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March 07, 2019

Mr. Robert Brown, Manager of Planning Services  
Planning & Development Services Department  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville Ontario, N9Y 2Y9

Dear Mr. Brown:

RE: Application for Site Plan Control SPA-03-19 N-S ROAD 3 E  
ARN 371134000002800; PIN: 751450354  
Applicant: Rico Roots Plant Farms

The following is provided as a result of our review of Application for Site Plan Control SPA-03-19. It is our understanding that the purpose of this Site Plan Control Amendment is to allow for retro fit works to be undertaken within the existing greenhouse complex, to house a medical marihuana production facility. The owners are also proposing to construct two small buildings to support the retro fit works. We acknowledge that the future phases described on the site plan provided are not proposed at this time, and therefore will be subject to future SPC amendments.

**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 East 3rd Concession Drain. We have reviewed the present proposal for these works being: internal retrofitting of 1.5 ha of existing greenhouses, and the construction of two small 144 square metre support buildings and a lean to structure, in which we have no objections. Please accept this correspondence as our clearance for the works as presented. Please note future phases shown on the site plan will require ERCA Permit approvals.

**WATERSHED BASED RESOURCE MANAGEMENT AGENCY**

**SECTION 1.6.6.7 PPS, 2014 - Stormwater Management**



Mr. Brown  
March 07, 2019

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 at this time.

**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 Site Plan Amendment application.

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

Sincerely,



Corinne Chiasson  
Resource Planner  
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