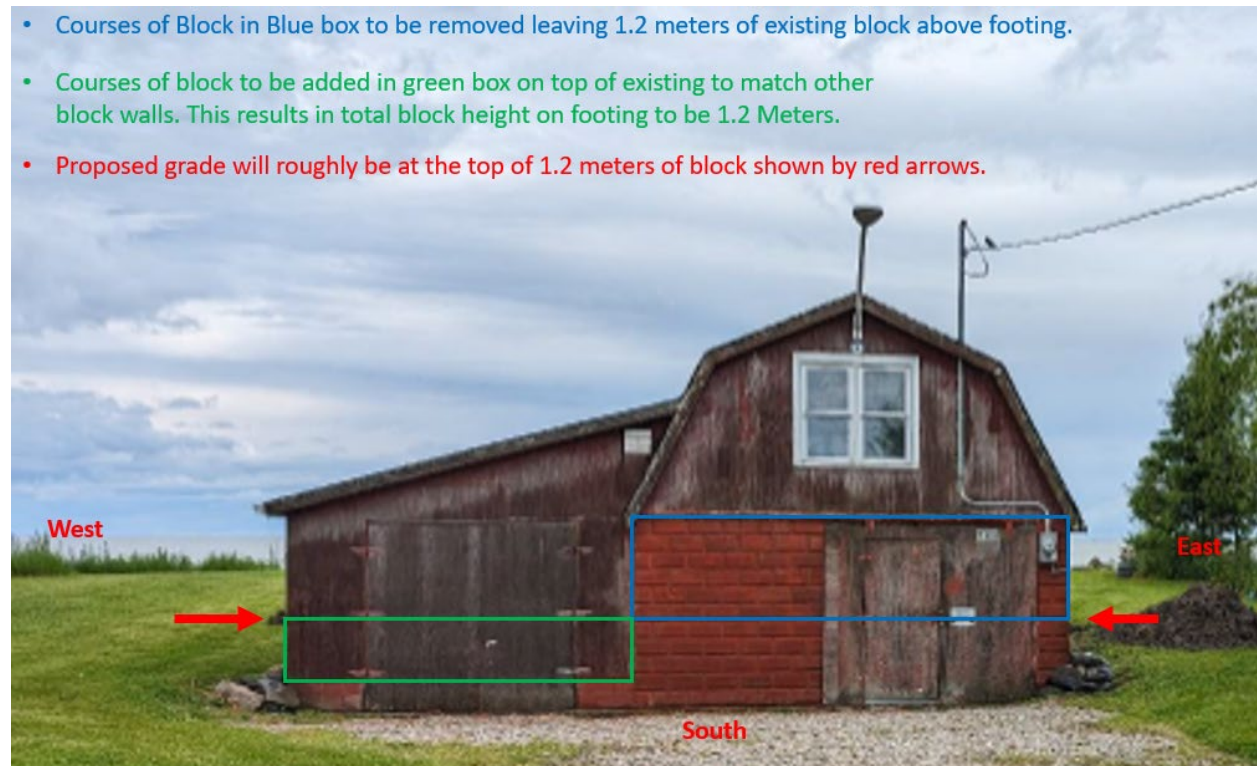
Date	No	Issued For

Project:
Proposed modifications
and truss roof system for
Mr. Mark Makowski
1710 Labour Bldg Rd. Lakeland, ON

Drawing:
Proposed Cross Section

Date: July 2023 Scale: 3/16" = 1'-0"
drawn by: ch checked by:
Project # 215

As seen in the photographs included in the structural report the north, south, and east wall currently have 11 courses of block on top of the footing (2.2 meters). The existing west wall only has 2 courses of block on top of the footing (0.4 meters). The north, south, and east block walls will have block removed so only 1.2 meters of block remains on top of footing as detailed in the updated cross section drawing mark-up. The West wall (lean-to side) will have courses of block added to existing courses totaling to the 1.2 meters above the footing. See below picture for clarity.



This follows the structural report as it states - “The number of block units added to the existing lean- to block masonry foundation wall should be limited to the minimum number of blocks required to reach above the proposed grade – approximately 1.2 metres.”

“Based on the structural assessment completed by Patterson Engineering and in carrying out loading calculations for the existing footings for the original and lean-to portion, it is our professional opinion that the existing footings are adequate of carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres.”

