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August 23, 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: 1189 LAKESHORE RD 107

ARN 375116000000100; PIN: 750110207

Applicants: COLANTONIO NUNZIO, MARC COLANTONIO, KRISTOPHER ENNIS, NANCY COLANTONIO

The Municipality of Lakeshore has received Application for Consent B-31-2023 to create a new residential lot on the subject lands. The new lot to be created will include the existing dwelling and accessory building currently located on the subject property. The new lot has an area of approximately 0.754 acres. The applicant is also requesting that the Committee of Adjustment issue a certificate of consent cancellation for a vacant residential lot adjacent to the subject property. The owner wishes to cancel the consent that was issued on August 4, 1993 for this vacant residential lot.

## **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under 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 Mahon Drain and Little Creek Drain. The property owner will be required to obtain a Permit 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 Consent B-31-2023. As noted above, the property owner will be required to obtain a Permit 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*.

Mr. Ian Search  
August 23, 2023

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

Sincerely,



Alicia Good

*Watershed Planner*

/ag