



## **Municipality of Lakeshore**

### **Minutes of the Committee of Adjustment Meeting**

**Friday, March 10, 2023, 5:00 PM**

**Council Chambers, 419 Notre Dame Street, Belle River**

**Members Present:** Member Michael Hoffman, Member Linda McKinlay, Chair Mark Hacon

**Staff Present:**

Planner I Ian Search, Division Leader – Community Planning  
Aaron Hair, Planner I Ian Rawlings

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#### **1. Call to Order**

Chair Hacon called the meeting to order at 5:00 PM. Members Michael Hoffman, Linda McKinlay and Mark Hacon 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. Consent Application B-05-2023**

Ian Rawlings presented the application, the applicant's agent, Josh King, was in attendance.

The applicant's agent posted in the chat the following message: "John King is having connection issues - I am here on his behalf. I have him on speaker phone with me so he can hear the meeting"

Michael Hoffman asked administration to clarify the comment provided by engineering regarding the servicing for the property. Ian Rawlings clarified that each lot will require separate sanitary and water hookups.

Michael Hoffman asked the applicant their expected timeline. The applicant stated as soon as possible.

Michael Hoffman asked the applicant if there is already a plan to demolish the existing structures. The applicant stated they are demolishing them in 1-2 weeks.

**23/03/2023**

**Moved By** Michael Hoffman

**Seconded By** Linda McKinlay

Approve consent application B/05/2023 to sever the lands known municipally as 1750 Caille Ave to create a new lot approximately 1,500.00 m<sup>2</sup> in area with approximately 15.31 m of frontage on Caille Ave, and the retained lands will result in approximately 1,500.00 m<sup>2</sup> in area with approximately 15.31 m of frontage on Caille Ave, 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 existing entrances;
- 2) That all municipal taxes be paid in full prior to the stamping of the Deed;
- 3) That the Deed and a copy for our records be forwarded to the Secretary for stamping;
- 4) That the applicant enter into an agreement with the municipality to be registered on title at the expense of the applicant prior to the stamping of the deed, to provide a separate access for the severed lot to be located;
- 5) That the applicant enter into an agreement with the municipality to be registered on title at the expense of the applicant prior to the stamping of the deed, that the following warning clause be implemented in all development agreements, offers to Purchase, and agreements of Purchase or Sale or Lease stating: "Emergency services may not be able to access the subject lands during extreme flooding events."
- 6) 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;

7) That a Park Fee be imposed on the granting of this application in the amount subjected by the Parkland By-law in effect and that such fee shall be paid prior to the stamping of the deed;

8) That the applicant successfully rezones the subject property to remove the site specific zoning that permits four housekeeping cottages and to recognize the deficient lot frontages as to conform with the Lakeshore Official Plan and Lakeshore Zoning By-law 2-2012;

9) That the applicant demolish the four housekeeping cottages located on the subject property prior to the stamping of the deeds;

10) That the existing single detached dwelling located on the northeast corner of the subject property be demolished/removed or brought into compliance with the Lakeshore Zoning By-law;

11) That the applicant provide a sketch identifying the location of any service lines to remain on the property, that they do not cross the proposed property lines, to the satisfaction of the Municipality of Lakeshore;

12) That all conditions be met in accordance with Section 53(41) of the Planning Act, R.S.O. 1990 by March 10, 2025. Failure to fulfill 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**

**a. December 7, 2022 Meeting Minutes**

Ian Rawlings provided clarification on the ability of a new committee to approve past meeting minutes.

**24/03/2023**

**Moved By** Michael Hoffman

**Seconded By** Linda McKinlay

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

**Carried Unanimously**

**b. February 15, 2023 Meeting Minutes**

**25/03/2023**

**Moved By** Michael Hoffman

**Seconded By** Linda McKinlay

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

**Carried Unanimously**

**7. New Business**

**8. Adjournment**

**26/03/2023**

**Moved By** Linda McKinlay

**Seconded By** Michael Hoffman

The Committee of Adjustment adjourn its meeting at 5:14 PM.

**Carried Unanimously**

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Mark Hacon

Chair

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Ian Search

Secretary-Treasurer