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August 16, 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 and Official Plan Amendment ZBA-14-19  
& OPA-02-19, 318 COUNTY RD 8  
ARN 371167000002800; PIN: 751560058  
Applicant: Chris chevalier, Owner: Charles and Shirley Chevalier

The following is provided as a result of our review of Zoning By-Law Amendment and Official Plan Amendment ZBA-14-19 & OPA-02-19. The applicant is proposing to develop a warehouse building for a medical marihuana production facility. A Zoning By-law and Official Plan amendment is required because this proposal is for a new build and not for an existing greenhouse complex. This proposal would amend this site for this site-specific use.

**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.

We have reviewed this application with regards to the natural hazard policies of the PPS and have no objections.

We note that a portion of the above lands is subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). This portion falls within the regulated area of the Billings Drain and North Townline Drain West of Belle River. According to the site plan provided, the location of the proposed structure appears to be on an area of the subject site that is not regulated. The owner will need to submit an application for clearance to our office for review. If works are intended within the vicinity of the regulated Billings Drain, such as the installation of a drainage outlet or culvert, then a permit approval may be necessary.

**WATERSHED BASED RESOURCE MANAGEMENT AGENCY**



Mr. Robinson  
August 16, 2019

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 Stormwater Management (PPS, 2014)**

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 this application for Zoning By-law and Official Plan Amendment.

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

Sincerely,



Corinne Chiasson  
Resource Planner  
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