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November 26, 2018

Ms. Kristina Brcic, Town Planner  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario, N9Y 2Y9

Dear Ms. Brcic:

RE: Zoning By-Law Amendment ZBA-34-18 882 COUNTY RD 8 (888)  
ARN 371165000003100; PIN: 751530118  
Applicant: Maurice Trepanier

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-34-18. The purpose of the zoning application is to rezone a parcel of land to prohibit the construction of residential dwellings to satisfy a condition of consent (B-16-18). The subject parcel will be rezoned from Agriculture (A1) to Agriculture - Restricted (A2).

**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.

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). The parcel falls within the regulated area of the Hutchins Drain, Cameron Curry Drain and Irwin 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. Our office has no regulatory concerns associated with this application for rezoning.

**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.

Our office has reviewed the proposal and has no concerns relating to stormwater management.

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



Ms. Brcic

November 26, 2018

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**

Our office has no concerns with this application for zoning by-law amendment.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Nelson".

Michael Nelson, BSc, MSc (Planning)

*Watershed Planner*

/mn