



Municipality of Lakeshore

Minutes of the Committee of Adjustment Meeting

Wednesday, March 27, 2024, 6:00 PM

Council Chambers, 419 Notre Dame Street, Belle River

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

Members Absent: Chair Mark Hacon

1. Call to Order

Chair Hoffman called the meeting to order at 6:00 PM.

2. Land Acknowledgement

3. Disclosures of Pecuniary Interest

4. Public Meetings under the Planning Act

a. B-37-2023 and A-39-2023 - 503 & 505 Charron Beach Road

Speaking to the meeting was Authorized Agent Ashley Harman

Authorized agent agrees with the comments and recommendations presented.

There are no current plans to redevelop the lands. It is not certain if both homes are occupied.

There were no questions or concerns from internal departments or external agencies.

No questions from the audience.

12/03/2024

Moved By Linda McKinlay

Seconded By Jeremy Prince

Approve consent application B/37/2023 to sever a residential lot, known as 505 Charron Beach Road, with a lot area of approximately 1406.2 m² and a lot frontage of approximately 15.24 metres, subject to the following conditions:

- 1) That the applicant obtain a proper survey and Reference Plan from an Ontario Land Surveyor for the severed and retained parcel of land to the satisfaction of the Municipality;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That if required by the Drainage Department, the applicants enter into an Agreement with the Municipality prior to the stamping of the Deed regarding the apportionment of any current or future local improvements or drainage charges levied against the subject property;
- 5) That a Parkland Dedication Fee be imposed on the granting of this application in the amount specified in the applicable By-law at the time of payment, and that such fee shall be paid prior to the stamping of the Deed;
- 6) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by March 28, 2026. Failure to fulfil the conditions by this date, shall deem the consent refused, as per the Planning Act.

Carried Unanimously

13/03/2024

Moved By Jeremy Prince

Seconded By Nancy Flagler-Wilburn

Approve minor variance application A/39/2023 subject to the following condition: reliefs II and III for the Retained Lot, and reliefs II, III, IV, V for the Severed Lot, as specified in the public hearing notice for the application, apply to existing buildings/structures and do not apply to any additional development of buildings/structures on the severed or retained lot.

Carried Unanimously

b. A-04-2024 - 384 Elmstead Road

Speaking to the application was the applicant Jason Danyluk.

No questions from the audience brought forward.

Accessory building will store vehicles, small toys, seasonal items etc.

14/03/2024

Moved By Jeremy Prince

Seconded By Nancy Flagler-Wilburn

Approve minor variance application A-04-2024 to permit an accessory building to have a maximum gross floor area of 83.25 m². It is recommended that the following notice be attached to the Notice of Decision:

The relief is 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.

Carried Unanimously

5. Completion of Unfinished Business

6. Approval of Previous Meeting Minutes

15/03/2024

Moved By Nancy Flagler-Wilburn

Seconded By Linda McKinlay

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

Carried Unanimously

a. February 21 2024 Meeting Minutes

7. New Business

8. Adjournment

16/03/2024

Moved By Linda McKinlay

Seconded By Jeremy Prince

The Committee of Adjustment adjourn its meeting at 6:25 PM.

Carried Unanimously

Mark Hacon

Chair

Ian Search

Secretary-Treasurer