

Municipality of Lakeshore

Committee of Adjustment Meeting Agenda

Wednesday, June 18, 2025, 6:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

Pages

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

- a. A-06-2025 - 10654 St. Clair Road

4

Recommendation:

Approve minor variance application A/06/2025, 10654 St. Clair Road, to permit the following reliefs from the Lakeshore Zoning By-law (2-2012) for the development of a new accessory building on the Subject Property:

- Relief from Subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 155 m² (1,668.41 ft²), whereas Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²), for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone.

- Relief from Subsection 6.5 a) xi) to permit the new accessory building to have a maximum height of 5.0071 metres (16.428 feet), whereas Subsection 6.5 a) xi) states that an accessory building shall not exceed 5 metres (16.404 feet) in height unless within an Agriculture Zone.

Impose the following conditions on the minor variance approval:

The development of the new accessory building will proceed in conformance with the drawings submitted for the minor variance application to the satisfaction of the Building Department, including exterior finishes (face brick, stone accent, etc.);

The main building/dwelling on the subject property (to be developed prior to the accessory building, or developed at the same time as the accessory building) is to be larger than the accessory building in terms of

gross floor area, lot coverage and height, to the satisfaction of the Building Department;

The accessory building indicated as “Existing Vinyl Sided Garage” on the site plan drawing be removed from the subject property/demolished in accordance with the site plan drawing, to the satisfaction of the Building Department;

The section of the subject property protruding into the St. Clair Road municipal right-of-way is transferred to the Municipality of Lakeshore, to the satisfaction of Community Planning;

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 now or in the future.

b. A-11-2025 - 8705 County Road 46

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Recommendation:

Approve Minor Variance Application A/11/2025, 8705 County Rd 46 (subject property), to permit the following reliefs from Lakeshore Zoning By-law (2-2012) for the expansion of an existing “Agricultural Service and Supply Establishment” on the subject property.

- Relief from subsection 6.5 c) ii) to permit items for sale to be displayed within an “Outdoor Display and Sales Area” on a permanent basis, whereas subsection 6.5 c) ii) only permits items for sale to be displayed during the operating hours of the business.
- Relief from subsection 6.40 c) to permit a reduced setback of 2.27 m from the side lot line for an “Outdoor Storage Area”, whereas subsection 6.40 requires a setback of 4.5 m.
- Relief from subsection 6.40 c) to permit a reduced setback of 3.27 m from the rear lot line for an “Outdoor Storage Area”, whereas subsection 6.40 requires a setback of 7.5 m.
- Relief from subsection 6.40 d) to permit a reduced setback of 1.44 m from the front lot line an “Outdoor Display and Sales Area”, whereas subsection 6.40 d) requires a setback of 7.5 m.

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

Recommendation:

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

- a. May 21, 2025 Meeting Minutes 38
- b. April 16, 2025 Meeting Minutes 52

7. New Business

- a. B-02-2025 - 1078 Countryview Lane - Condition Change to Provisional Consent 60

Recommendation:

Change the conditions of provisional consent (file: B/02/2025) by removing condition number 7, which reads as follows:

That a Parkland Dedication fee be imposed on the granting of this application in the amount specified by Lakeshore Parkland Dedication By-law 110-2024, and that such fee shall be paid prior to the stamping of the Deed;

and, deem the change of the provisional consent conditions as a minor condition change under Subsection 53 (26) of the Planning Act.

8. Adjournment

Recommendation:

The Committee of Adjustment adjourn its meeting at ____ PM.