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May 3, 2023

## Ian Search

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

Dear Mr. Ian Search:

RE: Application for Consent B-09-2023 3750 COMBER SIDEROAD

ARN 375170000001600; PIN: 750660048

Applicant: MAILLOUX MARTIN ERNEST

The Municipality of Lakeshore has received an Application for Consent for the subject property.

The subject property is approximately 19.58 ha (48.39 acres) in area with 152 metres (498 feet) of frontage along Comber Sideroad. The property currently contains a residential dwelling. The residential dwelling is considered surplus to a farming operation, and the applicants are proposing to sever the surplus dwelling from the farm property for the creation of one lot. The proposed lot will have approximately 76 metres (250 ft) of frontage along County Rd 46, and will be approximately 7,136.7 m<sup>2</sup> (1.76 ac) in lot area. The retained lot will have approximately 76 metres (250 ft) of frontage along Comber Sideroad, and will be approximately 18.87 ha (46.63 ac) in lot area.

As a condition of consent approval, the retained farmland will need to be rezoned to prohibit dwellings and to include any site-specific zone regulations needed (lot area, frontage, etc.).

The following is provided as a result of our review of Application for Consent B-09-2023.

### **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 the Garant Drain and 6/7 Sideroad Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region



Mr. Ian Search  
May 03, 2023

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 objection to Application for Consent B-09-2023.

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

Sincerely,



Kathleen Schnekenburger  
Resource Planner  
/ks