



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 21, 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 Consent B-32-2023, and Consent B-33-2023 9141 LAKESHORE RD 305

ARN 375195000000601; PIN: 750630043

Applicant: Jason & Leta Marchand

The Municipality of Lakeshore has received Application for Consent B-32-2023 to sever a surplus farm dwelling on the subject lands, and Application for Consent B-33-2023 for an easement in favour of the owners of the future severed lot over a portion of the retained land to access the accessory building. The existing access from Lakeshore Road 305 over the easement land will be shared between the owner of the severed lot and the owner of the retained land. The following is provided as a result of our review of Applications for Consent B-32-2023, and B-33-2023.

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 North Townline Drain. The property owner will be required to obtain an approval 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 21, 2023

FINAL RECOMMENDATION

Our office has no objection to the proposed Consent Applications B-32-2023 and B-33-2023. As noted above, an approval from Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

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

Sincerely,



Alicia Good

Watershed Planner

/ag