

June 12th, 2025

Municipality of Lakeshore
419 Notre Dame St
Bell River, ON N8L 0P8

Attn: Ian Search

Re: **Zoning Bylaw Amendment Application (file Number: ZBA-03-2025)**
15709 Lakeshore Road 309
Municipality of Lakeshore

Please be advised that staff have undertaken a file search with respects to the above noted property and its relation to the Conservation Authority's "Prohibited Activities, Exemptions and Permits" regulations, O.Reg. 41/24 under the Conservation Authorities Act. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as administering the Conservation Authorities Act and its associated Prohibited Activities, Exemptions and Permits regulation (O. Reg. 41/24).

After reviewing our files and mapping, the staff have no objections to the proposed application. However, portions of the subject properties are subject to the Authority's regulations. The issue of concern in this area is the Robb-Dales Drain, the East 9th Concession Drain and a municipal drain to the south of the property.

An application from this office is required prior to any works/construction/site alteration taking place within the regulated area, this includes all structures, including dwellings, accessory structures, pools, enclosed/covered decks, site alteration, fill placement / excavation, etc. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended. Setbacks will be required from the drains to any proposed structures.

Please be advised that the subject property is located in an Event Based Area [EBA] and an Intake Protection Zone [IPZ] as identified through the Lower Thames Valley Assessment Report in the Thames, Sydenham and Region Source Protection Region. For further information regarding this matter and how it may affect any proposed development please refer to the Thames, Sydenham and Region Source Protection website at www.sourcewaterprotection.on.ca.

I trust that this is satisfactory, but if you should have any questions or require more information, please call the office.

Yours truly,



Robert Guo
Planning Technician