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February 20, 2024

Ms. Vitra Choda

Town Planner

The Corporation of the Town of Kingsville

2021 Division Road North

Kingsville Ontario, N9Y 2Y9

Dear Ms. Vitra Choda:

RE: Application for Official Plan Amendment OPA & ZBA-2024-2 -2 1119 COUNTY RD 20 (Cedarhurst Park Subdivision)ARN 371128000034000; PIN: 751850062Applicant: LEWIS BRIAN ELBY

The Town of Kingsville has received OPA & ZBA-2024-2 for the above noted subject lands. The subject lands have an area of approximately 40.7 ha, and are primarily located in the A1 zone, with a portion of the lands within the LR(h) zone. The lands zoned LR(h) are situated at the southern end of the property, and development on these lands is constrained by the 1:100-year flood limit.

The applicant is requesting to swap 4.4 ha of land at a 1:1 ration that is currently designated as 'Lakeshore Residential West' in the Town's Official Plan and zoned "Lakeshore Residential-Holding (LR(h)) in the Town's Comprehensive Zoning By-law to the north of the existing zone. The current 4.4 ha portion of land will be re-designated to "Agricultural" and re-zoned to "Lakeshore Residential - Holding (LR(h)). This swap is proposed to accommodate a potential future plan of subdivision outside of the 1:100 year flood limit.

The following is provided as a result of our review OPA & ZBA-2024-2.

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*.

The southern portion and northwest corner of the above noted property 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). There are portions of the parcel that fall within the regulated area of Cedar Creek. The property owner will be required to obtain a Permit 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.



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CONSERVATION AUTHORITIES AS LANDOWNERS

The parcel is adjacent to a property which is owned by the Essex Region Conservation Authority. Prior to any construction or site alteration activities adjacent to this property, or for general information regarding this property, please contact Kevin Money, Director of Conservation Services at (519) 776-5209 ext. 351.

STORMWATER MANAGEMENT

Further comments regarding stormwater management concerns will be provided through the applicable planning and development processes (i.e. Plan of Subdivision, Site Plan Control, etc.) when more details can be provided to ERCA specific to proposed development on the site. It is anticipated that excess runoff may need to be addressed through a Stormwater Management Report at that time.

FINAL RECOMMENDATION

Our office has **no objection** to OPA & ZBA-2-2024. Please continue to circulate our office with future Planning Act applications for this development.

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

Sincerely,



Alicia Good

Watershed Planner

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