

December 9, 2021.

File: L.2.10.3

Municipality of Lambton Shores
7883 Amtelecom Parkway
Forest, Ontario
N0N 1J0

Adelaide Metcalfe

Atten.: Ms. Jennifer Turk, Deputy Secretary, Committee of Adjustment

Bluewater

Dear Ms. Turk;

Central Huron

**Re: Applications for Severance B25-2021
Zoning By-law Amendment Application ZO18-2021
9782 Northville Crescent
Part Lot 35, Concession LRE
Geographic Township of Bosanquet
Municipality of Lambton Shores
County of Lambton
File Reference: # 23096**

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

The Ausable Bayfield Conservation Authority (ABCA) has reviewed the application with regard to natural heritage policies as outlined in the Provincial Policy Statement (PPS), and also with regard to the regulations made pursuant to Section 28 of the *Conservation Authorities Act*. The following reflects our position as an agency delegated the Provincial responsibility for comments on Natural Hazard matters as well as an agency providing advisory comments to the Municipality on Natural Heritage.

North Middlesex

Perth South

South Huron

From the information provided, it is understood that the applicant is requesting to sever a residential lot from the northeast side of the property known as 9782 Northville Crescent for the purposes of constructing a single detached dwelling. The severed lot will have a frontage of 60.96m (200ft), a depth of 168.95m (554.29ft), and an area of 9911.1m² (106,682.19 ft²). The retained lot will have a frontage of 61.87m (202.98ft), a depth of irregular shape and an area of 14,249.3 m² (153,378.18 ft²).

Warwick

West Perth

It is also understood that a zoning by-law amendment application has been received. The property is zoned "Residential-3 (R3)", which is a multi-residential zone permitting the existing 5 unit apartment building. The applicant proposes to rezone the easterly portion of the lot to a split zoning. In this respect, the applicant proposes to create a new building lot and seeks to establish a building envelope with a residential zone permitting a single detached dwelling. The balance of the proposed residential lot would be rezoned to a conservation zone to conserve natural heritage features and address anticipated requirements under the *Endangered Species Act*.

Site Characteristics:

From the information provided, it has been determined that neither the severed or retained parcels are regulated under this Authority's *Development, Interference with Wetlands and Alteration to Shorelines & Watercourses* (Ontario Regulation 147/06). 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.

Natural Heritage:

The Authority notes that the applicant has prepared a preliminary screening for species at risk report. From this report it has been identified that there are a number of dwarf hackberry on the site that will be removed in the identified location of clearing for the proposed dwelling. It is recommended in the report that the compensation factor be 5:1, this is acceptable to ABCA.

Recommendation:

Typically the Authority is not in support of "fragmenting" the natural heritage areas. It is ABCA's recommendation that the forested areas of the both the severed and retained parcels be rezoned to Environmental Protection to prohibit further disturbance in the future. It is also recommended that the mitigation and restoration measures from the report be followed.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$200 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 truly,
AUSABLE BAYFIELD CONSERVATION AUTHORITY

Meghan Tydd-Hrynyk
Planning & Regulations Officer