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January 21, 2025

Mr. Jacob Dickie

Planner II

Municipality of Lakeshore, Community Planning

419 Notre Dame Street

Belle River, ON, N8L 0P8

Dear Mr. Jacob Dickie:

RE: 169 & 177 Lakeview Deeming By-law

ARN 375142000001600; PIN: 750460149

Applicant: SAFRANCE MARNE NICOLE

The Municipality of Lakeshore has received a proposal to deem Lots 44, 45, and 46 in Registered Plan of Subdivision 1411 as no longer forming part of a plan of subdivision so that the subject lands known municipally as 169 and 177 Lakeview Drive can merge on-title and become one lot. The applicant is seeking to build an addition to the existing home located on 169 Lakeview Drive that would extend onto 177 Lakeview Drive across all three lots within the original Plan of Subdivision. No additional residential units are proposed. The applicant will not be able to build the proposed addition until all three lots are merged. The applicant will be coming forward with a subsequent minor variance application to allow for a second driveway.

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.

Our office has issued ERCA Permit #622 - 24, dated November 28, 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 by contacting the assigned reviewer or regs@erca.org.

Mr. Jacob Dickie
January 21, 2025

FINAL RECOMMENDATION

Our office has **no objection** to the proposed Deeming By-law for 169 & 177 Lakeview Drive. As noted above, our office has issued ERCA Permit #622 - 24, dated November 28, 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 by contacting the assigned reviewer or regs@erca.org.

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

Sincerely,



Alicia Good
Watershed Planner

