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November 16, 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-14-20) and Zoning By-Law Amendment (ZBA-16-20)
409 COUNTY RD 14 E
ARN 371154000001900; PIN: 751520108
Applicant: WILLEMSE NELLIE

The following is provided as a result of our review of Application for Consent B-14-20 requesting to sever the two dwellings deemed surplus to the farming operation namely Part 1 & 2 at 0.28 hectares and 0.36 hectares and Zoning By-Law Amendment ZBA-16-20 requesting to rezone the retained parcel from Agricultural (A1) to Agricultural- Restricted (A2) as a condition of consent to prohibit dwellings on the retained parcel as per Provincial and Town policies

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 Bell 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.

Ms. Brcic
November 16, 2020

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)

Our office has reviewed the proposal and has no concerns relating to stormwater management.

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

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.

FINAL RECOMMENDATION

With the review of background information and aerial photograph, ERCA has no concerns in relation to Natural Heritage, Stormwater Management and Natural Hazard. Therefore, ERCA has no objection to this application for Consent and Zoning By-law Amendment.

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

Sincerely,

