



February 4, 2025

Mr. Jacob Dickie
Municipality of Lakeshore
419 Notre Dame Street
Belle River, Ontario
N0R 1A0

Re: Zoning By-law Amendment, ZBA-22-2024, Rochester Place Resorts Inc.

Please be advised that the County has reviewed the aforementioned application. Comments are engineering-related only, and the application has not been reviewed from a planning perspective. No objections to this amendment. The subject lands have frontage on County Road 2. The Applicant will be required to comply with the following County Road regulation:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road 2. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Should you require further information, please contact the undersigned by email at kbalallo@countyofessex.ca or by phone at extension 1564.

Regards,

Kristoffer Balallo
Engineering Technologist

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January 30, 2025

Mr. Jacob Dickie

Planner II

Municipality of Lakeshore, Community Planning

419 Notre Dame Street

Belle River, ON, N8L 0P8

Dear Mr. Jacob Dickie:

RE: ZBA-22-2024 923 COUNTY RD 2 981 COUNTY RD 2

ARN 375161000029400 & 375161000029300; PIN: 750500054 & 750500434

Applicant: ROCHESTER PLACE RESORTS INC

The Municipality of Leamington has received Application for Zoning By-Law Amendment ZBA-22-2024 for the above noted subject property, known as the Rochester Place Golf Course.

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-22-2024.

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*.

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 Ruscom River and Lake St. Clair. 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*.

Mr. Jacob Dickie
January 30, 2025

FINAL RECOMMENDATION

Our office has no objection to ZBA-22-2024. As noted above, 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*.

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

Sincerely,



Alicia Good
Watershed Planner

