



regs@erca.org

P.519.776.5209

F.519.776.8688

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

August 10, 2018

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

The Corporation of the Town of Kingsville

Dear Mr. Brown:

RE: Zoning By-Law Amendment ZBA-21-18
1270 ROAD 3 E
ARN 371134000002500; PIN: 751450141
Applicant: Great Northern Hydroponics

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-21-18. The applicant is requesting an amendment to the Zoning By-law which would permit the additional use of 'growing of medical marihuana' within the existing greenhouse complex. It is our understanding that future greenhouse expansion on this property would be subject to the Site Plan Control process.

DELEGATED RESPONSIBILITY TO REPRESENT 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 encompassed by Section 3.1 of the Provincial Policy Statement of the Planning Act as well as our regulatory role as defined by Section 28 of the Conservation Authorities Act.

Portions of the above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). This parcel falls within the drainage area of the ERCA regulated East 3rd Concession Drain and Melville Bruner 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.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

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



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We acknowledge that the subject application is for the purpose of adding an additional use (medical marihuana operation) to the subject property only, in which we would have no objections. It is our understanding that a site plan control application may be forthcoming for a future greenhouse expansion on the consolidated lands. We would therefore comment on the site specific nature of the proposed development through that process when circulated.

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.

FINAL RECOMMENDATION

We have no objections to this application for Zoning By-law Amendment.

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

Sincerely,



Corinne Chiasson
Resource Planner
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