



planning@erca.org

P.519.776.5209

F.519.776.8688

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

November 26, 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-22-19 2001 Peterson Lane
ARN 371130000023700; PIN: 751450334
Applicant: D.T. Enterprises Farms Ltd.

The following is provided as a result of our review of Application for Site Plan Control SPA-22-19. The applicant wishes to construct a further expansion to the greenhouse complex located at 2001 Peterson Lane. The expansion will consist of 5.57 ha of additional greenhouse, as well as the expansion of the bunkhouse, and the installation of a new stormwater management pond.

DELEGATED RESPONSIBILITY TO REPRESENT PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined 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 property outlets into the regulated area of the 2nd Conc. Rd. Dr. Branch No.2. A review of our files indicates that we are in receipt of an Application for ERCA Permit (No. 1095-19), and at this time we have yet to undertake our review of the proposal.

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)

ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse due to the proposed expansion of development on this site. ERCA



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recommends that stormwater quality and stormwater quantity will need to be addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the local Windsor-Essex Region Stormwater Management Standards Manual.

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 or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.
4. 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.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS

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 as outlined in Section 2.1 of the PPS. 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 located within 120 metres of a natural heritage feature that may meet the criteria for significant woodland and/or significant wildlife habitat in accordance with policies of the PPS. The adjacent natural heritage feature is also identified on the County of Essex Official Plan "Natural Heritage Overlay - Schedule B2" mapping.

Section 2.1.8 of the PPS states – "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."

We have reviewed this application and advise the Municipality that a demonstration of no negative impact is not required in this case. This site is already utilized for greenhouse production, and



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this application is for the expansion of the current facilities. As there is no change in land use associated with this application, it is our recommendation that a demonstration of no negative impact is not required.

We understand however, that the Municipality has provisions with regard to the use of interior grow lighting within a greenhouse facility, in which horizontal and vertical light screens are utilized to ensure the maintenance of dark sky compliance and divert lighting away from adjacent properties. We are supportive of these provisions as they will also ensure that the adjacent natural heritage features are not further impacted by the expanded greenhouse operations.

ERCA AS AN ADJACENT LANDOWNER

Further we note that the subject property is located adjacent to property owned by the Essex Region Conservation Authority. Prior to any construction or site alteration activities adjacent to this property, or for general information regarding this property, please contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351.

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

Sincerely,



Corinne Chiasson
Resource Planner
/cor

Memo: Storm Water Infrastructure Special Provisions

