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August 07, 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-12-2024 435 LAKEVIEW DR

ARN 375132000001300; PIN: 750460064

Applicant: Donald Njegovan

The Municipality of Lakeshore has received Application for Minor Variance A-12-2024 for the above noted subject property.

The Applicant is seeking the following reliefs from Lakeshore Zoning By-law 2-2012 for the development of a new accessory building on the Subject Property, which will replace an existing 50.54 m² (544 ft²) accessory building located south of the dwelling:

- Relief from subsection 6.5 a) v) to permit the new accessory building to be setback a minimum of 3.79 metres (12.43 ft) from the front lot line to building foundation, with a minimum 3.56 metre (11.67 ft) setback from front lot line to building roof overhang. Subsection 6.5 a) v) requires a minimum front yard setback of 6 metres (19.68 feet) where a garage door faces the street;
- Relief from subsection 6.5 a) vii) to permit the new accessory building to be setback a minimum of 0.85 metres (2.78 feet) from the east side lot line to building foundation. Subsection 6.5 a) vii) states that accessory buildings shall not be built closer than 1.5 metre (4.92 feet) from any lot line except that common semi-detached private garages or carports may be centred on a mutual side lot line. Please note a minimum 0.52 metre (1.7 feet) setback from the east side lot line to building roof overhang is planned.
- Relief from subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 87.4 m² (940 ft²). Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) in the RW2 zone.
- Relief from subsection 6.5 a) x) to permit the new accessory building to be setback a minimum of 2.5 metres (8.2 ft) (wall to wall) from the porch of the dwelling, with a minimum 1.9 metre (6.23 ft) setback between roof overhangs (eaves, eavestroughs, etc.). Subsection 6.5 a) x) states that an accessory building shall not be erected within 3 metres (9.84 ft) of the main building.

Mr. Ian Search
August 07, 2024

The following is provided as a result of our review of Application for Minor Variance A-12-2024.

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.

We note that our office has already issued Permit 191 - 24 for this project, dated May 2, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the approved site plans.

FINAL RECOMMENDATION

Our office has **no objection** to A-12-2024. As noted above, our office has already issued Permit 191 - 24 for this project, dated May 2, 2024. It is the responsibility of the applicant to notify our office if any changes are required to the approved site plans.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

