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January 06, 2025

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-19-2024 492 COUNTY RD 8
ARN 375105000000100; PIN: 750170053

Applicant: GREATER ESSEX COUNTY DISTRICT SCHOOL BOARD c/o Brad Teichman

The Municipality of Lakeshore has received application for Zoning By-Law Amendment ZBA-19-2024 for the above noted subject lands.

A provisional consent (file: B-12-2023) was granted from the Lakeshore Committee of Adjustment to sever a 7.15 acre parcel of land from the Subject Property that has 200.1 metres (656.5 feet) of frontage along County Road 8. The parcel of land to be severed currently contains a vacant elementary school.

As a condition of their severance approval from the Committee of Adjustment, the applicants are applying for a Zoning By-law Amendment to rezone the parcel of land that is to be severed. The parcel is currently zoned Major Institutional (I1). The Zoning By-law Amendment will add a holding symbol to the zoning so that only existing uses are permitted on the parcel until the holding symbol is removed, with the condition for removal of the holding symbol being confirmation of servicing and servicing capacity from the Town of Essex and any necessary development approval.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-19-2024.

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*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Ontario Regulation 41/24 under the *Conservation Authorities Act*). However, the requirement for a Development Review will be dependant upon our future review of the site plan application and details pertaining to stormwater management. We request to be circulated



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with future Planning Act applications for this site, such as Site Plan Control, as we may have future comments to provide regarding stormwater management.

FINAL RECOMMENDATION

Our office has **no objection** to ZBA-19-2024. Please continue to circulate our office with future Planning Act applications for this site, such as Application for Site Plan Control.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

