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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: Application for Consent B-07-19, & Zoning Law Amendment ZBA-09-19,
and Site Plan Control SPA-09-19
87 MAIN ST E
ARN 371115000005200; PIN: 751780122
Applicant: Olivito Dentistry

The following is provided as a result of our review of Application for Consent B-07-19, Zoning By-Law Amendment ZBA-09-19, Application for Site Plan Control SPA-09-19. The applicant is proposing to convey a portion of the property identified as 17 Spruce St to the abutting lot located at 87 Main St E as a lot addition. The purpose is to expand the on-site parking area for the Dental Clinic and improve accessibility to the building's entrance. As a result, the severed parcel will be rezoned from Residential Zone 1 Urban(R1.1) to Residential Zone 1 Urban Exemption 14 (R1.1-14). We acknowledge that the parking lot expansion is subject to Site Plan Control.

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.

SECTION 1.6.6.7 PPS, 2014 - Stormwater Management



Mr. Robinson
April 26, 2019

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

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 application for Consent, Zoning By-law Amendment and Site Plan Control.

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

Sincerely,



Corinne Chiasson
Resource Planner
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