



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

October 24, 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-35-2023 155 ALEXANDER AVE

ARN 375118000026200; PIN: 750310108

Applicant: MARKAKIS IOANNIS & BRIAN LAFRENIERE

The Municipality of Lakeshore has received Application for Minor Variance A-35-2023, which proposes to remove an existing accessory building and construct a new accessory building with a gross floor area of approximately 118.92m² on the subject lands, where a maximum gross floor area of 55m² is permitted. The following is provided as a result of our review of Application for Minor Variance A-35-2023.

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. Our office notes that ERCA Permit #494 - 23 was issued for this development on August 29, 2023.

FINAL RECOMMENDATION

Our office has no objection to Minor Variance A-35-2023. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good

Watershed Planner /ag