Essex Region Conservation

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April 26, 2019

Mr. George Robinson, Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville, Ontario, N9Y 2Y9

Dear Mr. Robinson:

RE: Zoning By-Law Amendment ZBA-08-19, Official Plan Amendment
        OPA-01-19, 289 MAIN ST W
        ARN 371102000001810; PIN: 751840862
        Applicant: Ray Wall & Scott Shilson

The following is provided as a result of our review of applications for Zoning By-Law Amendment ZBA-08-19, and Official Plan Amendment OPA-01-19. We understand that the applicants wish to amend the Official Plan designation to allow for the addition to an existing accessory structure, which will be used as a fitness centre. Accordingly, it is also being requested that the Zoning be changed from the current "Residential Zone 1 Urban - holding (R1.1 (h) to "General Commercial (C4) with site specific regulations.

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). We have also reviewed these applications with regard to the natural hazard policies of the PPS and have no objections.

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.

SECTION 1.6.6.7 PPS, 2014 - Stormwater 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., Windsor-Essex Region Stormwater Management 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.

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 these applications for Official Plan Amendment or Zoning By-law Amendment.

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

Sincerely,

Corinne Chiasson
Resource Planner
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