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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/07/2023 1610 COUNTY 22 RD  
ARN 375118000008000; PIN: 750340085  
Applicant: Chris & Sylvia Mindorff

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicants are proposing to construct an addition to the existing accessory structure that currently has a gross floor area of 111.48 m<sup>2</sup> and a height of 4.87 m. The proposed addition will add 111.48 m<sup>2</sup> of gross floor area to the existing structure totaling 222.96 m<sup>2</sup> of gross floor area. 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 222.96 m<sup>2</sup>, whereas the by-law permits a maximum gross floor area of 55 m<sup>2</sup> in an R1 zone. The following is provided as a result of our review of Application for Minor Variance A/07/2023.

**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*.

It is our understanding that the existing accessory structure was subject of a hearing with the ERCA Board of Directors to reduce the freeboard component of the floodproofing standard. The decision of the committee was based on the application presented during the hearing.

As the proposed addition to this structure does not meet the ERCA requirements for minimum floodproofing standards, an applicant



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March 10, 2023

must request in writing that the Application for Permit be considered by the ERCA Board of Directors to seek relief from the floodproofing requirements. Please note that staff may not be in support of this proposal as it is a significant deviation from the current size requirement to reduce the freeboard component.

**We recommend the application be deferred and that the owner undertake a consultation with ERCA to discuss the available options for this proposal.**

**FINAL RECOMMENDATION – DEFERRAL**

The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration.

The proposed addition to the existing accessory structure does not meet the ERCA requirements for minimum floodproofing standards. The applicant must request in writing that the Application for Permit be considered by the ERCA Board of Directors to seek relief from the floodproofing requirements. Staff may not be in support of this proposal.

ERCA recommends **deferral** and advises the owner to undertake a consultation with ERCA staff to discuss the available options.

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

Sincerely,



Kathleen Schnekenburger  
Resource Planner  
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