



May 03, 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-11-2023 MAIN ST  
ARN 375190000018600; PIN: 750600181  
Applicant: A P INVESTMENTS INC

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

The applicant is proposing a lot creation to support a future hotel and possible medical centre. The subject property is designated "Employment" and "Residential" in the Lakeshore Official Plan and is part of Site-Specific Policy Area 6.11.3.1. The subject property is zoned "Business Park Zone Exception 1 (M2-1)" with a "h2" holding symbol in the Lakeshore Zoning By-law 2-2012. The "h2" holding symbol restricts the existing uses on the property as the only permitted uses until conditions for removal of the holding symbol have been completed and the holding symbol lifted from the zone.

We understand that the condition for removal of the holding symbol is that site plan approval has been granted by the Municipality and a site plan agreement has been entered into, pursuant to provisions of the Planning Act.

The proposed severed lot will have an approximate area of 16,920.61 m<sup>2</sup> (4.18 acres) and an approximate frontage of 106.7 metres of frontage along Knapp Road, and approximately 101 metres of irregular frontage along Main Street. The retained land will maintain frontage along Knapp Road and will have an approximate area of 38.07 acres following the severance.

The following is provided as a result of our review of Application for Consent B-11-2023.

### **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*.



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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 falls within the regulated area of the Worobetz Drain and Worobetz Drain Branch. 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*.

### **Stormwater Management**

We request to be included in the circulation of the Site Plan Control application. We reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

### **FINAL RECOMMENDATION**

ERCA has no objection to Application for Consent B-11-2023.

As noted above, we reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

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

Sincerely,



Kathleen Schnekenburger  
Resource Planner  
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