Knee wall/Pony wall: There will be wood 2x6 constructed wall on top of the blocks totaling in height of 11 feet (3.3 meters) to bottom of truss. This is depicted on the updated cross sectional drawing and also follows what is stated in the structural report. The overall height of building will be 22 ft 1.25 in (6.74 metres), as originally applied for in the public meeting notice. **Structural report reads** – “The proposed 2x6 knee wall

height above the proposed block masonry units should be maximized (2.1 metres to 3.35 m) to reduce the additional wall loading”

To clarify the proposed grade: As seen in picture above the proposed grade line marked in red arrows is approximately 4 block units above footing. The applicant states that the barn is currently sitting in a hole. Over the years the grade has been brought up on the North, West, and East walls to match neighbouring properties but was not brought up nearly as much on the south side wall as it would eliminate accessing the current doors. The applicant states that **once this work is completed minor fill would be added on the south side wall existing grade to be brought up to proposed grade to match the existing grade on the other walls and neighboring properties.** The existing grade on sides of barn is already 4 courses of block high.



planning@erca.org

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F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

June 24, 2024

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Application for Minor Variance A-06-2024 12960 LAFORET BEACH RD

ARN 375174000002900; PIN: 750710190

Applicant: Mark Makowski

The Municipality of Lakeshore has received Application for Minor Variance A-06-2024 for the above noted subject property, which proposes to enlarge a legal non-conforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is zoned "Residential Waterfront - Lake St. Clair: (RW2) in the Lakeshore Zoning By-law and designated "Waterfront Residential" in the Lakeshore Official Plan.

We understand that the subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

We understand that the building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls and a new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from the proposed grade to "top of gambrel truss". The existing building is 15 feet (4.57 metres) to the "top of gambrel truss". The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and groundwater runoff causes flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load.

The following is provided as a result of our review of Application for Minor Variance A-06-2024.



Mr. Ian Search
June 24, 2024

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA’s role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration, or other activities affected by Section 28 of the *Conservation Authorities Act*.

Our office has received and reviewed a Structural Report from Patterson Engineering, dated June 18, 2024, for this proposed development, which confirms that "the existing footings are adequate of(sic) carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres." We confirm that this report satisfies our office that the structure is in adequate condition to support the proposed works without requiring reconstruction.

FINAL RECOMMENDATION

Our office has **no objection** to A-06-2024. As noted above, the property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Sincerely,



Alicia Good
Watershed Planner
/ag



From: [Paul Charbachi](#)
To: [Ian Search](#)
Subject: RE: A-06-2024 - 12960 Laforet Beach Road
Date: July 19, 2024 11:13:36 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The Applicant must submit engineering drawings signed and sealed by a certified professional. The engineering drawings will be reviewed by an engineering firms designated by VIA at the Applicant's expenses.

The Applicant must also submit locates to VIA. The locates must be submitted to VIA electronically and physically. The Applicant must meet the following requirements:

- **Transport Canada:**
 - *Railway Safety Act, Part III, Sections 24 and 25.*
- **For Clearance:**
 - *Railway Right of Way Access Control Policy;*
 - *Wire Crossings and Proximities Regulations – C.R.C., c. 1195;*
 - *Standards Respecting Railway Clearances – TC E-05;*
 - Notice of Railway Works Regulations, a copy of the notice must be sent to VIA.
- **Traffic control near a railways:**
 - *Circular 13 Railway Association of Canada*
- **For Grade Crossings:**
 - *Grade Crossings Regulations;*
 - The provisions that must be adhered to with respect to the creation of new entrance ways or intersecting roads from the nearest rail. Reference GCR Sub-Section 101(1) and Grade Crossings Standards Article 11.
 - *Grade Crossings Standards;*
 - *Transport Canada Standard for LED Signals Modules at Highway/Railway Grade Crossings – TC E-14;*
 - *Minimum Railway/Road Crossing Sightline Requirements for All Grade Crossings Without Automatic Warning Devices – G4-A.*
 - The requirements surrounding sightlines, of which any construction or activities (Duplex development) on the property or new properties must ensure they do not obstruct the required minimum grade crossing sightlines. (reference Section 21 of the GCR).
 - All crossings shall be constructed / design with at least 20 feet 0 grade from each side of the rail

