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November 01, 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-11-2024

PIN: 750052386

Applicant: Kirwin Partners Law Firm

This planning letter, dated November 1, 2024, supersedes the previous letter for this site, dated October 29, 2024.

The Municipality of Lakeshore has received Application for Consent B-11-2024 for the above noted subject property, which is located on the north side of Orsini Court, east of Matese Street, and south of Oakwood Avenue.

The applicants are proposing to sever two residential lots from the subject property. Each residential lot will support a semi-detached dwelling.

One of the residential lots will have a frontage of approximately 12.708 m (41.7 ft), and a lot area of approximately 673.7 m² (7,251.7 ft²). The second residential lot will have a frontage of approximately 10.110 m (33.2 ft).

The following is provided as a result of our review of Application for Consent B-11-2024.

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 4th Concession Drain.

Our office has issued ERCA Permit #410 - 24 for this development, dated June 21, 2024. It is the responsibility of the applicant to notify



Mr. Ian Search
November 01, 2024

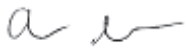
our office if any changes are required to the site plans approved in the Permit.

FINAL RECOMMENDATION

Our office has **no objections** to B-11-2024. As noted above, ERCA Permit # 410 - 24, dated June 21, 2024, has been issued for this development. It is the responsibility of the applicant to notify our office if any changes are required to the site plans approved in the Permit.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

