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April 23, 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: Zoning By-Law Amendment ZBA-10-18
2415-2495 GRAHAM SIDE RD
ARN 371136000004900; PIN: 751690185
Applicant: J.C. Fresh Farms Ltd.

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-10-18. The applicant is requesting to add an additional use of "medical marihuana facility" to the subject lands. It is our understanding through the information circulated, that the production of medical marihuana would be contained to within the existing greenhouse facility.

NATURAL HAZARD POLICIES OF THE PPS, 2014

Portions of 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. 158/06). The subject parcel falls within the regulated area of the following watercourses/waterbodies: Wallace Fox Drain and Lane Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

WATER RESOURCES MANAGEMENT

We acknowledge that the subject application is for the purpose of adding 'medical marihuana production' as a permitted use to the existing greenhouse facility, in which we would have no objections. It is our understanding that any future changes to the greenhouse facility would be subject to the site plan control process, therefore we will defer any stormwater management comments until such time that a proposal is circulated with specific changes to the original development.

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.



Mr. Brown
April 23, 2018

FINAL RECOMMENDATION

We have no objections to this Zoning By-law amendment.

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 Chiasson', with a large, stylized initial 'C'.

Corinne Chiasson
Resource Planner
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