



May 03, 2023

Ian Search

Corporation of the Municipality of Lakeshore
Development Services, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Search:

RE: Application for Minor Variance A-14-2023
ARN 375118000036500; 375118000044200; 375118000044000; 375118000043500; PIN:
Applicant: 2456638 ONTARIO INC

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property. The applicant is proposing to construct a new commercial building on the subject land south of the existing commercial building. The applicant is seeking the following relief from Lakeshore Zoning By-law 2-2012: Section 8.6 to permit a minimum interior side yard of 5.5 metres, whereas the Zoning Bylaw requires a minimum interior side yard of 7.5 metres where the yard abuts a residential, institutional or parks and open space zone. The following is provided as a result of our review of Application for Minor Variance A-14-2023.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH 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*.

We note that portions of the subject 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 subject parcel(s) fall 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*.

Stormwater Management

ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse due to the

Mr. Ian Search
May 03, 2023

proposed development on this site. ERCA recommends that stormwater quality and stormwater quantity will need to be addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the "Windsor-Essex Region Stormwater Management Standards Manual".

We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality. We do not require further consultation on this file with respect to stormwater management.

FINAL RECOMMENDATION

The property owner will be required to obtain a *Permit* from the Essex Region Conservation Authority prior to any construction or site alteration. We recommend that the stormwater management analysis be completed to the satisfaction of the Municipality.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
/ks