APPENDIX D

November 22, 2023

Planning Justification Report

Official Plan and Zoning By-Law Amendments To Facilitate a relocation of designated development lands

1119 County Road 20 Town of Kingsville (Cedarhurst Park), ON

Prepared For:

Brian Lewis

22 Garden Walk London, ON N6J 4W9

p: 519.200.3305

e: 1119county@gmail.com

Y

Prepared By:

Monteith Brown planning consultants

Monteith Brown Planning Consultants 302-219 Oxford Street W, London ON, N6H 1S5 519.686.1300 | www.mbpc.ca

Table of Contents

1.0 Introduction	1
1.1 Purpose	1
1.2 Site Description	1
1.3 Land Use Context	1
1.4 Pre-Application Consultation	3
2.0 Development Proposal	4
3.0 Background & Technical Studies	6
4.0 Planning Framework & Analysis	6
4.1 Provincial Policy Statement	6
4.2 Essex Region Conservation Authority	8
4.4 County of Essex Official Plan	10
4.4 Town of Kingsville Official Plan	14
4.5 Town of Kingsville Zoning By-Law 1-2014	20
5.0 Proposed Planning Approvals	23
5.1 Official Plan Amendments	23
5.2 Zoning By-Law Amendment	23
6.0 Conclusion	24
Appendix A	26
Appendix B	27
Appendix C	28
List of Figures	
Figure 1 Surrounding Land Use Context	5 911 Environment
Figure 6 Excerpt from Schedule 'B3' – Natural Heritage System – Opportunities Overlay	- Restoration 13
Figure 7 Excerpt from Schedule 'C1' – Areas Susceptible to Flooding Figure 8 Excerpt from Schedule 'A' – Land Use Plan	14

Figure 9 Excerpt from Schedule 'B' - Natural Heritage Features	18
Figure 10 Excerpt from Schedule 'C' - Natural Hazards	19
Figure 11 Excerpt from Town of Kingsville Zoning By-law	21

1.0 Introduction

1.1 Purpose

Monteith Brown Planning Consultants ("MBPC"), on behalf of our client, Brian Lewis (owner of the subject lands) is pleased to submit applications for amendments to the County of Essex Official Plan ("COP"), the Town of Kingsville Official Plan ("KOP") and the Town of Kingsville Zoning By-Law ("ZBL"). The purpose of these applications is to facilitate a proposed Settlement Area Boundary Adjustment through a swap of land use designations on the lands known municipality as 1119 County Road 20 in the Town of Kingsville, Ontario ("the subject lands").

The intent of this report is to analyze the land use planning merits of the proposed Official Plan Amendments ("OPA"s) and Zoning By-Law Amendment ("ZBA") applications, within the context of the surrounding community and relevant planning documents, including: the Provincial Policy Statement 2020, the County of Essex Official Plan, the Town of Kingsville Official Plan and the Town of Kingsville Zoning By-Law 1-2014.

1.2 Site Description

The subject lands are irregular in shape and have a total land area of approximately 40.7 hectares (100.5 acres) with approximately 523 metres of frontage on Lewis Ave, approximately 173 metres of frontage along Cedar Drive and approximately 182 metres of frontage along County Road 20. The lands are located in a predominantly lakeshore residential and agricultural area in the community of Cedarhurst Park, north of Lake Erie (**Figure 1**).

A majority of the subject lands are currently used for agricultural purposes, with a woodlot occupying the central portion of the parcel. A single detached residential building is located at the northern edge, along County Rd 20 and is accompanied by multiple accessory structures. The proposed OPA and ZBA applications pertain to the southern portion of the property, which is situated more than 1,250 meters from the single detached dwelling.

The south-eastern portion of the subject lands (approximately 4.4 ha) are located within the Township of Kingsville's 'Settlement Area,' with the remainder of the lands located outside of the Settlement Area and designated and zoned as 'Agricultural'. The portion of the subject lands currently within the 'Settlement Area' are constrained by the 1:100-year flood limit as per the Essex Region Conservation Authority mapping and by the presence of several Species at Risk ("SARS").

