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October 17, 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-17-2024 12100 LAKESHORE RD 303

ARN 375170000005405; PIN: 750660088

Applicants: MICHAEL ROGER MAILLOUX AND JOCELYNE FLORENCE MAILLOUX

The Municipality of Lakeshore has received Application for Zoning By-Law Amendment ZBA-17-2024 for the above noted subject lands. A provisional consent (file: B-01-2024) was granted from the Lakeshore Committee of Adjustment to sever an existing dwelling from the subject property as a separate residential lot. The dwelling is rendered surplus to the needs of the applicant due to farm consolidation.

As a condition of their consent approval, the applicants are applying to rezone the subject property to prohibit any new dwellings or additional residential units on the retained farmland. Additionally, the applicants are applying to rezone the retained farmland to recognize its deficient area (8.1 hectares) following the severance.

The following is provided as a result of our review of ZBA-17-2024.

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 Gracy Side Road Drain, Little Creek Drain and 3rd Conc. Rd. Drain East Of Little Creek.

Mr. Ian Search
October 17, 2024

FINAL RECOMMENDATION

Our office has **no objection** to ZBA-17-2024.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

