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January 11, 2023

Mr. Ian Rawlings

Corporation of the Municipality of Lakeshore
Community Planning, Planning Division
419 Notre Dame Street
Belle River, ON N0R 1A0

Dear Mr. Ian Rawlings:

RE: Application for Consent B-25-2022 2889 LAKESHORE RD 225
ARN 375148000001100; PIN: 750220106
Applicant: David & Stacie Diemer

The Municipality of Lakeshore has received an Application for Consent for the subject property. The applicants are proposing to sever the surplus dwelling for the creation of one lot. The following is provided as a result of our review of Application for Consent B-25-2022.

In addition, we understand that as a condition of the consent an application to rezone the existing farmland from "Agricultural (A)" to Agricultural zone exception – 1 (A1) will be placed upon the application if passed. Comments regarding the rezoning will be requested at a separate time.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel partially falls within the regulated area of the Wilcox Drain. The property owner will be required to obtain a Permit and/or Clearance 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

ERCA has no objections to Application for Consent B-25-2022.

Mr. Ian Rawlings
January 11, 2023

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

Sincerely,

A handwritten signature in black ink that reads "Kathleen Schnekenburger". The signature is written in a cursive style.

Kathleen Schnekenburger
Resource Planner
/ks