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May 26, 2023

Mr. George Robinson, 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. George Robinson:

RE: Zoning By-Law Amendment ZBA-2023-8 150 HERITAGE RD - 160 HERITAGE ROAD

ARN 371127000031200; PIN: 751840138 751840988

Applicant: Noah Homes

The Town of Kingsville has received an Application for Zoning By-Law Amendment for the subject property for the construction of a residential Plan of Subdivision. The following is provided as a result of our review of Zoning By-Law Amendment ZBA-2023-8.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under 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*). However, due to the scope and scale of the future development, the applicant will require an approval 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).

We request to be included in the circulation of the Plan of Subdivision application. We reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

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

Please be advised that Planning Authorities are now responsible for ensuring consistency with Section 2.1 (i.e., natural heritage policies) of the current Provincial Policy Statement (PPS). Effective January 1,



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2023, the Conservation Authorities Act and Ontario Regulation 596/22: *Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Act*, prohibits conservation authorities from commenting on these matters.

FINAL RECOMMENDATION

ERCA has no objection to Zoning By-Law Amendment ZBA-2023-8. We reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

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

Sincerely,



Kathleen Schnekenburger
Resource Planner
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