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May 03, 2023

**Ms. Kristina Brcic**

Team Leader - Development Approvals, Community Planning  
419 Notre Dame St  
Belle River ON  
N0R1A0

Dear Ms. Kristina Brcic:

RE: Zoning By-Law Amendment ZBA-08-2023 1258 COUNTY RD 22  
ARN 375119000042900; PIN: 750040438  
Applicant: Taras & Jen Natyshak

The Municipality of Lakeshore has received an Application for Zoning By-Law Amendment for the subject property.

The subject property currently contains a single family dwelling and two small outbuildings on the eastern side of the yard. The applicants wish to operate a bed and breakfast concurrently with a home occupation. The proposed home occupation will focus on health and wellness services in a group/ class format. Due to the open concept design of the home and the space available within the house for studio space for group classes, the applicants have requested to increase the 25% floor area permitted for a home occupation to 33%. In addition, since there is plenty of space on the subject property the owners request to increase the number of permitted offstreet parking spaces for the home occupation from 3 to 10. As a result, application was made for a site-specific amendment to the R1 zone to recognize the 33% floor area and 10 parking spaces for a home occupation.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-08-2023.

**DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT**

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

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The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of Lake St. Clair and the Trudell Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

**FINAL RECOMMENDATION**

ERCA has no objection to Zoning By-Law Amendment ZBA-08-2023.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Kathleen Schnekenburger  
Resource Planner  
/ks