

FILE REFERENCE:	PL#2023-0103
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MEMORANDUM

Date: November 28, 2023

To: Stephanie Troyer-Boyd, Lambton Shores Clerk & Ken Bulgin, Planner, Lambton Shores

From: Melissa Deisley, Director of Planning & Regulations, St. Clair Region Conservation Authority

Regarding: Community Improvement Plan for the Municipality of Lambton Shores

St. Clair Region Conservation Authority (SCRCA) staff reviewed the above noted circulation for Community Improvement Plan for the Municipality of Lambton Shores, and offer the following comments:

SCRCA staff provide the following comments as part of SCRCA’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS), 2020.

Reference	Comment
Map 8 – Ipperwash - 9723 West Parkway Drive - 9625, 9639, 9643, 9649, 6609, 6608 Ipperwash Road	Portions of these parcels are regulated by Ontario Regulation 171/06. Any development within these parcels will require the written permission from the Conservation Authority.
Policy 2.2 Goals of Lambton Shores Community Improvement Plan (pg. 5)	The SCRCA generally has no concerns with this. However, please note that any conversions of Commercial to Residential within a unit that is regulated by the Conservation Authority is considered intensification of use, and will require a permit from the Conservation Authority for the change of use.
Policy 6.2 General Program Eligibility & Requirements (pgs 13-14) General Eligibility Requirements	It may be worth noting somewhere in this document that Any proposed works within the area regulated by the Conservation Authority under Ontario Regulation 171/06 will require written permission from the St. Clair Region Conservation Authority.
6.5 Application Process and Submission Requirements for Financial Incentives Program (pgs 26-28)	Should be noted that development within the areas regulated by the Conservation Authority will require written permission from the St. Clair Region Conservation Authority.
7.4 CIP Application Review Criteria (pgs. 29-31)	New and infill development is to be directed to areas outside of hazardous lands impacted by flooding and erosion hazards, and any

	development within the regulated area will require review and approval by the Conservation Authority under Ontario Regulation 171/06.
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Portions of properties identified under this Community Improvement Plan are regulated by the Conservation Authority under Ontario Regulation 171/06. The policies of the Authority regulate development including: construction/reconstruction of a structure; placement or removal of fill; regrading; altering a watercourse; altering/developing a shoreline; or interfering with the function of a wetland. Written approval from this Authority will be required in order to undertake any of these activities within the regulated area.

Please refer to Ontario Regulation 171/06 for a full description of the Regulation Limit.