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February 15, 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-01-19
1233 ROAD 4 E & 2400 GRAHAM SIDE RD
ARN 371134000003200, 371134000003300, 371134000000125;
PIN: 751450248,
Applicant: Jeremy Capussi (JC Fresh)

The following is provided as a result of our review of Application for Site Plan Control SPA-01-19. The applicant is proposing a 3 phase greenhouse complex totaling 63.8 acres in size plus support buildings, a new bunkhouse and stormwater management facilities.

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 4th Conc. Branch Of Lane Dr. (Kunch Dr) and Lane Drain. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

We would advise the owners to submit an Application for Permit to this office along with the associated base cost fee of \$1750.00 (for the first hectare of the development), plus the additional \$400.00 per hectare for the remainder of the development. Submission of the application should be directed to the attention of Ms. Lisa Pavan, Administrative Associate: Watershed Management Services (lpavan@erca.org) or by telephone at 519-776-5209 ext. 346. An Application for Permit and our current fee schedule is available on our website www.erca.org.



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WATERSHED BASED RESOURCE MANAGEMENT AGENCY - STORM WATER MANAGEMENT

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 inclusion of the following conditions in the Site Plan Control Agreement:

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 from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.
4. This additional condition is provided as an example of a standard condition of site plan control of a greenhouse stormwater management facility. That the "Special Provisions for Storm Water Infrastructure" as outlined in the attached memo, are appropriately addressed to the satisfaction of the Municipality and the Essex Region Conservation Authority.

Please be advised that Tim Byrne, Director, Watershed Management Services, is planning on arranging a meeting with technical staff from your office (e.g., Andrew Planke) to discuss the approach that was taken in Leamington to address these concerns.

WATERSHED BASED RESOURCE MANAGEMENT AGENCY - SECTION 2.2 WATER, PPS 2014

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.

The subject property is located within an identified significant groundwater recharge area. We are concerned with the potential for developments in the area to have a negative impact on the groundwater system. These comments are offered as part of our advisory role to the municipality through plan review services. Specifically, these comments are provided to the municipality via our role as an advisory service with respect to section 2.2.1 of the PPS 2014: "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



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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 highly vulnerable aquifers (HVA) and significant recharge areas on Schedules C4 and C5, which can be found at this link <http://weblink8.countyofessex.on.ca/weblink/browse.aspx?startid=40699&cr=1>. Accordingly, Section 2.5.2 b) of the County OP states: "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 would provide background information for any further water budget or hydrologic study requirements.

We recommend inclusion of the following condition in the Site Plan Control Agreement:

5. That the developer undertake a groundwater impact assessment to address the highly vulnerable aquifer and significant groundwater recharge area associated with the proposed project to the satisfaction of the Municipality and the Essex Region Conservation Authority.

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

Provided that the above noted conditions are included in the Site Plan Control Agreement, we would have no further objections to this application proceeding.



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

Sincerely,



Corinne Chiasson
Resource Planner
/cor

CC: Tim Byrne, Director, Watershed Management Services

Enclosure: Memo - SWM Special Provisions