

Municipality of Lakeshore Committee of Adjustment Report

Growth & Sustainability

Community Planning



To: Chair & Members of Committee of Adjustment

From: Ian Rawlings, Planner I

Date: January 17, 2023

Applicant: 2456638 Ontario Inc. (Owner)
Jennifer L. McKim (Agent)

Subject: Cancellation of Consents – 216 Renaud Line, 1303 County Road 22 and
1313 County Road 22

Recommendation

That the Committee of Adjustment endorse a consent cancellation certificate for the following:

- 1) Cancel the consent registered as R440291 dated 1969/05/02 on PIN 75031-0175 (R);
- 2) Cancel the consent registered as R440291 dated 1969/05/02 on PIN 75031-1444 (LT);
- 3) Cancel the consent registered as R647381 dated 1975/10/28 on PIN 75031-1444 (LT);
- 4) Cancel the consent registered as R663529 dated 1981/04/21 on PIN 75031-1444 (LT), and;
- 5) Cancel the consent registered as R851751 dated 1981/10/21 on PIN 75131-1444 (LT).

Purpose

The applicants are applying for the following Consent Cancellations affecting the properties known as 216 Renaud Line Rd, 1303 County Rd 22, and 1313 County Rd 22:

1. To cancel the consent registered as R440291 dated 1969/05/02 on PIN 75031-0175 (R) (Highlighted Yellow in Appendix B)

2. To cancel the consent registered as R440291 dated 1969/05/02 on PIN 75031-1444 (LT) (Highlighted Yellow in Appendix B)
3. To cancel the consent registered as R647381 dated 1975/10/28 on PIN 75031-1444 (LT) (Highlighted Pink in Appendix B)
4. To cancel the consent registered as R663529 dated 1981/04/21 on PIN 75031-1444 (LT) (Highlighted Blue in Appendix B)
5. To cancel the consent registered as R851751 dated 1981/10/21 on PIN 75131-1444 (LT) (Highlighted Green in Appendix B)

This will allow all properties to merge under the same ownership and to prevent the parcels from being sold separately.

Summary

Location

The subject properties 216 Renaud Line Rd, 1303 County Rd 22, and 1313 County Rd 22 fall under the same ownership and abut each other respectively. The subject properties are located at the south-east corner of County Rd 22 and Renaud Line Rd. The property 216 Renaud Line Rd is currently vacant, and the properties 1303 and 1313 County Rd 22 contains the Med Arts Plaza.

Surrounding Land Uses

North: Single Detached Residential Dwellings
East: Single Detached Residential Dwellings
West: Vacant Land
South: Single Detached Residential Dwellings

Planning Act

As of January 1st, 2022, under the new section 53(45), a property owner can request a Certificate of Cancellation of consent for a parcel that was previously severed with a consent. Once a certificate of cancellation is issued, the parcel would be treated as though the previous consent had not been given. This could mean that the parcel would merge with neighbouring lands that are owned by the same person.

Official Plan

The subject land detailed as 1303 County Rd 22 and 1313 County Rd 22 is designated "Mixed Use" under the Lakeshore Official plan. The subject land described as 216 Renaud Line Rd is designated "Residential" under the Lakeshore Official Plan. Following the cancellation of the consents on the subject lands the properties will merge under ownership and will proceed with an Official Plan Amendment Application at a future Council meeting, seeking uniform designation of the lands to "Mixed Use."

Zoning By-law

The subject land detailed as 1303 County Rd 22 and 1313 County Rd 22 is zoned “Mixed Use Zone Exception 27 (MU-27)” under the Lakeshore Zoning By-law 2-2012 and details the following:

a) *Zone Regulations:*

- i) *For the purposes of this By-law, lands zoned MU-27 are considered to be a single lot.*
- ii) *Notwithstanding Section 8.6, Mixed Use and Section 6.14 h), a Buffer Strip shall be a minimum 1.5 metres along the rear yard and as existing, along the interior side yard for existing buildings. No buffer strip is required for the exterior side yard.*
- iii) *Section 6.17, County Road 22 Street Frontages shall not apply to lands zoned MU-27.*
- iv) *Notwithstanding Section 6.41.1, Parking Requirements and Section 6.41.2, Parking Areas and Other Parking Provisions, the minimum number of parking spaces shall be two hundred and fifteen (215), which includes three (5) parking spaces for persons with disabilities.*
- v) *Notwithstanding Section 6.41.2 e) and g), Parking Areas and Other Parking Provisions, parking spaces shall be a minimum of 2.8 m in width and 5.7 m in length, and parking spaces for persons with disabilities shall be a minimum of 4.5 m in width and 5.7 m in length.*
- vi) *A minimum of (1) loading space shall be required.*
- vii) *No waste area enclosure shall be located closer than 5.2 metres from any residential zone.*

The subject land described as 216 Renaud Line Rd is zoned “Residential – Low Density (R1)” under the Lakeshore Zoning By-law 2-2012. Alongside the cancellation of the consents and the Official Plan Amendment, the applicants will be required to rezone the subject lands as “Mixed Use Zone Exception 27 (MU-27)”.

Attachment(s):

Appendix A – Aerial Map
Appendix B – Consent Cancellation Map
Appendix C – Consent R440291 Map
Appendix D – Consent R647381 Map
Appendix E – Consent R663529 Map
Appendix F – Consent R851751 Map

Prepared by:

A handwritten signature in black ink, reading "Ian Rawlings". The signature is written in a cursive, flowing style.

Ian Rawlings
Planner I

Report Approval Details

Document Title:	Consent Cancellation - 216 Renaud Line Rd, 1303 County Rd 22, and 1313 County Rd 22.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Aerial Mapping.pdf- Appendix B - Consent Cancellations Map.pdf- Appendix C - Consent- R440291.pdf- Appendix D - Consent R647381.pdf- Appendix E - Consent R663529.pdf- Appendix F - Consent R851751.pdf
Final Approval Date:	Jan 20, 2023

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

Kristina Brcic - Jan 20, 2023 - 12:38 PM