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October 19, 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: Notice of intention to remove holding zone symbol ZBA-4-2022 2462 COUNTY RD 27

ARN 375151000000600; PIN: 750230216

Applicant: FUERTH JOHN THOMAS

The Municipality of Lakeshore is proposing to remove the holding symbol (h6) from the subject lands.

Our office understands that the subject property is currently use for agriculture and is located at the northeast corner of County Rd 27 and South Middle Road, known municipally as 2462 County Road 27. It is split designated as "Hamlet" and "Agricultural" in the Lakeshore Official Plan and split zoned "Hamlet Residential" (HR) with a holding symbol (h6) suffixed to the zone. The holding symbol only permits existing uses on the subject property until such time as the holding symbol is removed. The condition for removal this removal is "That adequate sewage disposal and the provision of other services has been accommodated in accordance with Section 7.0 of the Town of Lakeshore Official Plan, development applications are approved, various agreements are in place, plans of subdivision or condominium are approved, where necessary."

Our office understands that on March 16, 2022 the owner received provisional consent (file B-4-2022) from the Lakeshore Committee of Adjustment to sever three (3) residential lots from the subject property (approx. 2523.24m<sup>2</sup>, 1488.3m<sup>2</sup>, and 1489.42m<sup>2</sup>). These lots to be severed are located at the southwest corner of the subject property with each lot having frontage on South Middle Road. The owner has submitted a Zoning By-law Amendment to remove the holding symbol (h6) from the zoning affecting the lots to be severed. Removal of the holding symbol is a condition of the owner's provisional consent approval. Uses permitted under the HR zone will be permitted on the lots to be severed following removal of the holding symbol, which includes a single detached dwelling. In accordance with the conditions of their approval, the owner has entered into a drain apportionment agreement and a severance consent agreement pending approval of the Zoning By-law Amendment.

The following is provided as a result of our review of ZBA-4-2022.

Mr. Ian Search  
October 19, 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 Belle River. 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*.

**FINAL RECOMMENDATION**

Our office has no objection to ZBA-4-2022. As noted above, 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*.

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

Sincerely,



Alicia Good

*Watershed Planner*

/ag

