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March 17, 2020

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-04-2020 2011 GRAHAM SIDE RD
ARN 371135000003900, 371135000003910; PIN: 751690156, 751690157
Applicant: GOLDEN ACRE FARMS INC & 1797540 ONTARIO INC

The following is provided as a result of our review of Application for Site Plan Control SPA-04-2020. The purpose of the application is for the expansion of an additional greenhouse along with a new bunkhouse on the subject parcel. The circulation was accompanied by the circulation of two supporting documents:

1. Site Plan, Golden Acres Farms Inc., Phase 3 Greenhouse, drawings dated February 24, 2020, completed by N.J. Peralta Engineering Ltd., and,
2. Stormwater Management Report, Golden Acre Farms Inc., Phase 3 Greenhouse Expansion, 2011 Graham Sideroad, dated February 25, 2020, provided by N.J. Peralta Engineering Ltd.

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 parcel falls within the regulated area of the Fulmer Drain 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 Section 28 of the *Conservation Authorities Act*.

ERCA has received a submission of an ERCA Permit application (ERCA file number 225-20) and our office has initiated a review of the materials.

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It should also be noted that the proposed greenhouse is in an area where the extent of floodplain mapping was not completed. It is our understanding that the requirement to update the floodplain mapping has been initiated and the SWM solution for this proposed development would need to be consistent with the direction provided in that study (e.g., Master Drainage Study). Further, if the study identified any specific provisions for the consideration of stormwater management facility (see attached example provisions from the Municipality of Leamington). Further discussion may be warranted between staff from our office and staff from the Town of Kingsville including representatives from legal, planning, engineering and drainage.

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 development on this site. ERCA 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 any other local requirements (e.g., Windsor-Essex Region Stormwater Management Standards Manual).

We therefore request inclusion of the following conditions in the Development 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.

SECTION 2.2 Water (PPS)

The subject property is located within a significant groundwater recharge area (SGRA). Section 2.2.1 of the PPS states that: "Planning authorities shall protect, improve or restore the quality and quantity



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of water by: d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas" and "e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions".

In addition to the policies of the PPS 2014, the County of Essex Official Plan identifies Significant Groundwater Recharge Areas (SGRA) on Schedule C5. Section 2.5.2 b) of the County of Essex Official Plan states that: "Development and site alteration that may be a significant threat will only be permitted within an HVA or SGRA where it has been demonstrated by way of the preparation of a groundwater impact assessment that there will be no negative impact on the HVA or SGRA". The Essex Chatham Kent Groundwater Study was completed in 2004 by Dillon Consulting Ltd and Golder Associates Ltd, which delineated the highly vulnerable aquifers and significant recharge areas and provides background information for any further water budget or hydrologic study requirements.

We recommend inclusion of the following condition of approval:

That the developer undertake a groundwater impact assessment to address the Significant Ground Water Recharge area associated with the proposed project to the satisfaction of the Municipality.

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 not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the Provincial Policy Statement (PPS). Based on our review, we have no objection to the application with respect to natural heritage policies.

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

Sincerely,



Michael Nelson, BSc, MSc (Planning)
Watershed Planner



Mr. Brown
March 17, 2020

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