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February 2, 2023

Mr. Ian Rawlings

Corporation of the Municipality of Lakeshore
Community Planning, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Rawlings:

RE: Application for Minor Variance A-01-2023 4778 ST CLAIR RD
ARN 375175000006700; PIN: 750700136
Applicant: Scott and Tara Harris

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property.

The applicants are proposing to construct a new single detached dwelling and a new accessory structure within the front yard. The proposed single detached dwelling will have a gross floor area of 153 m² and will be located 0.91 m from the eastern interior lot line, and 1.22 m from the western interior lot line. Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012:

- Section 8.3 to permit a side yard setback of 0.91 m from the eastern lot line and 1.22 m from the western lot line, whereas the by-law states 1.5 m on either side.

The proposed accessory structure will be located in the front yard of the property with a gross floor area of 78 m², a height of 5.1 m, and will be located 0.61 m from the eastern interior lot line. Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012:

- Section 6.5 a) vii) to permit a setback of 0.61 m from the interior side lot line, whereas the by-law states 1.5 m.
- Section 6.5 a) ix) to permit a GFA of 77.9 m² in an RW2 zone, whereas the by-law states a maximum GFA of 55.0 m².
- Section 6.5 a) xi) to permit a height of 5.1 m, whereas the by-law states a maximum height of 5 m.

The following is provided as a result of our review of Application for Minor Variance A-01-2023.

Mr. Ian Rawlings
February 02, 2023

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 Lake St. Clair. The property owner will be required to obtain a Permit 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*.

We note that ERCA Permit #531 - 21 has been issued for shoreline works to support this development. A Letter of Conformance has been received for the shoreline works undertaken in accordance with engineering plans/designs prepared by Chall.Eng Consulting Engineers, Project No. 221115 and dated revised August 27, 2021. An Application for Permit is required for the proposed dwelling and detached structure.

The structures must meet minimum setback and floodproofing elevation requirements as outlined in Chall.Eng Consulting Engineers, Project No. 221115 and dated revised August 27, 2021.

FINAL RECOMMENDATION

The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to the construction of the proposed dwelling and detached garage. The structures will need to meet above noted hazard land requirements.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
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