



2025-03-31

File Number: 0641-25

Ian Search, Municipality of Lakeshore  
Municipality of Lakeshore, Community Planning  
Municipality of Lakeshore, ON  
N8L 0P8

RE: Consent for Surplus Farm Dwelling  
1078 COUNTRYVIEW LANE  
Municipal File Number: B-02-2025

The Municipality of Lakeshore has received an application to sever a farm dwelling and accessory buildings/structures from the above noted Subject Property as a separate rural residential lot. The farm dwelling is considered surplus to a farming operation. The lot to be severed will have a frontage of approximately 61.2 metres (approx. 200 feet) along Countryview Lane, and an area of approximately 6,232 m<sup>2</sup> (1.54 acre). The retained farmland will maintain its existing frontage along Lakeshore Road 241 and Mitchell Road. It will be left with approximately 579 metres (1,900 feet) of frontage along Countryview Lane and will have an area of approximately 50 acres (20.2 hectares).

## **NATURAL HAZARDS AND REGULATOR RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21**

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 North Rear Road Drain. If any new construction is proposed, the property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

For the owner's information we note that the retained farm parcel is adjacent to the ERCA owned property. For inquiries regarding the ERCA property, or prior to any construction and/or site alteration activities adjacent to the ERCA property, please contact Conservation Services.

## **FINAL RECOMMENDATION**

Our office has no objection to B-02-2025.

Sincerely,



*Alicia Good*

Alicia Good  
Watershed Planner