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September 28, 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 Site Plan Control (SPA-16-2020)
436 COUNTY RD 27 E
ARN 371166000003501; PIN: 751540160
Applicant: PRATT FITCH & JONES LTD

The following is provided as a result of our review of Application for Site Plan Control SPA-16-2020 to construct a cart storage building at the front of the property. The proposed building's location does not pose any zoning issues and is setback 35 feet from the road.

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 Belle River Drain, Billings Drain and Belle River. Despite, in accordance with the information you provided, the location of the cart storage is out of our limit of regulation and is not subject to any regulations administered by the Essex Region Conservation Authority. The type of development proposal you wish to proceed with does **not** require a permit from this office. This letter provides our clearance on this proposal. If during the proposed construction you wish to alter this proposal, please contact this office to confirm that the proposed alterations comply with this clearance.

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.



Ms. Brcic
September 28, 2020

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)

Our office has reviewed the proposal and has no concerns relating to stormwater management. Based on the proposed size of the structure and its location, our office has determined that a requirement to complete a stormwater management report is not appropriate.

PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020

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. 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.

Our office has reviewed the proposed location of the structure and the presence of natural heritage features in the area and immediate vicinity and determined that it is not likely that the proposed development and site alteration will result in a negative impact on natural heritage features. Based on our review, we have no objections to the Application with respect to natural heritage policies.

FINAL RECOMMENDATION

With the review of background information and aerial photographs, ERCA has determined that this property does not require a Section 28 permit. ERCA has no concerns in relation to stormwater, natural hazards or natural heritage for this application. Therefore, ERCA has no objection to this application for Site Plan Control.

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

Sincerely,



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

CC Town of Kingsville Building Department

