



2025-06-09

File Number: 1323-25

Ian Search, Municipality of Lakeshore
419 Notre Dame Street
Municipality of Lakeshore, ON
N8L 0P8

RE: Rezone Due to Surplus Farm Dwelling Severance
1370 LAKESHORE RD 203
Municipal File Number: ZBA-02-2025

The Municipality of Lakeshore has received Application for Zoning By-Law Amendment ZBA-02-2025 for the above noted subject property. A provisional consent (file: B-09-2024) was granted from the Lakeshore Committee of Adjustment to sever an existing dwelling and its accessory uses from the Subject Property as a separate residential lot. The dwelling is considered surplus to a farming operation. As a condition of their consent (severance) approval from the Committee of Adjustment, the applicant is applying to rezone the Subject Property to prohibit any new dwelling(s) and additional residential units on the retained farmland parcel.

NATURAL HAZARDS AND REGULATORY 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.

FINAL RECOMMENDATION

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

Sincerely,

Alicia Good

Alicia Good
Watershed Planner

