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September 23, 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-15-2020) 865 ROAD 2 E
ARN 371131000030000; PIN:
Applicant: Vankempen Farms

The following is provided as a result of our review of Application for Site Plan Control SPA-15-2020 for the construction of a 1.726 acres greenhouse with a provision for an addition of 1.726 acres in the future. This application also includes consideration of a pole barn house and a bunkhouse. The application was accompanied by the following studies/reports:

1. Stormwater Management Report, Van Kempen Farms Phase 1 Greenhouse Development, Road 2 East, prepared by N.J. Peralta Engineering Ltd, dated September 3, 2020.
2. Site Plan Drawings prepared by N.J. Peralta Engineering Ltd., dated May 11, 2020.

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 areas of the Fulmer Drain and Vanderbeke 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*.

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, 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 Site Plan Control 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 the "Special Provisions for Storm Water Infrastructure" as outlined in the attached memo, are appropriately addressed to the satisfaction of the Municipality and the Essex Region Conservation Authority.

Our office has received an application for permit for the installation of the stormwater management servicing for this development. The drawings and report have the same date as the plans provided as part of this circulation. ERCA will provide technical comments and responses through the ERCA permit review process. At this time, ERCA has not provided a review of the submitted plans.

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.

We note that the subject lands are located within the identified Restoration Opportunity overlay per the County of Essex Official Plan (Schedule B3). Policies of the County of Essex Official



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Plan Section 3.4.5 are applicable. We would recommend that, in accordance with policy 3.4.5 b) that should any new proposed construction of a new municipal drain or any work completed under Section 78 of the Drainage Act that the establishment of vegetated buffers along the municipal drain be reflected through the modified Drainage Report.

Our recommendation is that the applicable natural heritage policies of the PPS are satisfied by this application for site plan control.

FINAL RECOMMENDATION

With the review of background information and aerial photographs, ERCA has no concerns with Natural Hazard or Natural Heritage policies. Our office will require the conditions identified in in Section 1.6.6.7 to be reflected in the development agreement related to Storm Water Management concerns.

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

Sincerely,



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

Encl. Restoration opportunity overlay figure.

