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360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6**Environment Impact Assessment (EIA) Review**

DATE: November 08, 2018

ERCA File Number: EIA-9-18**Municipality:** Kingsville**Property:** CON 2 EASTERN DIVISION, LOT 4, ROAD 3 E & 609 Road 3 E, ARN: 371135000003100, 371135000003190, PIN: 751690173, 751690160**Significance:** Significant Woodland, Significant Wildlife Habitat**Proposal:** Cronos Greenhouse Development**Recommendation:** **Approve subject to full implementation of all Environmental Impact Assessment recommendations.****Terms of Reference:**

- **Adjacent lands to any significant natural heritage feature(s)** in accordance with Policy 2.1.8 of the PPS.

The EIA shall include an assessment as to how the proposed development will not have a negative impact on the adjacent Significant Woodland and Significant Wildlife Habitat in accordance with Policy 2.1.8 of the PPS. The EIA should focus on the potential impacts that any proposed stormwater management system may have on the hydrologic regime maintaining the adjacent woodland.

Please refer to the above referenced ERCA File Number when corresponding on this file.

Review and Comment

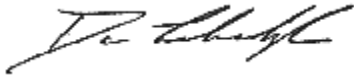
Please refer to the ERCA EIA Review (EIA-05-16) attached, issued on April 19, 2016, for greenhouse development by Boem Berry Farms on an adjacent property. The subject application (Cronos Greenhouse Development) is currently being proposed by the same proponent and potentially affects the identical natural area as the adjacent Boem Berry Farms development. Therefore, the previous EIA (EIA-05-16), including all of the same mitigation recommendations contained within, may be applied to the current application.

Full implementation of all recommendations within the EIA should result in no negative impacts to the adjacent natural heritage feature as well as the aquatic environment/drainage system. No further demonstration of no negative impact is required.

November 08, 2018

I would be pleased to discuss this review further at your convenience. If you should have any questions, or require any additional information please do not hesitate to contact me.

Yours Truly,



Dan Lebedyk
/dl



Partner Municipalities

Town of Amherstburg
Town of Essex
Town of Kingsville
Town of Lakeshore
Town of Lasalle
Municipality of
Leamington
Township of Pelee
Town of Tecumseh
City of Windsor

Environment Impact Assessment (EIA) Review

DATE: April, 27 2016

ERCA File Number: EIA-05-16

Municipality: Kingsville

Property: 672 ROAD 2 E, ARN: 371135000004600, PIN:751690091

Significance: Significant Woodland, Significant Wildlife Habitat, Species at Risk

Proposal: Boem Berry Farms

Recommendation: **Approved subject to full implementation of all Environmental Impact Assessment recommendations.**

Terms of Reference: The following Terms of Reference was established for the Environmental Impact Assessment (EIA) as a result of e-mail and telephone communications exchanged on April 19, 2016. The EIA shall include an assessment as to how the proposed development will not have a negative impact on the adjacent Significant Woodland and Significant Wildlife Habitat in accordance with Policy 2.1.8 of the PPS. The EIA should focus on the potential impacts that the proposed stormwater management system may have on the hydrologic regime maintaining the adjacent woodland. In this case, the EIA should include information on topography, soils and drainage which support the premise that no change in the hydrology supporting the adjacent woodland will take place as a result of the construction of the stormwater management facility.

Review and Comment

a) Was the EIA carried out by qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning, and/or other relevant sciences?

Yes, the EIA was carried out by BioLogic, Aquatic and Terrestrial Ecosystem Planners.

b) Did the EIA adequately identify and comment on existing significant natural features, linkages, and ecological functions of the site?

Yes, the EIA adequately commented on the existing natural features which consists of an adjacent forested feature in the northeastern corner of the subject property. The EIA included an evaluation of the vegetation communities in accordance with Ecological Land Classification (ELC) protocols, as well as an assessment of the physical environment including soils, drainage and topography. The forested feature is composed of a Dry-Fresh Sugar Maple Deciduous Forest (FOD5-1) vegetation community on very fresh (MR=3) sandy soils. Drainage and slope is away from the forest in a north to south direction.



April 27, 2016

c) Did the EIA explain the nature of the proposed development adequately enough to identify and assess any potential impacts of the proposed development plan on the existing significant natural feature(s)?

Yes, the EIA included a description of the proposed development including detailed design drawings. The EIA also included an assessment of impacts consistent with the established Terms of Reference above, including a description of the physical environment influencing the existing natural feature. Adjacent lands impacts are confined to the proposal to build greenhouses and associated stormwater management facilities. The stormwater management facility proposal was assessed with respect to its potential impacts to the hydrological regime which supports the adjacent forested natural feature.

d) Did the EIA recommend and discuss actions which would eliminate, mitigate, or compensate (when appropriate) for any/all expected impacts consistent with accepted ecological, planning, engineering and resource management techniques, practices and principles?

The EIA has concluded that due to the well drained sandy soils as well as the physical location of the adjacent forested natural feature upslope of the subject property, the adjacent woodland is an upland woodland. Surface flows from the subject lands are directed away from the feature and as a result, changes on site will not impact the woodland, provided storm runoff is directed away from the woods.

The EIA has also included appropriate mitigation measures which deal with sedimentation issues, including the installation of sediment and erosion control fencing.

e) Did the EIA process include agency consultation in order to obtain input, and did the EIA explain how agency concerns have been addressed?

Yes, the EIA included agency consultation in order to establish the Terms of Reference. The EIA has adequately addressed all items within the Terms of Reference.

f) Are the recommendations in the EIA for the preferred proposed development able to satisfy all applicable legislation?

Yes, has adequately demonstrated no negative impact on the adjacent significant natural heritage feature. Full implementation of all recommendations within the EIA should result in no negative impacts to the adjacent natural heritage feature as well as the aquatic environment/drainage system. No further demonstration of no negative impact is required.



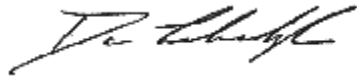
April 27, 2016

g) What is the final recommendation on the current proposal based on the review of the EIA?

Approve, subject to full implementation of all EIA recommendations.

I would be pleased to discuss this review further at your convenience. If you should have any questions, or require any additional information please do not hesitate to contact me.

Yours Truly,



Dan Lebedyk
/dl