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October 29, 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: Application for Consent B-09-2024 1370 Lakeshore Road 203

ARN 375111000002850; PIN: 750130137

Applicant: PHILLIPS LLOYD CHARLES

The Municipality of Lakeshore has received Application for Consent B-09-2024, which proposes to sever a surplus farm dwelling and its accessory uses from the subject property. The lot to be severed will have a frontage of approximately 230 feet (70.1 m) along Lakeshore Road 203, and a lot area of approximately 1.71 acres (6,920.2 m<sup>2</sup>). The retained farmland will be left with approximately 48.7 acres (19.7 ha) of lot area and approximately 626 feet (190.8 m) of lot frontage along Lakeshore Road 203.

The following is provided as a result of our review of Application for Consent B-09-2024.

### **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 North Rear Road Drain.

### **FINAL RECOMMENDATION**

Our office has **no objection** to B-09-2024. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good  
Watershed Planner  
/ag

