

October 7th, 2024

Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0

Attn: **Ian Search**

Re: **Consent Application (B-10-2024)**
15709 Lakeshore Road 309
Municipality of Lakeshore

Please be advised that staff have undertaken a file search with respects to the above noted property and its relation to the Conservation Authority's "Prohibited Activities, Exemptions and Permits" regulations , O.Reg. 41/24 under the Conservation Authorities Act. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as administering the Conservation Authorities Act and its associated Prohibited Activities, Exemptions and Permits regulation (O. Reg. 41/24).

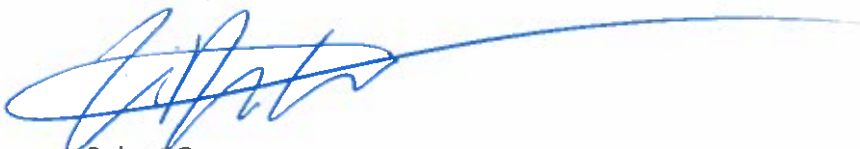
After reviewing our files and mapping, the staff have no objections to the proposed severance. However, portions of the subject properties are subject to the Authority's regulations. The issue of concern in this area is the Robb-Dales Drain, the East 9th Concession Drain, and erosion.

An application from this office is required prior to any works/construction taking place within the regulated area, this includes all structures, including dwellings, additions, accessory structures, pools, enclosed decks, site alteration, fill placement/excavation, etc. Setbacks from the drain are also required to any proposed structures / additions. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended.

Please be advised that the subject property is located in an Event Based Area [EBA] and an Intake Protection Zone [IPZ] as identified through the Lower Thames Valley Assessment Report in the Thames, Sydenham and Region Source Protection Region. For further information regarding this matter and how it may affect any proposed development please refer to the Thames, Sydenham and Region Source Protection website at www.sourcewaterprotection.on.ca.

I trust that this is satisfactory, but if you should have any questions or require more information, please call the office.

Yours truly



Robert Guo
Planning Technician



B/10/2024
James Michael Byrne

**NOTICE OF PUBLIC HEARING
MUNICIPALITY OF LAKESHORE**

IN THE MATTER OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 1, AS AMENDED, AND,
IN THE MATTER OF AN APPLICATION FOR CONSENT BY:

Subject Property: 15709 Lakeshore Road 309
Applicant (s): James Michael Byrne
Purpose of Application: The Municipality of Lakeshore has received a consent application to sever a farm dwelling and accessory buildings/structures from the subject property (15709 Lakeshore Road 309) as a separate rural residential lot. The farm dwelling is considered surplus to a farming operation.

The lot to be severed will have a frontage of approximately 310 feet (approx. 94.5 metres) along Lakeshore Road 309, and a lot area of approximately 2.8 acres. The retained farmland will be left with approximately 97.2 acres of lot area and approximately 500 metres of lot frontage along Lakeshore Road 309.

A map showing the location of the Subject Property today and a sketch detailing the proposed rural residential lot to be severed is attached to this notice.

TAKE NOTICE that an application under the above file number will be heard by the Committee on the date, time and place shown below:

DATE: October 16, 2024

TIME: 6:00 pm


LOCATION: 419 Notre Dame St, Belle River (Town Hall – Council Chambers)

This will be a hybrid public meeting where both in person attendance and electronic attendance is supported. There will be opportunities to provide oral input electronically and in person. Providing written comments, prior to a decision being made, is strongly encouraged.

During such a time any person who wishes to attend this Public Meeting electronically and /or speak at this meeting, you will need to register as a delegation for the meeting. Please provide your contact information (name, address, email and phone number) to Community Planning, via email to Ian Search, Planner, at isearch@lakeshore.ca or phone 519-728-1975, ext. 246, no later than the deadline of 24 hours prior to the date and time of the scheduled meeting. Attendees/Delegates will be contacted directly with registration details prior to the meeting.

1. This is a Public Meeting called for the purpose of hearing evidence in support of or in opposition to the above-noted application for severance.
2. Further information on this application may be obtained by contacting the undersigned. If you have comments on this application, they may be forwarded in writing to the Secretary-Treasurer at the address shown below. Your comments will then be conveyed to the Committee of Adjustment members for consideration at the meeting.
3. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.
4. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment by contacting Ian Search (Secretary-Treasurer). Please see contact details below. It is requested that this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Date of Notice: October 2nd, 2024


Ian William Search-Treasurer
Committee of Adjustment, Municipality of Lakeshore
419 Notre Dame Street, Belle River Ontario N8L 0P8
Telephone (519) 728-1975 ext. 246
isearch@lakeshore.ca



15709 Lakeshore Road 309 - Property Location Map



- Legend**
- Tax Parcel
 - Address Label
 - WorkingParcel
 - Street Centreline
- <all other values>
- CNTY
 - LAK
 - PRIV
 - PROV

1:9,774



Notes:
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

