



June 28, 2024

Municipality of Lambton Shores
Planning and Development Services
9577 Port Franks Road
Thedford ON, NOM 2N0

Atten: Jennifer Turk, Deputy Clerk

Dear Ms. Turk

**Re: Zoning By-law- Amendment Z11-2024
84 Royal Street
Plan 1, Lot 31
Geographic Township of Bosanquet
Municipality of Lambton Shores
County of Lambton
File Reference: # 24908**

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 the 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.

From the information received, it is understood the is requesting an amendment to Zoning By-law 1 of 2003. The applicant is seeking to rezone the property from a "Commercial-1 (C1) to a zone that permits residential uses. The applicant intends to construct a single detached dwelling on the vacant lands.

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

Adelaide Metcalfe

Bluewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth



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. *Please be advised that the commenting fee of \$175.00 has **not** been paid.*

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

Ellen Westelaken
Water and Planning Technician