



2025-04-01

File Number: 0673-25

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

RE: Consents for Residential Lot Creation  
2462 COUNTY RD 27  
Municipal File Number: B-03-2025-A, B-03-2025-B, B-03-2025-C

The Municipality of Lakeshore has received Applications for Consent B-03-2025-A, B-03-2025-B and B-03-2025-C for the above noted subject property. Each of the residential lots will have lot frontage of approximately 27.8 metres (91.21 feet) and an area of approximately 1696 m<sup>2</sup> (0.419 acres). The three new residential lots will have frontage on South Middle Road and will be located east of the South Middle Road and Church Street intersection. On March 16, 2022, the Lakeshore Committee of Adjustment approved the creation of three residential lots from the Subject Property that have frontage on South Middle Road located at the corner of South Middle Road and County Road 27. The three new residential lots proposed under this application will be additional residential lots located east of those previous lot creations.

## **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.

We have reviewed our floodline mapping for this area and it has been determined the three properties proposed to be severed at this time are not located within a regulated area that is under the jurisdiction of the ERCA (Ontario Regulation 41/24 under the Conservation Authorities Act). As a result, approvals for development on these three newly severed properties are not required from ERCA for issues related to Section 28 of the Conservation Authorities Act. Our office encourages the Municipality to consider the cumulative impact of development on stormwater management for this site.

## **FINAL RECOMMENDATION**

Our office has no objection to B-03-2025-A, B-03-2025-B and B-03-2025-C. As noted above, our office encourages the Municipality to consider the cumulative impact of development on stormwater management for this site.

Sincerely,



*Alicia Good*

Alicia Good  
Watershed Planner