

Municipality of Lakeshore

Minutes of the Committee of Adjustment Meeting



Wednesday, June 15, 2022, 6:00 PM

Electronically hosted from Town Hall, 419 Notre Dame Street, Belle River

Members Present: Member Ron Barrette, Member Steve Diemer, Member Robert Sylvestre, Chair Mark Hacon, Member Michael Hoffman

Staff Present: Planner I Ian Search, Planner II Urvi Prajapati, Team Leader - Development Approval Kristina Brcic

1. Call to Order

Chair Hacon called the meeting to order at 6:00 PM. All members participated in the meeting through video conferencing technology from remote locations.

2. Land Acknowledgement

3. Disclosures of Pecuniary Interest

No disclosures of pecuniary interest were made

4. Public Meetings under the Planning Act

a. Consent Application B-10-2022 - 337 E. Pike Creek Road

The applicant mentioned that the septic system on the retained parcel may be too close to the proposed severance lot line. They stated that deferring the application would make sense to address this issue.

Moved By Steve Diemer

Seconded By Michael Hoffman

Defer application B/10/2022.

Carried Unanimously

b. Consent Application B-11-2022 - 9 Middle Road

Laura Margerison, resident of 8 County Rd. 46, was present and provided comments. Her concerns were mainly in regards to the various land use changes that have taken place surrounding her house and the impacts it

has had on their property as well as their quality of life. Moreover, she mentioned that this consent is not necessary and was concerned about the future business that would be taking place here. Some of her key points included:

- The ecosystem being affected by construction
- The illuminating lights from one of the businesses creating light pollution
- Leakage of tertiary septic system into her yard causing the health inspector to come in and assess the situation further.

Member Barette asked what type of business would be operating on the severed lot in the future. The authorized agent mentioned that they were looking into their options and that the business would likely involve the storage of cars and stone.

Moved By Michael Hoffman

Seconded By Ron Barrette

Approve consent application B/11/2022 to create a new lot, being 3,804.04 m² (0.94 acres) in area, from the lands known as 9 Middle Rd, Part of Lot 1, Concession NMR, registered under the Plan R1450506, in Municipality of Lakeshore, subject to the following conditions:

That, the applicant obtain a proper survey and Reference Plan from an Ontario Land Surveyor that details the severed and retained parcel to the satisfaction of the Secretary-Treasurer;

1. That the applicant enter into an agreement with the Municipality to be registered on title prior to the stamping of the Deed that a separate entrance will be constructed by them in order to connect the Severed Lot to a road allowance to the satisfaction of the Municipality of Lakeshore;
2. That the applicant enter into an Agreement with the Municipality to be registered on title prior to the stamping of the Deed that the severed parcel will be subject to the water buy in fee according to the tariff of fees by-law at the time of servicing;
3. That a survey is obtained and submitted indicating the location of the existing septic system on the retained parcel from the proposed severance line adhering to the building code setbacks to the satisfaction of the Chief Building Official;

4. That if any currently exists, subsurface drainage tiles and water should be redirected around any future dwelling/around the severed parcel;
5. That all municipal taxes be paid in full prior to the stamping of the Deed;
6. That the Deed and a copy for our records be forwarded to the Secretary for stamping;
7. That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by **June 17, 2024**. Failure to fulfil the conditions by this date, shall deem the consent refused, as per The Planning Act.

Carried Unanimously

5. **Completion of Unfinished Business**
6. **Approval of Previous Meeting Minutes**

Moved By Robert Sylvestre

Seconded By Steve Diemer

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

Carried Unanimously

- a. **May 18 2022 Meeting Minutes**

7. **Certificate of Validation Request - V-2-2022 - 348 Jordan Lane**

Member Steve asked administration if the sewers already existed through the easement lands on the subject property. Ian Search confirmed that they were already in place.

8. Adjournment

Moved By Michael Hoffman

Seconded By Ron Barrette

The Committee of Adjustment adjourn its meeting at 7:25 PM.

Carried Unanimously

Mark Hacon
Chair

Ian Search
Secretary-Treasurer