



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-10-2023 334 RUSCOM RIVER RD E
ARN 375159000005401; PIN: 750510138
Applicant: MOISON HERMAS JOSPEH

The Municipality of Lakeshore has received a consent application for two lot additions. The subject property conveying the lot additions is known municipally as 334 E Ruscom River Road, located on the east side of E Ruscom River Road, south of County Road 2, north of the Canadian Pacific Limited right-of-way. The subject property is designated "Waterfront Residential" and "Agricultural" in the Lakeshore Official Plan and split zoned "Agriculture (A)" and "Residential Waterfront – Watercourse (RW1)" in the Lakeshore Zoning By-law 2-2012.

The subject property is a farm parcel that is approximately 88.8 acres in area with approximately 41.07 metres of frontage along East Ruscom River Road. The applicants are applying to add Part 1 and Part 2 on the attached reference plan to the vacant residential lot south of 356 E Ruscom River Road – an L-shaped lot addition that is a total of approximately 813.54 m² with approximately 7.163 metre frontage. They are also applying to add Part 3 on the attached reference plan to 356 E. Ruscom River Road. Part 3 is 371.78 m² and is a lot addition without frontage.

The retained farmland will be left with approximately 33.91 metres of frontage. The vacant residential lot will have a total area of approximately 1,883.54 m² and a total frontage of approximately 27.1 metres following the lot addition. 356 E Ruscom River Road will have a total lot area of approximately 1,816.18 m² and retain its 27.1 metre frontage.

The following is provided as a result of our review of Application for Consent B-10-2023.

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



Mr. Ian Search
May 03, 2023

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 Ruscom River and Cotter Creek 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 objection to Application for Consent B-10-2023.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
/ks