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October 19, 2018

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: Zoning By-Law Amendment ZBA-27-18, Application for Official Plan Amendment OPA-03-18; COUNTY RD 20; ARN 371132000002603; PIN: 751730523;
Applicant: Kingsville Golf & Country Club

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-27-18 and Application for Official Plan Amendment OPA-03-18. The proposal was accompanied by a site plan of the proposed development by ADA Architects dated December 2017.

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.

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We therefore request the completion of a Stormwater Management Plan and Report in support of the development. Typically, we would request the following conditions



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to be conveyed to the Municipality at the time of a site plan control circulation.

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

The subject property is located within a significant groundwater recharge area (SGRA). Section 2.2.1 of the PPS 2014 states that: "Planning authorities shall protect, improve or restore the quality and quantity of water by: d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas" and "e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions".

In addition to the policies of the PPS 2014, the County of Essex Official Plan identifies Significant Groundwater Recharge Areas (SGRA) on Schedule C5. Section 2.5.2 b) of the County of Essex Official Plan states that: "Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA". The Essex Chatham Kent Groundwater Study was completed in 2004 by Dillon Consulting Ltd and Golder Associates Ltd, which delineated the highly vulnerable aquifers and significant recharge areas and provides background information for any further water budget or hydrologic study requirements.

It is recommended that the Municipality ensuring that these policies are addressed by the subject application and require that the applicant complete a groundwater impact assessment to the satisfaction of the Municipality.

CONSERVATION AUTHORITIES AS LANDOWNERS

The following comments are provided from our perspective as a public commenting body on matters related to our interest as a manager of property adjacent to the proposed development.



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The parcel is adjacent to a Greenway property that is managed by the Essex Region Conservation Authority. We would encourage the owner and the Municipality to contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351 to discuss options for design and the location of access landscaping of the subject lands. It is understood that this may be more appropriately discussed at a later stage of development such as during site plan control.

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

Sincerely,



Michael Nelson
Watershed Planner
/mn

