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October 25, 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-36-2023 500 COUNTY RD 31

ARN 375161000003700; PIN: 750490273

Applicant: SABOLICK JACOB DONALD

The Municipality of Lakeshore has received Application for Minor Variance A-36-2023 for the subject lands to temporarily permit two dwelling units on a lot where only one dwelling unit is permitted, and to temporarily permit two driveways on the lot where only one is permitted.

Our office understands that the owner is planning on constructing a new dwelling on the subject property and would like to live in their existing dwelling during the development process. The existing dwelling is to be demolished following occupancy of the new dwelling.

The following is provided as a result of our review of Application for Minor Variance A-36-2023.

## **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 Ruscom River. 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*.

Mr. Ian Search  
October 25, 2023

**FINAL RECOMMENDATION**

Our office has no objection to A-36-2023. As noted above, the property owner will be required to obtain a Permit from ERCA prior to any construction or site alteration.

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

Sincerely,



Alicia Good

*Watershed Planner*

/ag