

December 9, 2021.

File: L.2.10.3

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

Adelaide Metcalfe

Bluewater

Central Huron

Huron East

Lambton Shores

Lucan Biddulph

Middlesex Centre

North Middlesex

Perth South

South Huron

Warwick

West Perth

Atten.: Ms. Stephanie Troyer-Boyd, Clerk

Dear Ms. Troyer-Boyd;

**Re: Applications for Zoning By-law Amendment ZO-14/2021
8375 & 8381 Defore Drive
Part Lot 23, Concession B
Geographic Township of Bosanquet
Municipality of Lambton Shores
County of Lambton
File Reference: # 23097**

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.

From the information provided, it is understood that the applicant is requesting an amendment to Zoning By-law 1 of 2003 as it affects lands known as 8375 and 8381 Defore Drive. The properties are zoned "Agriculture-2.1 (A2-1)". The applicant proposes to rezone the residential lot known as 8375 Defore Drive and the residential portion of 8381 Defore Drive to a residential zone and the farm portion of 8381 Defore Drive to site-specific agricultural zone prohibiting a dwelling. In this respect, the amendment is required to recognize the existing use of 8375 Defore and to separate the existing house and garage at 8381 Defore Drive as a residential lot, separate from the farm. The rezoning would also recognize the garage at 8381 Defore Drive exceeds permitted residential accessory use lot coverage.

Site Characteristics:

From the information provided, it has been determined that both of the properties associated with this application 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. Please refer to Ontario Regulation 147/06 for a full description of the Regulation Limit.

Staff of the ABCA have not conducted a site visit in response to this application.

It is this Authority's understanding that this rezoning is a result of the previously approved severance applications (B-21/2021 and B-22/2021).

Natural Heritage:

The Authority has not identified any Natural Heritage concerns with the requested rezoning.

Recommendation:

The Authority has concluded it does not have any natural hazard or natural heritage concerns with the requested rezoning as a result of the previous severance applications.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$150 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