



## Appendix B

November 26, 2018

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

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

Dear Ms. Brcic:

RE: Application for Consent B-24-18, Zoning By-Law Amendment ZBA-35-18 176 ROAD 3 E  
ARN 371136000001400; PIN: 751690035  
Applicant: Corneilius & Janna Versnel

The following is provided for your information and consideration as a result of our review of Application for Consent B-24-18 and Zoning By-Law Amendment ZBA-35-18. The purpose of the application for consent is to sever a dwelling and outbuildings that are surplus to the needs of the farming operation and create new residential lot and establish an easement over the existing driveway to allow access to the neighbouring parcel and the proposed severed parcel. The purpose of the rezoning application is to rezone the retained agricultural parcel to prohibit future residential dwellings as per provincial and municipal planning policies.

### **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 3rd Concession Drain East and Wallace Fox 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 objection to these applications from a regulatory perspective.

### **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 application and has no concerns relating to stormwater management.

Ms. Brcic  
November 26, 2018

**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.

It is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the location of the subject property is physically separated from the natural heritage feature (existing watercourse) by existing development or infrastructure. Therefore, we can advise the Municipality that this application is consistent with the natural heritage policies of the PPS 2014.

**FINAL RECOMMENDATION**

Our office has no objection these applications.

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

Sincerely,



Michael Nelson, BSc, MSc (Planning)  
*Watershed Planner*  
/mn