1.3 Land Use Context

Agricultural land uses surround the northern portion of the subject lands, while the southern portion abuts a residential area known as Cedarhurst Park. Cedar creek bounds the south-west limit of the subject lands.

Lands to be added to the Settlement Area Boundary County Rd. 20 Lands to be removed from the Settlement Area Boundary Agriculture Agriculture Agriculture McCain Side Rd Agriculture griculture Agriculture esidential Cedar Dr Cedar Creek Cedar Beach Conservation Area

Figure 1 | Surrounding Land Use Context

Source: Essex Region Conservation Authority Mapping, MBPC 2023

1.4 Pre-Application Consultation

A written pre-consultation request letter outlining the proposal was sent to the Town of Kingsville planning staff via the online Cloud Permit portal May 18, 2023, as per their request. Comments were received regarding the proposed Settlement Area Boundary Adjustment on June 2, 2023. A full summary has been provided as **Appendix A** and **Appendix B**. The pre-consultation comments included comments from both the Town of Kingsville staff and The Essex Region Conservation Authority staff respectively.

The majority of comments received from the Town of Kingsville staff and Essex Region Conservation Authority staff were not directly related to the proposed Official Plan amendments and Zoning By-Law amendment but rather directed towards any potential future development of the subject lands.

Overall, the Town of Kingsville staff supported the proposed shift in lands to facilitate potential future development in Kingsville, recognizing that servicing may not be available at this time. Fire and Building department staff had no comments regarding the proposal at this time. The Public Works and Engineering department staff inquired whether the lands currently designated as Lakeshore Residential West would become Agricultural or Wetland. Planning department staff further noted that the lands include priority restoration areas and could be naturalized and used as parks dedication potentially as part of future development.

Essex Region Conservation Authority expressed that permits and/or clearance prior to any development or site alteration would be required. They had no comments regarding stormwater management of the proposed OPA and ZBA applications, although anticipated that a Stormwater Management Report would be required if the proponent chooses to proceed with development of the parcel in the future.

MBPC also reached out to planning staff at the County of Essex for their comments and input regarding the proposal. A virtual pre-consultation meeting was held via Zoom on September 21, 2023. County staff outlined that a Planning Justification Report would be required to support the OPA and ZBA applications, however, no other reports would be required to support the proposal at this time. County staff also echoed that the southern portion of the property is located in a floodplain and identified as being High Priority or Secondary Priority Restoration Opportunity as identified on Schedule B3 in the COP. Overall, County staff were also supportive of the proposed Settlement Area Boundary Adjustment being facilitated through a swap of land use designations. A full summary of County staff comments has been provided as **Appendix C**.

2.0 Development Proposal

The proponent is seeking to amend the COP, the KOP and the ZBL in order to facilitate a Settlement Area Boundary adjustment through a land use designation swap. The area that would be affected by the designation swap is located at the southern end of the subject lands. An approximately 4.4-hectare area that is currently inside the "Secondary Settlement Area" of the COP is proposed to be removed from the settlement area while an approximately 4.4-hectare area directly to the north will simultaneously be added for a **zero net gain of settlement area and agricultural lands within the County (Figure 2**). The portion of land to be added to the settlement area does not currently have a designation in COP.

In addition, the lands proposed to be removed from the 'Secondary Settlement Area' of the COP, are also designated as "Lakeshore Residential West" in the KOP. This designation is also intended to be applied to the approximately 4.4-hectare portion directly north, which is currently designated as "Agricultural".

The proposed Zoning By-law Amendment would facilitate the rezoning of the land use designations to be swapped in conjunction with the official plan changes noted above. The portion of land that is currently inside the settlement area is zoned as "Lakeshore Residential – holding (LR-h)" while the lands to the north are zoned as "Agriculture (A1)". These zoning designations will be swapped to remain consistent with the proposed OPAs being sought by the proponent.

