



April 25, 2024

File: L.2.9.3

Adelaide Metcalfe

Planning and Development Services
9577 Port Franks Road
Thedford, ON NOM 2N0

Blewater

Atten: Stephanie Troyer-Boyd, Clerk

Central Huron

Dear Ms. Troyer-Boyd;

Huron East

**Re: Zoning Bylaw- Amendment Z07-2024
 9967 Lakeshores Road
 Municipality of Lambton Shores
 County of Lambton
 File Reference: # 24716**

Lambton Shores

Lucan Biddulph

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS) and as a regulatory authority this Authority's, Exemptions and Permits (Ontario Regulation 41/24). The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, the Ausable Bayfield Conservation Authority is providing advisory comments related to policy applicability and to assist with implementation of the Ausable Bayfield / Maitland Valley Source Protection Plans made under the Clean Water Act.

Middlesex Centre

North Middlesex

Perth South

South Huron

From the information received, it is understood the applicant is seeking an amendment to Zone By-law 1 of 2003 to rezone the lot from Commercial-3 (C3) to permit a Building and Contracting Establishment in order to bring the property into compliance with the Zoning By-law.

Warwick

West Perth

Conservation Authorities Act:

Prohibited Activities, Exemptions and Permits - Ontario Regulation 41/24:

From the information provided, it has been determined the property in question has not been identified as regulated under this Prohibited Activities, Exemptions and Permits (Ontario Regulation 41/24) regulation. The policies of the Ausable Bayfield Conservation Authority regulate development, including construction, grading or filling, or the alteration of any watercourses on lands located within the regulated area. Written approval from the



Conservation Authority may be required in order to undertake any of these activities within the regulated area.

Staff of the ABCA have not been in preconsultation with the applicant.

Recommendations:

The Ausable Bayfield Conservation Authority (ABCA) does not oppose the approval of the requested Zoning By-law Amendment.

Thank you for the opportunity to comment on this application. If you have any questions or require any additional information, please do not hesitate to contact me.

The Ausable Bayfield Conservation Authority would appreciate receiving a copy of the Municipality's decision.

Yours Sincerely,
AUSABLE BAYFIELD CONSERVATION AUTHORITY

Geoffrey Cade
Manager of Water and Planning