

July 17th, 2024



Re: **Consent and Zoning Bylaw Application**
16325 Lakeshore Rd 301
Pt Lot 16, Concession 1
Municipality of Lakeshore

Please note that this letter was issued as a part of the pre-consultation process. The comments issued are only valid so long as the final application reflects the information submitted to the LTVCA office at the time of issuance. If any significant changes occur as a part of the planning process, please notify the LTVCA office and a new letter will be issued based on the scope of the change.

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 property is subject to the authority's regulations. The issue of concern in this area is flooding and erosion.

The lands are subject to flooding under regulatory storm / high lake level conditions. Any proposed structure(s) will be required to be flood proofed to a minimum elevation for the lowest openings into the structure. An application from this office is required prior to any works/construction taking place within the regulated area. This includes construction of dwellings, additions, pools, accessory structures, fixed covered decks, sunroom additions, fill placement, fill removal.

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