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October 30, 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-28-2024 1819 COUNTY RD 27

ARN 375158000017800; PIN: 750270212

Applicant: Brian Lafreniere

The Municipality of Lakeshore has received Application for Minor Variance A-28-2024 for the above noted subject property, which proposes to construct a new accessory building.

The Applicant is seeking the following reliefs from Lakeshore Zoning By-law (2-2012):

- 1) Relief to permit the accessory building to have a maximum gross floor area of 143.07 m² (1,540 ft²), whereas subsection 6.5 a) ix) states that accessory buildings shall not exceed a gross floor area of 55 m² (592 ft²);
- 2) Relief to permit the accessory building to have a maximum height of 5.72 m (17.29 ft), whereas subsection 6.5 a) ix) states that accessory buildings shall not exceed 5 meters (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-28-2024.

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 Belle River.

Our office issued Permit #533 - 24, dated August 17, 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.



Mr. Ian Search
October 30, 2024

FINAL RECOMMENDATION

Our office has **no objection** to A-28-2024. As noted above, our office issued Permit #533 - 24, dated August 17, 2024, for this development and 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

