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March 10, 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/02/2023 3362 MANNING RD
ARN 375112000005450; PIN: 750140002
Applicant: Gil & Cathy Drouillard

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicants are proposing to construct an accessory structure within the front yard located 10 m from the front lot line, and 15.24 m from the northern interior lot line. The proposed accessory structure will have a gross floor area of 178 m². Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012 to permit a front yard setback of 10 m, whereas section 6.5 a) v) states that an accessory structure shall not be built closer to the front lot line than the minimum distance required by this By-law for the main building on the lot. The Front yard setback for a main building within an Agricultural zone is 15 m as detailed within section 8.9 of the Lakeshore Zoning By-law. The following is provided as a result of our review of Application for Minor Variance A/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 the Croft Drain. 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 #720-22 has been issued for the construction of the accessory structure. All openings into the proposed structure must be at or above the minimum required floodproofing elevation.

Mr. Ian Rawlings
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FINAL RECOMMENDATION

The property owner is required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration. We note that ERCA Permit #720-22 has been issued for the construction of the accessory structure. ERCA has no objection to the Application for Minor Variance A/02/2023.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
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