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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 B/04/2023 11325 LAKESHORE RD 302 (0 Lakeshore Rd 302)  
ARN 375174000003490; PIN: 750670219  
Applicant: DESMARAIS FAMILY FARMS LTD

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicants are proposing to sever approximately 1,335.5 m<sup>2</sup> (0.33 Ac) from the side yard to be added to the neighboring property 10200 Lakeshore Rd 302. The subject property will retain approximately 20.7 ha (51.17 ac) of lot area and the property receiving the lot addition will have total lot area of 68.4 m<sup>2</sup> (1.68 ac). The frontage for both properties remains unchanged. The following is provided as a result of our review of Application for Minor Variance B/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 partially falls within the regulated area of the Lefaive Drain (northern portion of the property). The property owner will be 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*.

**FINAL RECOMMENDATION**

ERCA has no objection to Application for Minor Variance B/04/2023.

Mr. Ian Rawlings  
March 10, 2023

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

Sincerely,



Kathleen Schnekenburger  
*Resource Planner*  
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