



2025-03-03

File Number: 0405-25

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Municipality of Lakeshore, Community Planning
Municipality of Lakeshore, ON
N8L 0P8

RE: Construct an ADU
473 CHARRON BEACH RD
A-31-2024

The Municipality of Lakeshore has received Application for Minor Variance A-31-2024 for the above noted subject lands. The Applicant is seeking the following relief from Lakeshore Zoning By-law (2-2012) for the development of a new accessory building that will contain an additional residential unit on the Subject Property:

- Relief from Section 6.50 to permit the accessory building containing the additional residential unit to be setback a minimum of 20.52 metres (67.32 feet) from the right-ofway of the railway; whereas Section 6.50 states that no dwelling shall be erected closer than 30 metres (98.43 feet) to the right-of-way of any railway;
- Relief from Subsection 6.7 e) iii) to permit the accessory building to have a maximum gross floor area of 148 m² (1,593 ft²), whereas Subsection 6.7 e) iii) states that an accessory building containing an additional residential unit shall not exceed a total gross floor area of 120 m² (1,291.67 ft²) for all uses, unless within an Agriculture zone, where a maximum combined gross floor area of 140 m² (1,506.95 ft²) shall be permitted.

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 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.

FINAL RECOMMENDATION

Our office has no objection to A-31-2024. 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.

Sincerely,

Alicia Good



Alicia Good
Watershed Planner