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February 25, 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-05-2025 1255 COUNTY RD 2

ARN 375160000005240; PIN: 750500200

Applicant: PAXTON SCOTT WAYNE

The Municipality of Lakeshore has received Application for Minor Variance A-05-2025 for the above noted subject property. The applicant is seeking the following relief from Lakeshore Zoning By-law (2-2012) for the

development of a new accessory building on the Subject Property:

- Relief from Subsection 6.5 a) ix) to permit the accessory building to have a gross floor area of 89.19 m² (960 ft²), whereas Subsection 6.5 a) ix) states that accessory buildings shall not exceed a gross floor area of 55 m² (592 ft²) in the R1, R2, R3, RW1, RW2, RM or HR zone.

The following is provided as a result of our review of Application for Minor Variance A-05-2025.

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 Lake St. Clair.

Our office has issued ERCA Permit #396 - 24 for this development. However, the applicant is advised to contact our office for a permit review as the site plans appear to have changed.

Mr. Ian Search
February 25, 2025

FINAL RECOMMENDATION

Our office has **no objection** to A-05-2025. As noted above, the applicant is advised to contact our office for a permit review for ERCA Permit #396 - 24 as the site plans appear to have changed.

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

Sincerely,



Alicia Good
Watershed Planner

