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April 18, 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: Zoning By-Law Amendment ZBA-02-2022 1498 WALLS RD
ARN 375114000000300; PIN: 750260091
Applicant: WILLIS ANGELA MARIE

The Municipality of Lakeshore has received an Application for Zoning By-Law Amendment for the subject property. Provisional consent (B-02-2022) was granted to sever a surplus dwelling lot from the farm parcel located at 1498 Walls Rd. As a condition of consent, the applicants are required to rezone the retained farmland to prohibit residential dwellings, as required in the Lakeshore Official Plan and Provincial Policy Statement. The Zoning of the property will be amended from Agriculture (A) to Agriculture Zone Exception 1 (A-1) to prohibit residential dwellings. The subject area to be rezoned is 20.05 ha in area with 621.17 m of frontage along Walls Rd. The following is provided as a result of our review of Zoning By-Law Amendment ZBA-02-2022.

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 Lower Part of Browns 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 the Application for Zoning By-Law Amendment ZBA-02-2022.

Mr. Ian Rawlings
April 18, 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