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July 17, 2018

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

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-08-18
1593 COUNTY RD 34
ARN 371130000032100; PIN: 751450312
Applicant: 2435895 Ontario Ltd.

The following is provided for your information and consideration as a result of our review of Application for Site Plan Control SPA-08-18. The applicant is proposing to construct a 1,115 square metre new storage building with a possible 1,115 square metre addition, and a new 4,032 square metre warehouse space with a possible 8,045 square metre addition. The site plan control application notes the potential for additional service connections along with a storm water management plan for the proposed development.

A small portion of the subject site may fall within the study area of the Esseltine Drain Report that the Town of Kingsville has undertaken to address drainage concerns in the Esseltine Drain watershed. Until such time as this study is completed and can assess the appropriate stormwater management criteria for development, it is premature to approve any developments directed into this drainage area.

However, based on consultation with the Town of Kingsville we understand that the majority of the subject site is assessed to the Peterson Road Drain. Therefore, we provide the following information based on all future works on the subject property being assessed to the Peterson Road Drainage area.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2014) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards management under the Provincial Policy Statement of the Planning Act, as well as our regulatory role as defined in Section 28 of the Conservation Authorities Act.

We have reviewed this application with regard to the natural hazard policies of the PPS and have no objections.



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Upon review of our floodline mapping, the site has been identified as draining into the regulated Peterson Road Drain that is under the jurisdiction of the Essex Region Conservation Authority (Section 28 of the *Conservation Authorities Act*). As a result, a permit will be necessary for any development being undertaken within the vicinity of the regulated drain, as well as the installation of any stormwater outlet required for the future proposed works.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments are provided in our capacity as a public commenting body on matters related to watershed management.

It is our understanding that stormwater runoff generated from this proposed development will be directed to an on-site stormwater retention pond, with a potential overland flow route and outlet into the regulated Peterson Road Drain. We have concerns regarding the potential impact that this development will have on the quality and quantity of runoff in the downstream watercourse due to the size and use of the subject development. We therefore request inclusion of the following conditions in the Site Plan Control Agreement to satisfy our concerns:

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 obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

The subject property is located within a significant groundwater recharge area (SGRA). Section 2.2.1 of the PPS 2014 states that: "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 sensitive ground water features, and their hydrologic functions".



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In addition to the policies of the PPS 2014, the County of Essex Official Plan identifies Significant Groundwater Recharge Areas (SGRA) on Schedule C5. Section 2.5.2 b) of the County of Essex Official Plan states that: "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".

It is recommended that the Municipality ensure that these policies are addressed by the subject application and require that the applicant complete a groundwater impact assessment to the satisfaction of the Municipality.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2014

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

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.

CONSERVATION AUTHORITIES AS LANDOWNERS

The parcel is located adjacent to the Chrysler Canada Greenway, a property which is owned by the Essex Region Conservation Authority. Prior to any construction or site alteration activities adjacent to this property, or for general information regarding this property, please contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351.

FINAL RECOMMENDATION

Provided that no stormwater drainage will be directed into the Esseltine Drainage system, and that the municipality includes the above noted conditions into the Site Plan Control Agreement, we would have no further objections to this Site Plan Control application.

We request a copy of the SPC decision and agreement on this application.



Mr. Brown
July 11, 2018

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', with a large, sweeping loop at the end.

Corinne Chiasson
Resource Planner
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