

# Municipality of Lakeshore – Report to Council

## Growth & Sustainability

### Community Planning



**To:** Mayor & Members of Council

**From:** Ian Search, Planner I

**Date:** August 24, 2021

**Subject:** Committee of Adjustment Meeting Minutes - August 18, 2021.docx

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### Recommendation

This report is for information only.

### Background

The Committee of Adjustment decisions from the August 18, 2021 meeting are detailed below. The appeal period ended **September 7** for the minor variance applications and **September 9** for the consent applications.

1. Consent – **Granted** – (8225 Essex Kent Road) to permit a surplus farm dwelling severance
2. Minor Variance – **Granted** – (10314 St. Clair Road) to permit an accessory building to have a gross floor area of 80.27 m<sup>2</sup>, subject to the following conditions:
  - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Dwelling Unit as defined in the Zoning By-law.
  - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Home Industry as defined in the Zoning By-law
3. Minor Variance – **Granted** – (2024 S. Middle Road) to permit an accessory building to have a gross floor area of 167.23 m<sup>2</sup>, subject to the following conditions:
  - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Dwelling Unit as defined in the Zoning By-law;
  - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Home Industry as defined in the Zoning By-law;

- That the accessory building be constructed with a maximum setback of 4.572 metres (15 feet) from the rear lot line as indicated on the site plan drawing submitted with the minor variance application.
4. Minor Variance – **Granted** – (254 Meunier Street) to permit an exterior side yard setback of 3.35 metres to facilitate a building addition
  5. Minor Variance – **Granted** – (1298 County Road 31 – vacant 1.2 acre parcel) to permit an accessory building to have a gross floor area of 222.97 m<sup>2</sup>, subject to the following conditions:
    - That the accessory building be constructed with a maximum setback of 9.144 metres (30 feet) from the rear lot line as indicated on the site plan drawing submitted with the minor variance application.
    - That the accessory building will have a smaller building footprint than the main building (dwelling) on the subject property, and to the satisfaction of the Building Department will not be constructed on the subject property prior to construction of the main building (dwelling).
    - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Dwelling Unit as defined in the Zoning By-law.
    - That, in the absence of a zoning by-law amendment permitting otherwise, the accessory building will not contain a Home Industry as defined in the Zoning By-law.
    - That the accessory building will not exceed the maximum height provision in the zoning by-law for an accessory building.
  6. Consent – **Granted** – (7654 St. Clair Road) to sever a lot addition that consists of an overall area of 373.04 m<sup>2</sup> to be added to the abutting property to the east
  7. Consents – **Granted** – (486 & 490 Advance Blvd.) to register a mutual easement agreement between 486 & 490 Advance Blvd. to provide mutual easement on each other's respective lands for the purposes of providing for a shared parking arrangement (parking and access) between the two properties once fully developed. The mutual easement will also provide right-of-way for pedestrian use between the two properties. Additionally, the agreement will include an easement for the purposes of accessing, maintaining, operating, and repairing a pylon sign in favour of 486 Advance Blvd. over 490 Advance Blvd. The sign is located on 490 Advance Blvd. but is utilized by the owner of 486 Advance Blvd.

## Comments

The Draft Minutes from the August 18, 2021 Committee of Adjustment meeting is attached.

## Financial Impacts

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

**Attachments:** Committee of Adjustment Minutes – August 18, 2021

**Report Approval Details**

Document Title:	Committee of Adjustment Meeting Minutes - August 18, 2021.docx
Attachments:	- Committee of Adjustment Meeting Minutes - August 18 2021.pdf
Final Approval Date:	Sep 9, 2021

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

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