

Municipality of Lakeshore - Report to Council

Community & Development Services

Development Services



To: Mayor & Members of Council

From: Ian Search, Planner I

Date: February 18, 2021

Subject: Committee of Adjustment Meeting Minutes – January 27 and February 17 2021

Recommendation

This report is for information only.

Background

The Committee of Adjustment decisions from the January 27 and February 17, 2021 meetings are detailed below. The appeal period has expired for the January 27 applications and the February 17 minor variance applications. The appeal period ends on **March 11 2021** for the February 17 consent applications.

January 27, 2021

1. Minor Variance – **Granted** (1556 County Rd 22) – to permit an accessory structure to have a gross floor area of 204.39 m² (2,200 ft²) and a height of 6 metres (19.66 feet)
2. Minor Variance – **Granted** (1935 Ellis Sideroad) – to permit 18% of the parking area and approaches (approx. 0.273 acres) to have a cement or asphaltic binder or any other permanent type of surfacing, and 82% of the parking area and approaches (approx. 1.2 acres) to have gravel surface (with dust control measure), and to permit a new Transport Terminal to provide a minimum of 16 off-street parking spaces.
3. Minor Variance – **Granted** – (707 Faleria St.) – to permit a single unit attached dwelling to have an interior side yard setback of 1.46 metres.
4. Minor Variance – **Granted** – (1276 County Rd 31) – To permit an accessory structure to have a gross floor area of 148.64 m² (1,600 ft²) and a height of 5.9 metres.
5. Minor Variance – **Granted** – (344 Jordan Lane) – to permit an addition to a dwelling for the following relief: a maximum lot coverage of 38% and a front yard setback of 4.39 metres.

February 17, 2021

1. Minor Variance – **Granted** – (2135 St. Clair Road) to permit a new accessory structure to have a gross floor area of 77.3 m² (832 ft²)

2. Consent – **Granted** – (12560 Lakeshore Road 309) to sever an existing house from a farm parcel as a surplus farm dwelling severance
3. Minor Variance – **Granted** – (347 Charron Beach Road) to permit a new accessory structure to have a gross floor area of 58.06 m² (625 ft²) and a setback of 0.914 metres (3 feet) from the west side lot line
4. Minor Variance – **Granted** – (418 Silver Creek Industrial Drive) to permit a building addition to have a minimum interior side yard setback of 1.03 metres (3.37 feet) from the west side lot line
5. Combined Consent and Minor Variance – **Granted** – (2201 County Road 31) creation of four residential lots, and to permit the retained farm parcel to have a minimum frontage of 75 metres (246 feet) and a minimum lot area of 46.95 acres (19 hectares).
6. Amended Condition – **Granted** – (1469, 1477, 1481, 1483, 1491 County Road 22 & 0 Rourke Line Road) conditions were amended of a provisional consent approval to sever existing single unit houses from the subject land. The amendment allows the applicant to demolish any existing buildings on the lots that do not comply with the zoning by-law or apply to recognize their non-compliance through a minor variance.

Comments

The minutes from the January 27 and February 17 2021 Committee of Adjustment meetings are attached. The February 17, 2021 meeting minutes are draft minutes.

Financial Impacts

There are no financial impacts resulting from the recommendation in this report.

Attachment(s): Committee of Adjustment Minutes January 27, 2021
Committee of Adjustment Minutes February 17, 2021

Report Approval Details

Document Title:	Committee of Adjustment Meeting Minutes - January 27, 2021 and February 17, 2021 .docx
Attachments:	- Committee of Adjustment Minutes February 17 2021.pdf - Committee of Adjustment Minutes January 27 2021.pdf
Final Approval Date:	Mar 3, 2021

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

Aaron Hair

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Rosanna Pellerito

Kristen Newman

Truper McBride