



March 11, 2025

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 By-law Amendment Z03-2025
10023 Lakeshore Road
Part Lot 14, Concession LRE
Geographic Township of Bosanquet
Municipality of Lambton Shores
County of Lambton
File Reference: # 25278**

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 3.1 of the Provincial Policy 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 that the applicant is seeking an amendment to Zoning By-law 1 of 2003 as it affects lands known as 10023 Lakeshore Road, Lambton Shores which are Zoned "Commercial-5 Exception 2 (C5-2)". The applicants propose to amend the C5-2 zoning provisions to add Farmers Market as a permitted use. It is the intent of the applicants to construct a commercial building for use as a Farmers Market.

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 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 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