



May 02, 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-18-2023 538 BLANCHARD PK
ARN 375121000008700; PIN: 750010438
Applicant: FLEX-N-GATE CANADA COMPANY

The Municipality of Lakeshore has received an Application for Minor Variance for the subject property.

The applicant is in the process of developing a building addition to the existing manufacturing building/use on the subject property. The applicant is seeking the following relief from Lakeshore Zoning By-law 2-2012: Section 8.7 (Employment Zone Regulations) to permit 11% minimum landscaped open space on the subject property, whereas the By-law requires 20% minimum landscaped open space in the General Employment (M1) zone.

We understand that it will be recommended to the Committee of Adjustment that they impose a condition requiring the owner to amend their existing site plan agreement to reflect their proposed change to landscaped open space on the property.

The following is provided as a result of our review of Application for Minor Variance A-18-2023.

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 the Leffler Drain. The property owner is required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or

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other activities affected by Section 28 of the *Conservation Authorities Act*.

We note that ERCA Permit #47 - 23 has been issued for the proposed addition.

Stormwater Management

This office previously reviewed the Stormwater Management Report and related plans associated with the development of this site, and our concerns with respect to stormwater management were adequately addressed. However, if any changes to the previously reviewed development are proposed, the property owner's consultant will be required to review and reassess those changes with respect to their potential impacts on stormwater management. If it is determined that additional stormwater management measures and/or modifications to the original report are required, it may be necessary for the owner to obtain a revision to our original approval.

FINAL RECOMMENDATION

We advise the property owner's consultant to review and reassess changes with respect to their potential impacts on stormwater management.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
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