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October 20, 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: Zoning By-Law Amendment ZBA-11-2023, 3776 COMBER SIDEROAD

ARN 375170000001600; PIN: 750660048

Applicant: Milan Stipic, Anthony Maladrucolo, Courtney Brochu & Jean-Paul Brochu

The Municipality of Lakeshore has received a Zoning By-law amendment application for the property known as 3776 Comber Sideroad.

Our office understands that a provisional consent (B-09-2023) was granted to sever a surplus dwelling lot from this farm parcel. As a condition of consent, the applicants are required to rezone the retained farmland to prohibit residential dwellings, as required in the Lakeshore Official Plan and Provincial Policy Statement. Additionally, the Lakeshore Zoning By-law requires a minimum lot area of 19ha for a farm parcel. The retained land will be 18.8ha following the severance. Therefore, the Zoning By-law Amendment will also recognize the deficient area of the retained land. The Zoning of the property will be amended from Agricultural (A) for and Agricultural Zone Exception.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-11-2023.

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 Garant Drain and 6/7 Sideroad 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
October 20, 2023

FINAL RECOMMENDATION

Our office has no objection to ZBA-11-2023.

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

Sincerely,



Alicia Good

Watershed Planner

/ag