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January 02, 2025

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-34-2024 9234 ST CLAIR RD

ARN 375174000020200; PIN: 750710097

Applicant: BENNETT DARLENE

The Municipality of Lakeshore has received Application for Minor Variance A-34-2024 for the above noted subject property. The applicant is seeking the following relief from the Lakeshore Zoning By-law 2-2012 for the development of a building addition to an existing accessory building on the subject property:

- Relief from subsection 6.5 a) ix) to permit the accessory building to have a maximum gross floor area of 111.5 m², whereas subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² in a R1, R2, R3, RW1, RW2, RM or HR zone.

Note that the 44.6m² (480 ft²) existing carport does not contribute to the gross floor area of the accessory building.

The following is provided as a result of our review of Application for Minor Variance A-34-2024.

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 Lake St. Clair.

Our office has already issued ERCA Permit #725 - 24, dated December 10, 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 during construction.

Mr. Ian Search
January 02, 2025

FINAL RECOMMENDATION

Our office has **no objection** to A-34-2024. As noted above, ERCA Permit #725 - 24, dated December 10, 2024 has been issued for this development. It is the responsibility of the applicant to notify our office if any changes are required to the approved site plans during construction.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

