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July 6, 2023

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Application for Minor Variance A-25-2023 131 ROURKE LINE

ARN 375118000022600; PIN: 750310146

Applicant: Jeremy Decker

The Municipality of Lakeshore has received an Application for Minor Variance for relief from setbacks to support the construction of a new detached dwelling.

The following is provided as a result of our review of Application for Minor Variance A-25-2023.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

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. 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*.

The property owner has applied for ERCA Permit #35 - 23 for the proposed construction of a detached house. This permit is currently under review.

Our office has reviewed the proposal and has no concerns relating to the quantity and quality of runoff in the downstream watercourse due to the proposed development on this site.

Upon review of the application and available background information, we note that the low-lying nature of the roadway may result in excess water over the road during a 1:100 year flood event. The Municipality must confirm, through applicable emergency services (i.e. fire, police, etc.), that they have the

Mr. Ian Search
June 22, 2023

ability to safely access this area during a 1:100 year flood event, in order to fulfill the municipality's responsibilities under Section 3.1.7 of the Provincial Policy Statement (2020).

FINAL RECOMMENDATION

As noted above, the property owner has applied for ERCA Permit #35 - 23 which is currently under review. The Municipality must confirm, through applicable emergency services (i.e., fire, police, etc.), that they have the ability to safely access this area during a 1:100 year flood event.

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

Sincerely,



Alicia Good

Watershed Planner

/ag