



## APPENDIX C

April 9, 2018

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

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360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-06-18  
TALBOT RD (CTY RD 34)(1893 Talbot Rd)  
ARN 371129000021900; PIN: 751430154  
Applicant: Mucci Farms Ltd

The following is provided for your information and consideration as a result of our review of Application for Site Plan Control SPA-06-18. We understand that the applicant is proposing a two phased 4.45 ha (11 acres) greenhouse development. The first phase would be 2.574 ha and include a 5,988 square metre service building and 1,246.8 square metre bunkhouse. A stormwater management facility will be constructed to address the drainage requirements of the entire property. This development will be connected to the greenhouse operation located at 1876 Seacliff for access to their main distribution facility.

### **NATURAL HAZARD POLICIES OF THE PPS, 2014**

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/m06). The subject parcel falls within the regulated area of the Fleming Wigle Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

It is our understanding that there are significant topographical issues on the subject lot and that significant grading would need to be undertaken in order to level this site for development. We have concerns with regards to any alterations to and adjacent to the Fleming Wigle Drain which could result in potential flooding issues at this site and the downstream reaches.

In addition, we would advise that a drainage review of the Flemming Wigle Drain will be necessary to address the following concerns: 1) to identify the allowable stormwater release rate for this drain and the proposed development, and 2) to ensure that there will be no negative impacts to the downstream

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such as increased velocity, or erosion to the channel as a result of this development, and 3) to determine the 1:100 year flood elevations for the Flemming Wigle Drain.

We would advise the owners to contact the ERCA office for a pre-consultation meeting at their earliest convenience to discuss the requirements of the ERCA permit process.

### **WATER RESOURCE MANAGEMENT**

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We therefore request inclusion of the following conditions in the Site Plan Control Agreement:

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer undertakes an engineering analysis to determine the 1:100 year flows and elevations of the Flemming Wigle Drain.
4. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

We advise that the subject property is also identified as being located within a significant groundwater recharge area (SGRA) as determined through the Essex Region Source Water Protection Plan. We are concerned with the potential for significant developments in the area to have a negative impact on the groundwater system. These comments are offered as part of our advisory role to the municipality through plan review services, and are specifically provided to the municipality with respect to Section 2.2.1 of the PPS 2014: "Planning authorities shall protect, improve or restore the quality and quantity of water by: d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas" and "e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and



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sensitive ground water features, and their hydrologic functions".

In addition to the policies of the PPS 2014, the County of Essex Official Plan identifies highly vulnerable aquifers (HVA) and significant recharge areas on Schedules C4 and C5, which can be found at this link <http://weblink8.countyofessex.on.ca/weblink/browse.aspx?startid=40699&cr=1>. Accordingly, Section 2.5.2 b) of the County OP states: "Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA. We also note that the Essex Chatham Kent Groundwater Study was completed in 2004 by Dillon Consulting Ltd and Golder Associates Ltd, which delineated the highly vulnerable aquifers and significant recharge areas and would provide background information for any further water budget or hydrologic study requirements.

We would like to have further discussions with the Municipality about the potential use of a groundwater impact assessment or other mechanisms to identify the appropriate means of ensuring no negative impact on the groundwater system. As it is the Planning Authority's responsibility to ensure that Section 2.2.1 of the PPS is satisfied, we would be interested in working in partnership with the municipality to ensure these concerns are appropriately addressed.

#### **NATURAL HERITAGE POLICIES OF THE PPS, 2014**

Our information also indicates that the subject property may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS 2014 – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." It is the proponent's responsibility to exercise due diligence in ensuring that all issues related to the provincial Endangered Species Act and its regulations have been addressed. Please find attached a Technical Memorandum that outlines the process for contacting the Ministry of Natural Resources and Forestry regarding the Endangered Species Act. We would recommend that you initiate a Stage 1 Information Request as outlined in the Technical Memorandum. Further, we would recommend that you provide your communications with and from the Ministry of Natural Resources and Forestry to the respective Municipal staff contact. Per direction from the MNRF, the proponent remains responsible to ensure their correspondence with staff from the MNRF is shared with the respective Municipal staff, including confirmed details related to site plans and designs. The MNRF does not include Municipalities in their correspondence with proponents.



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Corinne'.

Corinne Chiasson  
*Resource Planner*  
/cor

encl: MNRF Technical Screening Memo