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October 28, 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-30-2024 15940 COUTURE BEACH RD  
ARN 375173000038500; PIN: 750720446

Applicant: ALLEN ANDREW MICHAEL ANTHONY

The Municipality of Lakeshore has received Application for Minor Variance A-30-2024, which proposes to construct a porch. The applicant is seeking the following reliefs from Lakeshore Zoning By-law (2-2012):

Relief from subsection 6.52 a) to permit: the steps of the porch to be setback a minimum of 7 metres from the centreline of a private road, for the roof overhang (eaves, gutters, etc.) of the porch to be setback a minimum of 8.6 metres from the centreline of the private road, for the wall/foundation of the porch to be setback a minimum of 9 metres from the centreline of the private road. Whereas, subsection 6.52 a) requires buildings/structures to be setback 10.0 metres from the centreline of a private road or driveway providing access to multiple lots, plus the lesser of 6.0 metres or the front yard or exterior side yard setback for that zone (16 metres in this case).

Relief from section 8.3 and 6.42 to permit: the wall/foundation of the porch to be setback a minimum of 11.6 metres from the front lot line (encroaching a maximum of 3.4 metres into the required front yard setback), for the roof overhang (eaves, gutters, etc.) of the porch to be setback a minimum of 11.2 metres from the front lot line (encroaching a maximum of 3.8 metres into the required front yard setback), for the steps of the porch to be setback a minimum of 10.3 metres from the front lot line (encroaching a maximum of 4.7 metres into the required front yard setback). Whereas, section 8.3 requires a 15 metre front yard setback and section 6.42 permits porches (including eaves and cornices) and steps to encroach a maximum of 2.5 metres into the required front yard setback.

The following is provided as a result of our review of Application for Minor Variance A-30-2024.

## **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



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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 Lake St. Clair.

Our office has already issued ERCA Permit # 509 - 24, dated August 4, 2024, for this development. **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-30-2024. As noted above, our office has already issued ERCA Permit #509 - 24, dated August 4, 2024, for this development. 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

