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May 15, 2024

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-04-2023 1475 O'BRIEN SIDEROAD

ARN 375110000002100; PIN: 750250056;

Zoning By-Law Amendment ZBA-05-2023, 1162 COUNTY 46 RD

ARN 375110000002200; PIN: 750250035

Applicant: Brian and Karen Fuerth

The Municipality of Lakeshore has received two Zoning By-law Amendment applications, ZBA-04-2023 and ZBA-05-2023, for the farm properties known municipally as 1162 County Road 46 and 1475 O'Brien Sideroad. Both properties are designated "Agriculture" in the Lakeshore Official Plan and zoned "Agriculture" in the Lakeshore Zoning By-law 2-2012. The properties are located east of County Road 25, west of Lakeshore Road 217, on the north side of County Road 46. 1475 O'Brien Sideroad is a corner farm lot with frontage on both County Road 46 and O'Brien Sideroad. 1162 County Road 46 is a farm lot that abuts 1475 O'Brien Sideroad to the west.

Our office understands that a provisional consent (file: B-02-2023) was granted from the Lakeshore Committee of Adjustment to sever a surplus farm dwelling from 1475 O'Brien Sideroad as a separate residential lot. Also, a provisional consent (file: B-03-2023) was granted from the Lakeshore Committee of Adjustment to sever a surplus farm dwelling from 1162 County Road 46 as a separate residential lot. The residential lot to be created at 1475 O'Brien Sideroad will have a lot area of 0.99 acres. The residential lot to be created at 1162 County Road 46 will have a lot area of 1.07 acres.

We understand that the retained farmland of 1162 County Road 46 and the retained farmland of 1475 O'Brien Sideroad will be merged on title, and in doing so will result in a farm parcel that is 69 acres (27.9 hectares) which meets the minimum lot area for a farm parcel zoned Agriculture in the Zoning By-law (19 hectares).

As a condition of the provisional consents (file: B-02-2023 & B-03-2023), the applicant is applying to rezone the retained farmland to prohibit residential dwellings.

We understand that no new construction is proposed.

Mr. Ian Search
May 15, 2024

The following is provided as a result of our review of both Zoning By-Law Amendment ZBA-04-2023 and Zoning By-Law Amendment ZBA-05-2023 for the above noted subject properties.

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 Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the 4th Concession Drain.

FINAL RECOMMENDATION

Our office has **no objection** to ZNA-04-2023 and ZBA-04-2023.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

