



2025-06-05

File Number: 1298-25

Ian Search, Municipality of Lakeshore
419 Notre Dame Street
Municipality of Lakeshore, ON
N8L 0P8

RE: Construct a Dwelling and Accessory Structure
10654 ST CLAIR RD
Municipal File Number: A-06-2025

The Municipality of Lakeshore has received Application for Minor Variance A-06-2025 for the above noted subject property. The Applicant proposes to demolish the existing buildings and structures on the subject property. They plan on developing a new dwelling and a new detached accessory building on the subject property. The Applicant is seeking the following reliefs from the Lakeshore Zoning Bylaw (2-2012) for the development of the new accessory building:

- Relief from Subsection 6.5 a) ix) to permit the new accessory building to have a maximum gross floor area of 155 m² (1,668.41 ft²), whereas Subsection 6.5 a) ix) states that an accessory building shall not exceed a gross floor area of 55 m² (592 ft²), for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone.
- Relief from Subsection 6.5 a) xi) to permit the new accessory building to have a maximum height of 5.0071 metres (16.428 feet), whereas Subsection 6.5 a) xi) states that an accessory building shall not exceed 5 metres (16.404 feet) in height unless within an Agriculture Zone.

The new accessory building is indicated as “one storey workshop” and is proposed to be used as a personal hobby workshop and for general storage. The front of the subject property currently protrudes 30.18 feet (9.198 metres) into the St. Clair Road right-of-way. It is the intention to have this part of the property transferred to the Municipality and the new accessory building will be setback 5.99 metres (19.65 feet) from the new front lot line. The proposed building height of 5.0071 metres (16.428 feet) is calculated as the average building height on all sides of the proposed building. Note that the height is proposed to be 5.855 metres (19.208 feet) on the east side of the building.

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

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 # 1041-25, dated May 28, 2025, for this development. It is the responsibility of the Applicant to notify our office if any changes are required to the approved drawings by contacting the assigned reviewer or regs@erca.org.



FINAL RECOMMENDATION

As noted above, our office has issued ERCA Permit #1041-25, dated May 28, 2025, for this development. It is the responsibility of the Applicant to notify our office if any changes are required to the approved drawings by contacting the assigned reviewer or regs@erca.org.

Sincerely,

Alicia Good

Alicia Good
Watershed Planner