- **Canadian Standards Association:**
 - CAN/CSA C22.3 No. 1 – Overhead Systems;
 - CAN/CSA C22.3 No. 7 - Underground Systems;
 - CAN/CSA Z662 – Oil and Pipeline Systems;
 - CAN/CSA-B137.4 - Polyethylene Piping Systems for Gas Services.
- **VIA:**
 - *Buried Signal and Communication Guidelines;*
 - *Guidelines for New Development;*
 - *guidance which the Federation of Canadian Municipalities (FCM) has created on this topic specifically, you can find their guidance within the following link: [Guidelines for New Development in Proximity to Railway Operations.](#)*
 - Adjacent landowners, buildings and overhead structures are not allowed to drain or modify existing drainage ways to divert water onto railway property without a hydraulic study and approval of the VIA Rail Infrastructure Department;
 - All loads must be in compliance with Cooper E90;
 - Inspection frequency and submittal
 - Agreements signed between Via and the applicant
- **The Federation of Canadian Municipalities and the Railway Association of Canada:**
 - *Guidelines for New Development in Proximity to Railway Operations.*
- **Other:**
 - Proper fencing must be included or planned to be installed in order to avoid any trespassing or intrusions into the VIA right-of-way;
 - All fence maintenance will be done on the Applicant expense.

In addition, the Applicant must comply with the following areas of concern for which VIA request information, reassurances and/or commitments with regards to the application:

• **Utilities:**

- Electrical and Gas Supply

VIA would like assurances from the City and the Applicant that the new development will not negatively impact on the capacity, availability, stability of the supply and future growth capability thereof.

- Communications

VIA would like assurances from the City and the Applicant, that the new development will not impact VIA's operations as a result of potential alterations to the existing cellphone towers or any other fibre-optic infrastructures supplying the VIA station and property.

• **Water & Wastewater:**

- Drainage Sanitary/Storm

VIA would like assurances that the new development will not limit or interfere with its operations, specifically the main sanitary drainage that runs South-to-North from the Train Yards, through VIA's property towards the proposed development.

- Water supply

VIA would like assurances that the new development will not affect the supply and water pressure that is provided for the station.

- **Construction Disturbances:**

- VIA requests a copy of the Pedestrian study (from New Development).
- VIA is concerned by the flow of people that will go through our premises (either interior or exterior) to access the station.

- Station access (vehicle traffic)

Confirmation that the New Development access/exits, and traffic volumes will not affect or interfere VIA traffic circulation. VIA also needs confirmation, as well as the access to it, will be kept for our operations and upcoming growth.

- **Neighbour Relationships:**

- VIA requests the Applicant's monitoring and management plan of the impacts of its construction, including but not limited to:
 - Air contaminants / Dust pollution;
 - Noise pollution / Working hours;
 - Existing conditions;
 - and the impacts of vibrations.
- VIA requests the Applicant's communication and management plan for future tenants and or owners of the project with respect to VIA's active train station nearby, that may produce one or more of, but not limited to, the following: emission of noise, dust, vibration, fumes, odours and other gaseous or non-gaseous emissions that may affect the enjoyment of the development for which VIA shall not be held responsible.

VIA requests the Applicant's commitment to making all efforts not to interfere with VIA's operations, VIA's track infrastructure or use of VIA property. When in the vicinity of VIA property or Railway right-of-way, VIA requests the Applicant commitment to comply with and conform to all VIA, Department of Transport and Canadian Transportation Agency rules and regulations, or any other authority having jurisdiction.

When and where the City's or the Applicant's actions, whether direct or indirect, negatively impact any of the above, VIA's operations, and or VIA's property, VIA wants assurances from the City and the Applicant that they will take all necessary and possible steps to mitigate or eliminate those impacts.

In light of our requests, VIA requires the City and the Applicant to indemnify VIA against any and all claims, damages or proceedings (including legal costs and other costs and expenses) that may arise in relation to the non-compliance to any condition contained in this letter.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Paul Charbachi

Infrastructure Engineer

[Redacted contact information]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]

[Redacted text block]



Municipality of Lakeshore

Minutes of the Committee of Adjustment Meeting

Wednesday, July 17, 2024, 6:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

Members Present: Chair Mark Hacon, Vice-Chair Michael Hoffman, Member Nancy Flagler-Wilburn, Member Linda McKinlay, Member Jeremy Prince

Staff Present: Planner I - Ian Search,
Corporate Leader - Growth & Sustainability - Tammie Ryall,
Team Leader – Community Planning - Urvi Prajapati

1. Call to Order

Chair Hacon called the meeting to order at 6:01 PM.

2. Land Acknowledgement and O Canada

3. Disclosures of Pecuniary Interest

4. Public Meetings under the Planning Act

a. A-19-2024 - Minor Variance - 469 Lakeview Drive

Speaking to the application was Jodi Mason (Applicant) and Denis Buj (Agent).

