



Development Services Department
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REPORT

Date: January 15, 2025
To: Committee of Adjustment - Lambton Shores
From: Corrine Nauta - Manager, Building Services
cc: Planning Department
Re: **Severance – 9966 & 9970 Huron Drive – B01-2025**

The above noted application has been reviewed and the following comments are provided for your consideration.

'Reasonable Use' guidelines state the requirements with respect to lot creation/adjustments and specifically require 1 acre in predominately sandy soils according to the Ministry of Environment guidelines. According to our files, the lot is comprised of sandy soils. Therefore, the sandy soils guideline applies.

The proposed lot sizes are approximately 0.26 acres, each. It will be necessary for the applicant to conduct a hydrogeological study/report for our consideration to support the proposal as it relates to septic feasibility.

Our Department must be due diligent to ensure both proposed properties are viable and serviceable long term, as it relates to private owned sewage systems.

Further, if the severance is approved, the approved hydrogeological report shall be registered to the title of both properties.

At this time, this Department cannot support the above noted application, for the following reasons:

1. That a hydrogeological report be completed for 9966 & 9970 Huron Drive, which shall assess the proposal for private septic disposal feasibility. This report will be subject to Department review and approval.

If you require any further information, please do not hesitate to contact this office.