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October 16, 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-17-19 & ZBA-20-19 406 COUNTY RD 34 W
ARN 371161000000300; PIN: 751570205
Applicant: Maria Bakalic

The following is provided as a result of our review of Application for Consent B-17-19 & Zoning By-law Amendment ZBA-20-19. The purpose of the application is to sever lands and proceed with lot additions to existing rural residential lots. The re-zoning is required to match the existing rural residential zoning of the existing lots.

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 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 Cameron Road Branch and Rose Drain. 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. The area subject to regulation is along the Cameron Side Road East and located north of the proposed Part 6. As some of the lands proposed to be added to the existing lot (PIN 75157-0204) any proposed works located within the future rural residential lot will require an ERCA permit.

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)



Mr. French
October 16, 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

It is the opinion of ERCA that this application is consistent with the natural hazards policies of the PPS (3.1) it is the recommendation of ERCA to the planning authority that this application is consistent with natural heritage policies of the PPS (2.1).

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

Sincerely,



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

