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September 04, 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-25-2024 3362 MANNING RD

ARN 375112000005450; PIN: 750140002

Applicant: Gilbert and Catherine Drouillard

The Municipality of Lakeshore has received Application for Minor Variance A-25-2024 for the above noted subject property. The Applicants are seeking the following relief from Lakeshore Zoning By-law (2-2012) for an existing accessory building (approx. 1920 ft² building footprint) that has been constructed on the Subject Property:

- Relief from subsection 6.5 a) v) to permit an accessory building to be setback a minimum of 9.5 metres (31.1 feet) from the front lot line, whereas subsection 6.5 a) v) states that an accessory building shall not be built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot. The front yard setback requirement for a main building on the lot is 15 metres.

The Applicants received minor variance approval (file: A-02-2023) on March 22, 2023, to permit the accessory building to be setback 10 metres (32.8 feet) from the front lot line, but then the accessory building was constructed closer to the front lot line than what the minor variance permitted.

We understand that that the Applicants intend to make an application to change the zoning of their property to permit the accessory building to be used for a gainful occupation. The request for this zoning change will be made through a future separate application to Municipality of Lakeshore Council.

The following is provided as a result of our review of Application for Minor Variance A-25-2024.

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



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parcel falls within the regulated area of the Croft Drain. Our office previously issued Permit #720 - 22, dated October 18, 2022, for this development. A new Permit is not required.

FINAL RECOMMENDATION

Our office has **no objections** to A-25-2024. As noted above, our office previously issued Permit #720 - 22 for this development, and a new Permit is not required.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

