



October 3, 2023

File: L.2.1.1.

Adelaide Metcalfe

Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, Ontario N0M 2A0

Bluewater

Atten: James Hutson, Clerk

Central Huron

Dear Mr. Hutson,

Huron East

Re: Application for Consent B19-2023
12674 Twelve Mile Road
Lot 30, Concession 12
Geographic Township of London
Municipality of Middlesex Centre
County of Middlesex
File Reference: # 24338

Lambton Shores

Lucan Biddulph

Middlesex Centre

The Ausable Bayfield Conservation Authority (ABCA) has reviewed the application with regard to natural hazard 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 commenting on Natural Hazard matters.

North Middlesex

Perth South

South Huron

From the information received it is this Authority's understanding that the applicant is seeking to sever a surplus farm residence on a lot with a frontage of approximately 20.7 metres (67.9 feet) on Twelve Mile Road and an area of approximately 1.36 acres (0.55 hectares). The retained farmland would maintain a broken frontage of approximately 585 metres (1919.29 feet) on Twelve Mile Road, and an area of approximately 98.69 acres (39.94 hectares). The applicant is proposing to maintain a single detached dwelling and associated services on the severed lands. The remnant parcel would be maintained as farmland in crop production.

Warwick

West Perth

Conservation Authorities Act:

Development, Interference with Wetlands and Alteration to Shorelines & Watercourses (Generic Regulation) - Ontario Regulation 147/06:

From the information provided, it has been determined that the property in question has not been identified as regulated under this Authority's Development, Interference with Wetlands and Alteration to Shorelines & Watercourses (Ontario Regulation 147/06)



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.

Recommendation:

From the information submitted it appears the hazard area located on the adjacent property will not be affected by the proposed severance. As such, the ABCA does not have a natural hazard concern with the requested severance.

It should also be noted that a portion of the property falls within the Saint Clair Region Conservation Authority jurisdiction. This letter does not include comments from SCRCA and their subsequent regulations.

Thank you for the opportunity to comment on this application. *Please be advised that the commenting fee of \$275 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