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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/08/2023 2758 ST CLAIR RD
ARN 375175000013100; PIN: 750700075
Applicant: Timothe Matte

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 3.6m from the front lot line, and 1.6 m from the western interior lot line. The proposed accessory structure will have a gross floor area of 70.81 m² and a height of 5.2 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 70.81 m², whereas the by-law permits a maximum gross floor area of 55 m² in an RW2 zone and Section 6.5 a) xi) to permit an accessory structure with a maximum height of 5.2 m, whereas the by-law permits a maximum height of 5.0 m in an RW2 zone. The following is provided as a result of our review of Application for Minor Variance A/08/2023.

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 and the Chauvin 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 #48-23 has been issued for the proposed accessory structure.

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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 #48-23 has been issued for the proposed accessory structure.

ERCA has no objections to Application for Minor Variance A/08/2023.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
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