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December 11, 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-24-19 & Zoning By-law Amendment
ZBA-25-19, 411 ROAD 2 W
ARN 371132000004800; PIN: 751730115
Applicant: David Roy Golden

The following is provided as a result of our review of Application for Consent B-24-19 and Zoning By-Law Amendment ZBA-25-19. The applicant wishes to sever a parcel of land that is deemed surplus to the farming operation. The severed parcel that contains one residential dwelling and one outbuilding, will be 0.4 ha in size.

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 east and south portions of 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). These portions parcel falls within the regulated area of the Wagle Creek and Scratch Kennedy 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 Section 28 of the *Conservation Authorities Act*.

Upon our review, the proposed surplus dwelling lot is located outside of ERCA's limit of regulation. We therefore advise that this application is consistent with the natural hazard policies of the PPS.

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.

Mr. French
December 11, 2019

Our office has reviewed the proposal and has no concerns relating to stormwater management.

NATURAL HERITAGE POLICIES OF THE PPS, 2014

The south and east portions of the retained lands contain a natural heritage feature that is identified as a Provincially Significant Wetland, and a significant woodland under the Provincial Policy Statement (PPS, 2014).

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.” The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA).

However, as the natural heritage feature is contained to the retained lot, and located well over 120 metres from the proposed severed parcel, no negative impacts to the natural heritage feature are anticipated. We also acknowledge that the retained lot is subject to a re-zoning that will prohibit future dwellings on the subject parcel. We advise that there are no outstanding natural heritage concerns associated with this application.

FINAL RECOMMENDATION

We have no objections to these applications, as they are consistent with the natural hazard and natural heritage policies of the PPS.

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

Sincerely,



Corinne Chiasson
Resource Planner
/cor

