



APPENDIX H

September 07, 2018

Mr. Robert Brown, Manager of Planning Services
The Corporation of the Town of Kingsville
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Kingsville ON N9Y 2Y9

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Dear Mr. Brown:

RE: Zoning By-Law Amendment ZBA-25-18, & Site Plan Control SPA-11-18
140 MAIN ST E
ARN 371122000000100; PIN: 751750603
Applicant: Jeremy Capussi

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-25-18, and Application for Site Plan Control SPA-11-18. The applicant is proposing a 3 storey mixed commercial residential building with medical related uses on the main floor. We acknowledge that this overall development may include 3 phases of development, however only Phase 1 of this development is subject to this Site Plan Control application at this time.

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 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.

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

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 recommend that the municipality ensure that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Development Standards Manual). We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality.

We do not require further consultation on this file with respect to stormwater management.

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.

Our information indicates that the subject lands may support habitat of endangered species and threatened species. As per Section 2.1.7 of the PPS 2014 – "Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements." In accordance with the above PPS Policy, it is the property owner's responsibility to ensure that all issues related to the provincial *Endangered Species Act* and associated regulations have been addressed. Inquiries regarding the applicability of the Endangered Species Act to the property should be made to Aylmer District office of the provincial Ministry of Natural Resources and Forestry (MNRF) via e-mail: ESA.Aylmer@ontario.ca and through following the attached MNRF Technical Bulletin: Aylmer District Species at Risk Screening Process, for further clarification.

Our review of the application confirms that all other aspects of the natural heritage policies of the PPS 2014 have been addressed, we would therefore have no objections to this application.

FINAL RECOMMENDATION

We have no objections to these applications for Zoning and Site Plan Control.



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

Sincerely,



Corinne Chiasson
Resource Planner
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