



planning@erca.org

P.519.776.5209

F.519.776.8688

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

September 03, 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-27-2024 1220 FAITH DR

ARN 375119000015400; PIN: 750051562

Applicant: D'ETTORRE GIUSEPPE

The Municipality of Lakeshore has received Application for Minor Variance A-27-2024 for the above noted subject property.

The Applicant is seeking the following reliefs from Lakeshore Zoning By-law (2-2012) for the development of an accessory building on the Subject Property:

- Relief from subsection 6.5 a) ix) to permit an accessory building to have a maximum gross floor area of 118.92 m<sup>2</sup> (1,280 ft<sup>2</sup>), whereas subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m<sup>2</sup>, for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone.
- Relief from subsection 6.5 a) xi) to permit an accessory building to have a maximum height of 5.24 metres (17.17 feet), whereas subsection 6.5 a) xi) states that an accessory building shall not exceed 5 metres in height unless with an Agriculture zone.

The following is provided as a result of our review of Application for Minor Variance A-27-2024.

### **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 the 4th Concession Drain.

Mr. Ian Search  
September 03, 2024

Our office has already issued ERCA Permit 413 - 24 for this development, dated July 3, 2024. We note that it is the responsibility of the Applicant to notify our office of any changes to the approved site plans by contacting the assigned reviewer or [regs@erca.org](mailto:regs@erca.org).

**FINAL RECOMMENDATION**

Our office has no objection to A-27-2024. As noted above, our office has issued ERCA Permit 413 - 24 for this development, dated July 3, 2024. It is the responsibility of the Applicant to notify our office of any changes 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

