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August 31, 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-12-2020) E-S DIVISION RD N
ARN 371135000000800; PIN: 751750632
Applicant: AMICO PROPERTIES INC

The following is provided as a result of our review of Application for Site Plan Control SPA-12-2020, related to the development of a 0.75 acre commercial lot which will contain a new drive-thru/eat-in restaurant. This lot is part of a larger commercial complex that is included as a component of a Concept Plan circulated as part of this application. Our office received but has not reviewed the Stormwater Management Plan for the development:

1. Stormwater Study, Proposed Dairy Queen Kingsville, Ontario: prepared by William Tape, Haddad Morgan & Associates Ltd.

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 Division Road Drain. The property owner will be required to obtain a Permit 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*.

Our office will not be in a position to provide specific detailed comments on the Site Plan Control application and the associated Stormwater Management Study requirement unless the applicant submits and application for permit to our office via our online application located at <https://essexregionconservation.ca/planning-and-permits/>

WATERSHED BASED RESOURCE MANAGEMENT AGENCY



Mr. Brown
August 14, 2020

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, 2020)

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 the "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.

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.

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

Sincerely,



Mr. Brown
August 14, 2020

A handwritten signature in blue ink that reads "Mike Nelson". The signature is written in a cursive style and is placed on a light blue rectangular background.

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