The Applicant acknowledged the conditions as read. Discussions clarified that the condition referring to the grading review is in place should the Building Division require it for their review. It was confirmed that floor area will remain the same, the use will be storage and hobby space, and the parking will solely serve the main dwelling.

Attending online was Walter Piwowarski from 453 Lakeview Dr. who expressed support for the proposal and feels it will be a benefit to the neighbourhood.

38/07/2024

Moved By Jeremy Prince

Seconded By Michael Hoffman

Approve minor variance application A/19/2024, 469 Lakeview Drive, to permit the following reliefs from Lakeshore Zoning By-law 2-2012 for the renovation of an existing accessory building containing a garage and second storey dwelling unit:

Relief from Section 6.5 a) xi) to permit an accessory building to have a maximum height of 6.4 metres, whereas Section 6.5 a) xi) states that an accessory building shall not exceed 5 metres in height unless within an Agriculture Zone;

Relief from Section 6.5 d) i) to permit an air conditioning unit or heat pump to be located in the front yard, whereas Section 6.5 d) i) states that air conditioning units and heat pumps shall not be located in any front yard;

Relief from Section 6.42 to permit a deck for the accessory building to encroach a maximum of 4.57 metres into the required front yard setback (to be setback a minimum of 2.93 metres from the front lot line), whereas Section 6.42 states that every part of any yard setback required by the By-law shall be open and unobstructed by any such structure, and does not provide front yard encroachment allowance for decks having a maximum height greater than 0.2 metres from grade.

Relief from Section 6.41.2 h) to permit a new parking area to be located a minimum of 1 metre from an interior side lot line, whereas Section 6.41.2 h) states that parking areas shall be located no closer to any lot line than 1.5 metres.

Relief from Section 6.5 a) v) to permit an accessory building that will not have garage doors facing the street to have a minimum front yard setback of 2.9 metres, whereas Section 6.5 a) v) states that accessory buildings may be permitted with a minimum front yard setback of 3 metres where a garage door does not face the street.

It is recommended that the Committee of Adjustment impose the following conditions on approval of the minor variance application A/19/2024:

- 1) That the owner/applicant provide any materials/plans requested by the Building Division that demonstrate no issues with proposed lot grading for any aspect of the development, to the satisfaction of the Building Division;
- 2) That the owner/applicant provide the proposed parking space and driveway in accordance with the site plan drawing submitted with the application if the accessory building undergoing renovation does not support parking in the building, to the satisfaction of the Municipality of Lakeshore;
- 3) That the granted height relief applies to the proposed roof design of the accessory building subject to the renovation, as depicted in the elevation drawings submitted with the application, to the satisfaction of the Building Division.

It is recommended that the Committee of Adjustment require the following notices to be included in the approval: (1) The owner/applicant is encouraged to incorporate noise and vibration mitigation measures in the renovation of their accessory building given its proximity to the VIA Rail Canada Inc. right-of-way; and (2) Air conditioning units and/or heat pumps are not permitted to encroach into the required side yard setback (1.5 metre) of the RW2 zone.

Carried Unanimously

b. B-05-2024 - Consent - 1297 & 1287 County Road 22

Speaking to the application was Amy Farkas (Agent) from Dillon Consulting.

As part of the presentation from the Secretary Treasurer, the list of conditions was read.

The Agent expressed concerns with condition number 6, which speaks to requiring a shared access or easement in favour of the retained portion of lands over the severed lot due to Transportation Association of Canada (TAC) guidelines. As the applicant does not have immediate plans to

develop the retained portion of the lands, the Agent does not feel the applicant would support condition number 6.

39/07/2024

Moved By Linda McKinlay

Seconded By Jeremy Prince

Defer consent application B/05/2024, 1287 & 1297 County Road 22, until the applicant demonstrates that appropriate access can be provided for the severed and retained lots to the satisfaction of the Operations Department;

Direct Community Planning to bring a report back to the Committee of Adjustment by the October 16 Committee of Adjustment meeting that includes an update on the progress of the application, and a recommendation if appropriate, if the consent application is not included on a future Committee of Adjustment agenda before that date.

Carried Unanimously

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

40/07/2024

Moved By Jeremy Prince

Seconded By Linda McKinlay

Approve the June 19, 2024 meeting minutes as listed on the agenda.

Carried Unanimously

7. New Business

8. Adjournment

41/07/2024

Moved By Jeremy Prince

Seconded By Nancy Flagler-Wilburn

The Committee of Adjustment adjourn its meeting at 6:54 PM.

Carried Unanimously

Mark Hacon
Chair

Ian Search
Secretary-Treasurer