



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

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/06/2023 2621 VICTORIA ST
ARN 375148000004210; PIN: 750220243
Applicant: Lisa Pereira

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 rear yard located 4.27 m from the rear lot line, and 5.18 m from the northern interior lot line. The proposed accessory structure will have a gross floor area of 75 m² and a height of 4.5 m. Therefore, the applicants are seeking the following relief from the Lakeshore Zoning By-law 2-2012, Section 6.5 a) ix) to permit an accessory structure with a gross floor area of 75 m², whereas the by-law permits a maximum gross floor area of 55 m² in an HR zone. The following is provided as a result of our review of Application for Minor Variance A/06/2023.

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 partially falls within the regulated area of the Belle River. The property owner is typically required to obtain a Permit and/or Clearance 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*.

In accordance with our information, the location of the proposed additional dwelling unit will be located on a portion of the property that is not subject to any regulations administered by the Essex Region Conservation Authority (ERCA). **This letter provides our clearance on the proposed structure, as presented in the Application for Minor Variance A/06/2023.**

Mr. Ian Rawlings
March 10, 2023

If during the proposed construction the applicant wishes to alter this proposal, please contact this office to confirm that the proposed alterations comply with this clearance. Please be advised that any future construction activities on this property may require an approval from our office.

FINAL RECOMMENDATION

This letter provides our clearance on the proposed structure, as presented in the Application for Minor Variance A/06/2023. An additional Clearance and/or Permit is not required from this office for the proposed works. If during the proposed construction the applicant wishes to alter this proposal, please contact this office to confirm that the proposed alterations comply with this clearance. Please be advised that any future construction activities on this property may require an approval from our office.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
/ks