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August 05, 2022

Mr. 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-32-2022
1235 AIMEE ST
ARN 37515600000990; PIN: 750520033
Applicant: Brenda c/o Michael Donahue

The following is provided as a result of our review of Application for Minor Variance A-32-2022. The applicant would like to construct a 89.18 meter square accessory structure and is therefore seeking relief from Section 6.5 a) ix) of the Lakeshore Zoning By-law 2-2012 which: limits accessory buildings to not exceed a gross floor area of 55.0 meter square, for each accessory building on a lot in an R1, R2, R3, RW1, RW2, RM or HR zone.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

The above-noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Ruscom River and Baseline Drain. The property owner has obtained Permit 365-22 on June 27th, 2022. If any changes are proposed, the applicant must apply for a revised Permit from the ERCA.

The municipal drain, typically, has an unregistered working space, the municipality has the right to use to maintain or repair the drain. In addition, specific municipal building setbacks from a municipal drain are applicable, which can apply to open and / or covered, municipal drains. In addition, ERCA setbacks may also be applicable from open municipal drains / watercourses. Please contact your local municipality's drainage superintendent for more information.

Mr. Ian Search
August 05, 2022

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)

Our office has reviewed the proposal and has no concerns relating to stormwater management.

PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

FINAL RECOMMENDATION

With the review of background information provided and aerial photo, the ERCA confirms that the property owner obtained Permit 365-22 on June 27th, 2022. If any changes are proposed, the applicant must apply for a revised Permit from the ERCA.

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

Sincerely,



Vitra Chodha, E.P
Resource Planner
/vc

