



Municipality of Lakeshore

Minutes of the Committee of Adjustment Meeting

Wednesday, December 7, 2022, 6:00 PM

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

Staff Present: Team Leader - Development Approval Kristina Brcic, Planner I Ian Rawlings, Planning Student Paige Docherty

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

4. Public Meetings under the Planning Act

a. Minor Variance Application A-42-2022

Paige Docherty presented the application, the applicant, Mike Schincariol, was present.

Ron Barrette asked if the empty racks on the property will be stored inside the new building. The applicant stated the billets (long cylindrical tubes) are to be stored inside, out of the weather.

Moved By Steve Diemer

Seconded By Michael Hoffman

Approve minor variance application A/42/2022, to permit a new 815.22 m² (8,775 ft²) building on an existing landscaped area in the front yard for billet storage, in accordance with the site plan provided.

Carried Unanimously

b. Minor Variance Application A-43-2022

Ian Rawlings presented the application, the applicant, Rob Thoms, was in attendance.

The applicant stated that they require a large accessory structure for storage needs including sports cars, jet skis and golf carts.

Michael Hoffman asked if any neighbours have issues with your proposed build. The applicant stated that there are no issues with surrounding neighbours and that the accessory structure will have same exterior as house.

Steve Diemer asked if there will be an upstairs area. The applicant stated there will be a second floor for storage.

Moved By Ron Barrette

Seconded By Michael Hoffman

Approve minor variance application A/43/2022, to permit an accessory structure with a gross floor area of 190.7 m² and a height of 5.7 m in accordance with the site plan provided

Carried Unanimously

c. Minor Variance Application A-44-2022

Minor variance application A-44-2022 was deferred due to insufficient notice as governed by Section 3 Subsection (1) of O. Reg. 200/96: MINOR VARIANCE APPLICATIONS under the Planning Act, R.S.O. 1990, c. P.13

d. Minor Variance Application A-45-2022

Ian Rawlings presented the application, The applicants, Stacy and Will McCracken, were in attendance.

The applicants stated the proposed structure would act as a nice storage shed and garage.

Moved By Robert Sylvestre

Seconded By Steve Diemer

Approve minor variance application A/45/2022, to permit an 89.1 m² accessory structure in the rear yard of their property in accordance with the site plan provided.

Carried Unanimously

e. Consent Application B-24-2022

Ian Rawlings presented the application, the applicant, Joseph Miehl, Was in attendance.

The applicant stated the farmland was severed off the property and that access was overlooked previously. Therefore, they are trying to provide adequate access.

Moved By Steve Diemer

Seconded By Ron Barrette

Approve application B/24/2022 to sever approximately 915 m² from the interior side yard of their property for a boundary adjustment to be added to the neighboring property, 0 County Rd 46, legally known as Part of Lot 13, Concession South Middle Road, Maidstone, as in MB16074 (north of 12R682) except R458609, R219717 and Part 7 on Plan 12R14435, subject to the following conditions:

- 1) That the applicant obtains 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, including setbacks of any buildings along the new lot line, and existing entrances;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed for the lot addition be prepared and a copy for our records be forwarded to the Secretary for stamping;
- 4) That Section 50(3) and (5) of the Planning Act shall apply to the severance;
- 5) That a septic test report indicating the location of the existing septic system on the retained parcel from the proposed severance line; adhering to the building code setbacks be submitted;

6) That the applicant produce a Deed and/or a Solicitor's Undertaking to the Secretary prior to the stamping of the severance Deed, in evidence that the severed parcel and the abutting parcel will be registered in the same name(s) in satisfaction that all parcels will merge;

7) That the applicant/ and or a Solicitor provide an Undertaking to the Secretary prior to the stamping of the severance Deed(s), in evidence that "Application to consolidate Pins" will be submitted to the Land Titles/ Registry Office for the lot addition and provide proof of the consolidation;

8) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by December 7, 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 Ron Barrette

Seconded By Steve Diemer

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

Carried Unanimously

a. November 9, 2022 Meeting Minutes

7. New Business

a. Minor Addition to Consent Application Conditions

a. Minor Condition Change to Consent Application - B-18-2022

Moved By Steve Diemer

Seconded By Ron Barrette

approve

Carried Unanimously

b. Minor Condition Change to Consent Application - B-19-2022

Moved By Robert Sylvestre

Seconded By Ron Barrette

approve

Carried Unanimously

b. Bill 23

8. Adjournment

Moved By Ron Barrette

Seconded By Steve Diemer

The Committee of Adjustment adjourn its meeting at 6:52 PM.

Carried Unanimously

Chair

Ian Rawlings

Secretary-Treasurer