

Appendix B-1

From: [Vitra Chodha](#)
To: [Robert Brown](#)
Cc: [Planning](#); [Kimberly Darroch](#); [Dan Lebedyk](#)
Subject: FW: Zoning By-Law Amendment ZBA-20-21, 1172 County Road 20, Kingsville
Date: September 13, 2021 1:04:21 PM
Attachments: [KING-MARTIN-CHRISTINA \(1\).pdf](#)
[ZBA-20-21 Cibulka Martin Ltd. 1172 COUNTY RD 20.pdf](#)
[Septic System Application compressed \(1\).pdf](#)

Good afternoon Robert,

Please find below an email from Dan Lebedyk stating that an EIA is not required for ZBA-20-21 based on the recent information provided by the proponent. This email contains information for the proponent about the development and a copy of the site plan. I have attached the previous ERCA comments for your reference.

Thank you,
Vitra Chodha

From: Dan Lebedyk
Sent: Monday, September 13, 2021 12:38 PM
To: Kimberly Darroch <KDarroch@erca.org>; Vitra Chodha <VChodha@erca.org>
Cc: Planning <planning@ERCA.org>
Subject: FW: Zoning By-Law Amendment ZBA-20-21, 1172 County Road 20, Kingsville

Dear Kim and Vitra:

I have received additional details from the proponent, regarding the proposed change in land use at 1172 County Road 20, Kingsville. If you remember, this property was the former Kingsville Knights of Columbus hall and the new owner wishes to convert it into a veterinary clinic. At the time of the circulation of ZBA-20-21 for comment, no details were provided with respect to the proposed undertaking being facilitated by the re-zoning. Therefore, we recommended deferral pending an EIA due to the adjacent PSW.

The proponent has forwarded a site plan (attached) and did indicate on the telephone the details of the proposal. In essence, the only significant change to the existing developed footprint would be a reduction in the footprint of the existing paved parking lot in order to convert it to a septic system, at the front of the property. No works would be within a distance from the existing PSW boundary to cause any anticipation of negative impacts. Most of the proposed 'development' is confined to converting the interior of the existing building to a clinic.

Pursuant to review and consideration of the details relating to this proposed development, I am satisfied that there will be no negative impacts to the adjacent PSW and an EIA is not required to be completed demonstrating no negative impact. The property is already developed, with respect to the building and parking lot, and no new works will be close enough to cause any concerns relating to negative impacts to the adjacent PSW.

Could you please review this information and forward to the Town and the proponent (contact e-mail indicated below in the e-mail thread) for their information and consideration in the processing of ZBA-20-21.

Please do not hesitate to contact me if you should have any questions or require any additional information.

Thank you.

Sincerely,



DAN LEBEDYK
Biologist/Ecologist
Essex Region Conservation Authority
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From: andrew cibulka <andrew_cibulka@hotmail.com>

Sent: Saturday, September 4, 2021 9:58 AM

To: Dan Lebedyk <DLebedyk@erca.org>

Cc: cmartindvm@gmail.com

Subject: Zoning By-Law Amendment ZBA-20-21, 1172 County Road 20, Kingsville

Good Morning Dan,

Please see the attached drawing for 1172 County Road 20, Kingsville.

The drawing includes a plan view of the property detailing the following:

- The proposed veterinary clinic layout, constructed within the footprint of the existing brick building. Please note the small universal bathroom will be constructed within the existing front concrete porch footprint.
- Proposed location of the new septic system (Waterloo system components and leaching bed details/sizing provided in attached permit submitted to Town of Kingsville).
- Proposed parking lot layout with entrance/exit lanes.

Of note, the small metal and vinyl sided sheds, shown in the drawing, are also existing structures.

It is our intention that the proposed plans would satisfy ERCA requirements as the stormwater management on the property would be unchanged and potentially improved with the reduction in the current asphalted area. Further, the plans do not include any new

construction nearer to the wetland area North of the property and the new septic installation should satisfy all wastewater discharge requirements.

Thank you for your time discussing this project, please let me know if you require any further information.

Andrew Cibulka