



2025-02-28

File Number: 0407-25

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Planner 1

Municipality of Lakeshore, Community Planning

Municipality of Lakeshore, ON

N8L 0P8

RE: Construct a Covered Porch and Pool

256 DONALD CRES

The Municipality of Lakeshore has received Application for Minor Variance A-02-2025 for the above noted subject property. The applicant is proposing to construct a covered porch and pool.

The Applicant is seeking the following relief from Lakeshore Zoning By-law (2-2012) for the development of a new porch in the rear yard of the Subject Property:

- Relief from Subsection 6.42 g) to permit the porch (including any eaves and cornices) to encroach a maximum of 5.37 metres (17.62 feet) into the required 7.5 metre (24.6 feet) rear yard setback, whereas Subsection 6.42 g) permits a porch (including eaves and cornices) to encroach a maximum of 2.5 metres (8.2 feet) into required rear and front yards.

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.

NATURAL HAZARDS AND REGULATOR RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

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 Duck Creek.

This development proposal does not require an approval from this office. If there are any changes to this proposal, you are required to contact this office to confirm whether an approval is necessary.



FINAL RECOMMENDATION

Our office has no objection to A-02-2025. As noted above and based on the current proposal, this development does not require an approval from this office. If there are any changes to this proposal, you are required to contact this office to confirm whether an approval is necessary.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner