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January 06, 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-36-2024

Applicant: Michelle Caron

Address: 0 Rourke Line Road

The Municipality of Lakeshore has received Application for Minor Variance A-36-2024 for the above noted subject property. The applicant is seeking reliefs from Lakeshore Zoning By-law (2-2012) for the development of an elementary school on the subject property:

- Relief from subsection 6.41.3 g) to permit loading spaces within the front yard; whereas subsection 6.41.3 g) states that loading spaces shall not be permitted within a front yard;
- Relief from subsection 6.17 a) to permit a maximum front yard setback of 70.2 metres (230.32 feet); whereas subsection 6.17 a) requires a maximum front yard setback of 3 metres (9.84 feet) applied to 75% of the length of the lot frontage.

The following is provided as a result of our review of Application for Minor Variance A-36-2024.

### **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 Browns Creek Drain and Lake St. Clair. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

Mr. Ian Search  
January 06, 2025

**FINAL RECOMMENDATION**

Our office has **no objection** to A-36-2024. As noted above, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

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

Sincerely,



Alicia Good  
Watershed Planner  
/ag

