

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, January 22, 2025, 6:00 PM

Operations

304 Rourke Line Rd.

Pages

1. Call to Order
2. O Canada and Land Acknowledgement
3. Disclosures of Pecuniary Interest
4. Public Meetings under the Planning Act
 - a. Minor Variance - A-33-2024 - 313 Russel Woods Drive

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Recommendation:

Approve minor variance application A/33/2024, 313 Russel Woods Drive, to permit the following relief for the development of a new dwelling on the Subject Property:

Relief from Section 8.1 Urban Residential Zone Regulations to permit a maximum lot coverage of 40% whereas a maximum lot coverage of 35% is permitted in the Residential – Low Density (R1) zone.

Include the following Notice in the Notice of Decision:

The low-lying nature of the roadway may result in excess water over the road during a 1:100-year flood event, to an extent that the subject property may be inaccessible to people and vehicles (including emergency services) during times of flooding hazards.

Recommendation:

Approve minor variance application A/34/2024, 9234 St. Clair Road, to permit the following relief from Lakeshore Zoning By-law (2-2012) for the development of a building addition to an existing accessory building on the Subject Property:

Relief from subsection 6.5 a) ix) to permit the accessory building to have a maximum gross floor area of 111.5 m² (1,200.18 ft²), whereas subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² in a R1, R2, R3, RW1, RW2, RM or HR zone.

Impose the following condition on the minor variance approval:

The minor variance relief is specifically for a maximum 49.06 m² (528 ft²) building addition to the south end of the existing accessory building, as depicted on the site plan drawing submitted for the minor variance application to the satisfaction of the Building Department at the Municipality of Lakeshore.

Include the following Notice in the Notice of Decision:

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, if the intention is to permit a commercial or residential use of any kind in the accessory building.

Recommendation:

Approve minor variance application A/36/2024, 0 Rourke Line Road, to permit the following reliefs from Lakeshore Zoning By-law (2-2012) for the development of an elementary school on the Subject Property:

- Relief from subsection 6.41.3 g) to permit loading spaces within the front yard; whereas subsection 6.41.3 g) states that loading spaces shall not be permitted within a front yard;

- Relief from subsection 6.17 a) to permit a maximum front yard setback of 70.2 metres (230.32 feet); whereas subsection 6.17 a) requires a maximum front yard setback of 3 metres (9.84 feet) applied to 75% of the length of the lot frontage.

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

- a. December 4, 2024 Meeting Minutes

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7. New Business

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.