



March 20, 2025

File: L.2.10.2

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

Adelaide Metcalfe

Bluewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth

Atten: Jennifer Turk, Deputy Clerk

Dear Ms. Turk;

**Re: Minor Variance Application A08-2025
7571 Cornell Trail
Plan 6 Lot 121C Lot 122W Pt Lot 177
Concession PENIN Lot 1
Geographic Township of Bosanquet
Municipality of Lambton Shores
County of Lambton
File Reference: # 24634**

Staff of the Ausable Bayfield Conservation Authority (ABCA) has reviewed the 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 under the Conservation Authorities Act and 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 applicant is requesting relief from the Municipality of Lambton Shores Comprehensive Zoning By-Law 1 of 2003, Section 3.3.3 a) to permit a detached accessory structure in a front yard, whereas detached accessory structures are otherwise only permitted in a side or rear yard. In this respect, the applicant proposes to construct a 92.99 m² (1,000.93 ft²) detached accessory building located closer to the front lot line than the house.

Conservation Authorities Act

Prohibited Activities, Exemptions and Permits – Ontario Regulation 41/24

From the information provided, it has been determined that the entire property in question 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.

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:

Based on the information provided, the Ausable Bayfield Conservation Authority (ABCA) does not oppose the approval of the requested minor variance.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$175.00 **has** 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