



Partner Municipalities

Town of Amherstburg
Town of Essex
Town of Kingsville
Town of Lakeshore
Town of Lasalle
Municipality of
Leamington
Township of Pelee
Town of Tecumseh
City of Windsor

May 12, 2016

Ms. Kristina Galinac, Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Ms. Galinac:

RE: Applications for Site Plan Control (SPA-08-16), & Zoning By-Law Amendment (ZBA-05-16) LANSDOWNE AVE
ARN 371117000000900; PIN: 751800235
Applicant: LIOVAS HOLDINGS LTD

The following is provided for your information and consideration as a result of our review of Applications for Site Plan Control SPA-08-16, and Zoning By-Law Amendment ZBA-05-16. We understand that the purpose of these applications is to allow the development of 4 two unit residential semi-detached dwellings. A separate structure consisting of a 7 storage garage unit is proposed for the eastern side of the subject site.

SECTION 28 CONSERVATION AUTHORITIES ACT

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATER RESOURCES MANAGEMENT

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

NATURAL HERITAGE POLICIES OF THE PPS 2014

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.



Ms. Galinac
May 12, 2016

ADJACENT TO ERCA OWNED LANDS

We note that this property is adjacent to the ERCA owned Chrysler Canada Greenway. Although we encourage the public use of the Greenway, we do have concerns with the creation of illegal access points created by private landowners along the Greenway. Due to the nature of the proposed development, and also the increase in density, we would request that the following condition be included in the Site Plan Control Agreement to satisfy our concerns: that the applicant be required to erect a 5 foot chain link fence with no access gates along the north property line of the subject site in order to prevent illegal entry to private lands and create a barrier from future illegal access points on the Greenway.

For inquiries regarding the Greenway, or prior to any construction and/or site alteration activities adjacent to the Greenway (including proposals for access corridors), please contact Kevin Money, Director of Conservation Services at 776-5209 ext. 351

FINAL RECOMMENDATION

That the applicant be required to erect a 5 foot chain link fence with no access gates along the north property line of the subject site in order to prevent illegal entry to private lands and create a barrier from future illegal access points on the Greenway.

Notwithstanding the above condition, we have no other further concerns regarding this application for Site Plan Control and Zoning change.

If you should have any questions or require any additional information, please do not hesitate to contact the ERCA Watershed Planner, Michael Nelson by phone at (519) 776-5209 ext. 347 or by e-mail at mnelson@erca.org.

Thank you.

Sincerely,



Michael Nelson, Watershed Planner
/cor

