

April 19, 2024

VIA EMAIL: mavis@doriontownship.ca

Mavis Harris
Clerk-Treasurer
Township of Dorion
170 Dorion Loop Road
Dorion, Ontario P0T 1K0

Dear Ms. Harris,

Re: File Number: B25-24
Owner: Khoa Dang Pham
Property Location: CON 4 W PT LOT 2 LESS HWY, DORION TWP, locally known as
120 Spruce Lane
Roll No.: 58-34-000-001-19100 (CON 4 W PT LOT 2 LESS HWY)
Applicant: Gary J. Cooper and Shine M. Varghese

Lakehead Region Conservation Authority (LRCA) staff have reviewed the above-noted consent application located in the W ½ Lot 14, Concession 5 in the Township of Dorion.

Documents Received and Reviewed by Staff

Staff have 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, 2020); as a regulatory authority under Ontario Regulation 41/24; related to policy applicability and to assist with implementation of the Lakehead Source Protection Plan under the *Clean Water Act*; and when applicable as a potential adjacent landowner.

Recommendation

Staff have no objection to the proposed Consent application.

Site Characteristics

Existing mapping indicates that the subject property is within the LRCA Regulated Area. Regulated features include:

- Unnamed watercourse regulated area.

Delegated Responsibility and Statutory Comments:

1. The Lakehead Region Conservation Authority has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.
 - Application is consistent with Section 3.1 of the PPS.
2. The Lakehead Region Conservation Authority has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, unstable soil and bedrock are not affected. The Lakehead Region Conservation Authority also regulates the alteration to or interference in any way with a watercourse or wetland.
 - The construction of any buildings or structures, the placing or dumping of fill, site grading, interference with a wetland, or any alteration to the shoreline or existing channel of a lake or watercourse may require a permit from the Authority.

Summary

Given the above comments, it is the opinion of the Lakehead Region Conservation Authority that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 does apply to the subject site. A permit from Lakehead Region Conservation Authority may be required prior to any development taking place in the regulated area;
3. The subject site is not located within an area that is subject to the policies contained in the Source Protection Plan.

This information is current at the time of writing and may be amended as more accurate information becomes available. If you should have any questions, please contact Melissa Hughson, Watershed Manager, at the Authority office.

Please forward a copy of the decision to the Conservation Authority.

Sincerely,



















Scott Drebit
GIS/Water Resources Technologist

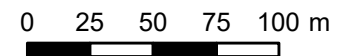
Encl: Map

120 Spruce Lane



Legend

-  Subject Property
-  Parcels
-  Approximate Regulated Area
- Regulated Features:**
-  Regional Floodline
-  100 Year Floodline
-  Fill Line
-  Floodplain
-  Water Body
-  Provincially Significant Wetland
-  Evaluated Wetland
-  Unevaluated Wetland
-  Stream
-  River
- Roads**
-  Highway
-  Road
-  Street



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This publication was produced by:
Lakehead Region Conservation Authority
130 Conservation Rd.
Thunder Bay, ON
P7B 6T8

Base data used under license through the members of
the Ontario Geospatial Data Exchange.

This map is illustrative only. Do not rely on it as being a
precise indicator of routes or features, nor as a guide to
navigation.

Coordinate System: NAD 1983 CSRS UTM Zone 16N
Projection: Transverse Mercator
Datum: North American 1983 CSRS
Units: Meter

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