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June 24, 2024

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-06-2024 12960 LAFORET BEACH RD

ARN 375174000002900; PIN: 750710190

Applicant: Mark Makowski

The Municipality of Lakeshore has received Application for Minor Variance A-06-2024 for the above noted subject property, which proposes to enlarge a legal non-conforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is zoned "Residential Waterfront - Lake St. Clair: (RW2) in the Lakeshore Zoning By-law and designated "Waterfront Residential" in the Lakeshore Official Plan.

We understand that the subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

We understand that the building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls and a new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from the proposed grade to "top of gambrel truss". The existing building is 15 feet (4.57 metres) to the "top of gambrel truss". The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and groundwater runoff causes flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load.

The following is provided as a result of our review of Application for Minor Variance A-06-2024.

Mr. Ian Search
June 24, 2024

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 Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). 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*.

Our office has received and reviewed a Structural Report from Patterson Engineering, dated June 18, 2024, for this proposed development, which confirms that "the existing footings are adequate of(sic) carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres." We confirm that this report satisfies our office that the structure is in adequate condition to support the proposed works without requiring reconstruction.

FINAL RECOMMENDATION

Our office has **no objection** to A-06-2024. As noted above, 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*.

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

Sincerely,

Sincerely,



Alicia Good
Watershed Planner
/ag

