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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-01-2023 218 RENAUD LINE RD  
ARN 375118000044100; PIN: 750310176  
Applicant: Sean & Heather Tracey

The Municipality of Lakeshore has received an Application for Consent for the subject property. The applicants are proposing to sever approximately 1,021.93 m<sup>2</sup> from the rear yard to be added to the neighboring property 1303 County Rd 22 for a future development. The subject property will retain approximately 2,294.71 m<sup>2</sup> of lot area and 30.48 m of frontage along Renaud Line Rd. The following is provided as a result of our review of Application for Consent B-01-2023.

**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 Lake St. Clair. 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*.

ERCA recommends that the proposed severance or lot additions merge with the lot being enlarged, in accordance with the appropriate Sections 50(3) and (5) of the *Planning Act*.

**FINAL RECOMMENDATION**

ERCA recommends that the proposed severance or lot additions merge with the lot being enlarged, as noted above. ERCA has no objections to the Application for Consent B-01-2023.



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 fluid and cursive, with the first name and last name clearly legible.

Kathleen Schnekenburger  
*Resource Planner*  
/ks