



March 20, 2025

File: L.2.9.2

Adelaide Metcalfe

Municipality of Lambton Shores
9577 Port Franks Road, R.R #1
Thedford, ON, N0M 2N0

Bluelwater

Atten: Jennifer Turk, Deputy Clerk

Central Huron

Dear Ms. Turk;

Huron East

**Re: Consent Application B06-2025
 34 Alberta Street
 Lot 1, Concession LRW (Plan 6 Lot 13)
 Geographic Township of Bosanquet
 Municipality of Lambton Shores
 County of Lambton
 File Reference: # 25300**

Lambton Shores

Lucan Biddulph

Middlesex Centre

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS) and as a regulatory authority with respect to 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.

North Middlesex

Perth South

South Huron

Warwick

From the information received, it is understood the applicant is seeking to sever an existing lot with 20.396 m frontage into two lots with 10.185 m and 10.211 m frontage, 61.763 m and 62.605 m depth and an area of approximately 629.05 m² and 639.25 m². In this respect, a semi-detached dwelling is under construction on the lands and the severance would allow the two halves of the dwelling to be owned separately.

West Perth

Conservation Authorities Act:

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

From the information provided, it has been determined that a portion of the property has been identified as regulated under the 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.

Existing mapping available to the ABCA indicates that a portion of the property is regulated due to the presence of the Old Ausable Channel.

Staff of the ABCA have not conducted a site visit in response to this application.
Staff of the ABCA have been in pre-consultation with the Applicant.

Recommendations:

The Ausable Bayfield Conservation Authority (ABCA) does not oppose to approval of this proposed consent application.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$275.00 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