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December 18, 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-15-2023 1368 ROCHESTER TLINE

ARN 375168000001600; PIN: 750640017

Applicant: TRACEY RAYMOND JOSEPH

The Municipality of Lakeshore has received a Zoning By-law Amendment application for the above noted farm property. A provisional consent (file: B-08-2023) was granted from the Lakeshore Committee of Adjustment to sever two (2) surplus farm dwellings from this subject farm parcel as separate residential lots. As a condition of their consent approval from the Committee of Adjustment, 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 applicant is applying to rezone the north surplus dwelling lot to recognize the 1.18m setback of an accessory building from the rear lot line. The Lakeshore Zoning By-law requires an accessory building to be setback 1.5m from a lot line.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-15-2023.

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 West Townline Drain and Cleophas Caza 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
December 18, 2023

FINAL RECOMMENDATION

Our office has **no objection** to ZBA-15-2023.

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

Sincerely,



Alicia Good

Watershed Planner

/ag