



planning@erca.org

P.519.776.5209

F.519.776.8688

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

July 17, 2020

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

Dear Ms. Brcic:

RE: Application for Consent B-06-20 & Zoning By-Law Amendment ZBA-08-20; 257 ROAD 10; ARN 371163000000300; PIN: 751540120; Applicant: David Armstrong

The following is provided as a result of our review of Application for Consent B-06-20 and Zoning By-Law Amendment ZBA-08-20. The application is to sever a parcel of land, which includes one single detached dwelling with a detached garage and three outbuildings, which is surplus to the needs of the farming operation. The purpose of the ZBA is to rezone the retained lands to prohibit future residential dwellings.

DELEGATED RESPONSIBILITY TO REPRESENT THE 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 McMahon Drain and Rivest 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*.

We have no objections to the application with respect to our natural hazards or regulatory perspective.

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.



Ms. Brcic
July 17, 2020

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.

FINAL RECOMMENDATION

Therefore, we have no objections to this application.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Nelson".

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