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March 30, 2020

Rebecca Belanger  
Manager, Planning Services  
County of Essex  
360 Fairview Avenue West, Suite 302  
Essex, Ontario, N8M 1Y6

Dear Ms. Belanger:

RE: Request for pre-consultation comments on a draft plan of subdivision  
37-T-20002 Ridge Side Estates, COUNTY RD. 34 E.,  
ARN 371159000003451; PIN: 751630437  
Applicant: WOBOCORP LTD

The comments are provided as a result of our review of Request for Comments for a proposed Draft Plan of Subdivision, Town of Kingsville – Ridge Side Estates, File No: 37-T-20002. Our office reviewed the circulated draft plan of subdivision, prepared by R. C. Spencer, dated October 2017 and the Armstrong Cottam Development Storm Water Management Report, prepared by R. C. Spencer, dated July 05, 2019. Please note that this letter replaces the previously provided comments on the draft plan of subdivision, dated March 27, 2020.

**DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH 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*.

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 Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

**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.



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### **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.
4. That prior to undertaking construction or site alteration activities of any kind, any necessary permits or clearances be received from 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.

It is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the location of the subject property is physically separated from the natural heritage feature by existing development or infrastructure. Therefore, we can advise the Municipality that this application is consistent with the natural heritage policies of the PPS.



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In summary, this letter represents the position of the Essex Region Conservation Authority and we recommend the five (4) four above noted conditions of approval.

Sincerely,



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

C: Robert Brown, Manager of Planning & Development Services, Town of Kingsville