



planning@erca.org

P.519.776.5209

F.519.776.8688

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

September 26, 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-23-2024 3194 ST CLAIR RD

ARN 375175000011800; PIN: 750700089

Applicant: GEORGHIADES MAGGIE

The Municipality of Lakeshore has received Application for Minor Variance A-23-2024 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:

- Relief from subsection 6.5 a) ix) to permit an accessory building to have a maximum gross floor area of 177.5 m² (1,910.6 ft²), whereas subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²) 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 5.07 metres (16.64 feet), whereas subsection 6.5 a) xi) states that an accessory building shall not exceed 5 metres (16.4 feet) in height unless with an Agriculture zone.

The following is provided as a result of our review of Application for Minor Variance A-23-2024.

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.



Mr. Ian Search
September 26, 2024

Our office has issued Permit 443 - 24 for this development, dated July 9, 2024. We note that minor changes to the Site Plans in the approved Permit appear to have occurred, however, a new Permit is not required. Please note that it is the responsibility of the applicant to contact our office if any further changes are required to the site plans approved in the Permit.

FINAL RECOMMENDATION

As noted above, our office has issued Permit 443 - 24, dated July 9, 2024, for this development. It is the responsibility of the applicant to notify our office of any further 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

