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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/04/2023 358 OLD TECUMSEH RD
ARN 375121000029700; PIN: 750000406
Applicant: Harpreet & Surinder Kaur Multani

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicants are proposing to install an air conditioning (AC) unit in the front yard of their property at a distance of 27.73 m from the front lot line. Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012 Section 6.5 d) i) to permit an air conditioning (AC) unit in the front yard 27.73 m from the front lot line, whereas the by-law states Outdoor free-standing heat pumps and air conditioning units shall not be permitted in any front yard. The following is provided as a result of our review of Application for Minor Variance A/04/2023.

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. Typically, 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*.

Due to the scope and scale of the proposal in Application for Minor Variance A/04/2023, a permit will not be required from this office.

Mr. Ian Rawlings
March 10, 2023

FINAL RECOMMENDATION

ERCA has no objection to Application for Minor Variance A/04/2023. A permit is not required for this proposal.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
/ks