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May 03, 2018

Mr. Robert Brown, Manager of Planning & Development Services
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-20-17 86 WIGLE & 106 WIGLE AVE
ARN 371121000000100 & 371121000000105;
PIN: 751780511 & 751780510
Applicant: 1552842 ONTARIO LIMITED

The following is provided for your information and consideration as a result of our review of Application for Site Plan Control SPA-20-17. We understand that the applicant is proposing: 1) a new storage facility (built in two phases) on the property identified as 86 Wigle Ave, 2) a new warehouse building at 106 Wigle Ave. The site plan also identifies a new stormwater management pond to be located on the 106 Wigle Ave site in which both properties will utilize.

NATURAL HAZARD POLICIES OF THE PPS, 2014

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATER RESOURCES MANAGEMENT

For the owner's information, the subject properties are located directly adjacent to the ERCA owned Greenway Trail, as well as the former Kraus Drain that is now under the ownership of the Essex Region Conservation Authority. We have concerns regarding the outlet of the stormwater management facility into the ERCA owned Greenway (Kraus) Drain that is depicted on the site plan. Please be advised, that the ERCA is under no obligation to provide drainage access, or services to adjacent land owners for developments. The ERCA however is willing to enter into an easement agreement with the Town of Kingsville to establish a drainage corridor for adjacent properties, provided that an adequate maintenance agreement can be established that will include best management practices and adherence to acceptable runoff release rates. At this time, a drainage easement does not exist between the ERCA

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and the Municipality for these purposes. We would advise that an easement be established through contact with Mr. Kevin Money, Director of Conservation Services prior to any Site Plan Approvals that propose to utilize the Greenway Trail corridor as a drainage outlet. **We therefore ask that this Site Plan Control application be deferred until the Town of Kingsville can establish a drainage agreement with ERCA for the legal use of this private drain for adjacent property drainage uses.**

After a drainage easement is finalized between the Town of Kingsville and ERCA, we would recommend that the municipality ensure that the release rate for this development be controlled to the capacity available in this private drain in consultation with ERCA. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Development Standards Manual).

NATURAL HERITAGE POLICIES OF THE PPS 2014

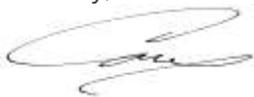
The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

FINAL RECOMMENDATION

We request that this Site Plan Control application be deferred until the Municipality, the applicant and the Conservation Authority can determine an adequate easement/drainage agreement for the proposed stormwater management measures for this development.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson
Resource Planner
/cor

cc. Kevin Money, Director of Conservation Services, ERCA

