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October 30, 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-12-2024 475 CHARRON BEACH RD, 477 CHARRON BEACH RD  
ARN 375162000013500, 375162000013600; PIN: 750470040, 750470041

Applicant: 2461415 ONTARIO LIMITED

The Municipality of Lakeshore has received Application for Consent B-12-2024 for the above noted subject properties. The applicants are proposing a technical consent to separate two properties which have inadvertently merged on title. The severed lot, 475 Charron Beach Road, will have a frontage of approximately 15.24 m (50 ft) and a lot area of approximately 1,300 m<sup>2</sup> (0.32 acres). The retained lot, 477 Charron Beach Road, will have a frontage of approximately 96 feet (29.3 m) and a lot area of approximately 2,400 m<sup>2</sup> (0.6 acres). Our understanding is that no new construction is proposed at this time. The following is provided as a result of our review of B-12-2024.

## **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 Lake St. Clair.

## **FINAL RECOMMENDATION**

Our office has **no objection** to B-12-2024. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good  
Watershed Planner /ag

