

# Essex Region Conservation

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planning@erca.org

P.519 776 5209

F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

September 26, 2019

Mr. David French  
Town Planner  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville, ON N9Y 2Y9

Dear Mr. French:

RE: Application for Consent B-14-19 and Zoning By-Law Amendment ZBA-16-19; 1642 ROAD 2 W  
ARN 371138000000400; PIN: 751710107  
Applicant: 371138000000400

The following is provided as a result of our review of Application for Consent B-14-19 and Zoning By-Law Amendment ZBA-16-19. The purpose of the application is to sever an existing agricultural dwelling that is surplus to the needs of the farming operation. The application for an amendment to the zoning by-law is required to prohibit dwellings on the retained agricultural parcel in accordance with provincial and Town policies.

## **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 Henderson Drain West Branch. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

It is the opinion of ERCA that this application is consistent with provincial policies related to natural hazards (e.g., PPS 3.1) and ERCA has no concerns from a regulatory perspective.

## **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 Stormwater Management (PPS, 2014)**

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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.

It is the opinion of ERCA that this application is consistent with natural heritage policies of the PPS and the Town of Kingsville Official Plan.

**FINAL RECOMMENDATION**

ERCA has no objections to the application for consent and amendment to the zoning by-law.

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

Sincerely,



Michael Nelson, BSc, MSc (Planning)  
Watershed Planner  
/mn