



planning@erca.org

P.519.776.5209

F.519.776.8688

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

September 10, 2021

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

Dear Ms. Brcic:

RE: Zoning By-Law Amendment ZBA-17-21
1775 DIVISION RD N
ARN 371132000006600; PIN: 751730354
Applicant: DANN JULIE ANN

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-17-21. The applicant is looking to construct a new 133.78 sq. m (1,440 sq. ft.) detached garage in the rear yard with 93.6 sq. m (1,008 sq. ft.) living quarters above. In order to comfortably accommodate the secondary dwelling unit above the garage, the applicant is requesting an increase in height from the permitted 5 m (16.4 ft.) for an accessory structure to 6.58 m (21.6 ft.). The current zoning of the property permits a single family dwelling and accessory structures. A site-specific zoning amendment is proposed to permit the second dwelling unit, as per Section 2.10 of the Official Plan for a property not on full servicing, where the subject property is on private septic and will include the increased height to 6.58 m (21.6 ft.) in order to build a comfortable upper floor living space. The applicant provided a septic analysis for the proposed secondary dwelling unit for review.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH 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*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY



Ms. Brcic
September 10, 2021

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)

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 objection to this application for Zoning By-Law Amendment.

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

Sincerely,



Vitra Chodha, E.P
Resource Planner
/vc