DETAIL 1: 4000 SUBJECT LANDS 1: 7000 en i cith MCCAIN SIDEROAD COUNTY RD 20 OAK AVE LANDS TO BE RE-ALLOCATED FROM MAPLE AVE AGRICULTURE TO LAKESHORE RESIDENTIAL WEST AREA = 4.4 Ha COUNTY RD 50 BIRCH AVE HEMLOCK AVE SUBJECT-SPRUCE AVE LANDS LANDS DESIGNATED LAKESHORE 40 Ha YACHT CLUB RESIDENTIAL WEST TO BE RE-DESIGNATED 'AGRICULTURAL' CHERRY AVE AREA = 4.4 Ha CEDAR DRIVE HERITAGE RO SEE DETAIL ABOVE DAKAVE DOMNITY RD 50 HENLOCK AVE **PRELIMINARY** FOR DISCUSSION PURPOSES ONLY ALL LIMITS ARE APPROXIMATE LAKE ERIE May Co. 2023 Preliminary Land Use Designation Swap Sketch 1119 COUNTY RD 20 23-700 1: 7,000 (11x17) KINGSVILLE Source: MBPC, 2023

Figure 2 | Preliminary Land Use Designation Swap Sketch

3.0 Background & Technical Studies

As no physical development or site alteration is proposed by the proponent at this time, there were no technical studies identified as being required to support the planning applications by commenting agencies through their review of the submitted proposal letter.

4.0 Planning Framework & Analysis

The following section will provide an overview and analysis of the existing planning framework, identify the key policies and by-laws that relate to the subject lands, and discuss the OPA and ZBA applications proposed.

The subject lands are located within a two-tiered municipality, being subject to the Provincial Policy Statement 2020 ("PPS"), County of Essex Official Plan ("COP"), Town of Kingsville Official Plan ("KOP") and Town of Kingsville Zoning By-Law 1-2014 ("ZBL"). The Essex Region Conservation Authority ("ERCA") is the local conservation authority regulating natural heritage and hazard features.

4.1 Provincial Policy Statement

The Provincial Policy Statement 2020 ("PPS") provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act "shall be consistent with" policy statements issued under the Planning Act. The PPS is intended "to be read in its entirety", and decision makers must balance a range of policy directives when deciding whether or not a planning proposal is consistent with the PPS, rather than prioritizing one set of policies over another (PPS, Part III).

The proposed boundary adjustment (land use designation swap) is consistent with Provincial policy directives regarding healthy, liveable, and safe communities and development within settlement areas, as the application will allow for contribution to an increased housing supply and the provision of a range of housing options within the surrounding community (Policies 1.1.1 a, b).

The PPS provides specific direction regarding settlement area boundary adjustments, stating:

"Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:

- a) There would be no net Increase In land within the settlement areas;
- b) The adjustment would support the municipality's ability to meet Intensification and redevelopment targets established by the municipality;
- c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and

the settlement area to which lands would be added Is appropriately serviced and there Is sufficient reserve infrastructure capacity to service the lands (s.s. 1.1.3.9)

Where Policy 1.1.3.8 states:

- "...c) in prime agricultural areas:
 - 1. the lands do not comprise specialty crop areas;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible."

The proposed adjustment of the settlement area boundary and land use designations aligns with Policy 1.1.3.9, as it does not result in an expansion of the net area within the settlement boundary. Instead, it involves the exchange of land use designations on two equally sized portions of the subject lands that directs the developable portion away from natural hazards and significant natural heritage features and species at risk. This exchange would create opportunities for the proponent to undertake future development, directly contributing to the municipality's capacity to achieve its established intensification targets.

The definition of specialty crops in the PPS means:

"areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) Farmers skilled in the production of specialty crops; and
- c) A long-term Investment of capital in areas such as crops, drainage, Infrustructure and related facilities and services to produce, store, or process specialty crops."

With confirmation from the proponent, the only crops being grown on the lands under consideration are field crops consisting of corn, soybeans, and wheat. Review of the Canada Land Inventory ("CLI") mapping classifies the soil of the subject lands as

Class 3 with a subclass of D. Class 3 soils have moderately severe limitations that restrict the range of crops or require special conservation practices and a subclass of D denotes undesirable soil structure and/or low permeability. (Canada Land Inventory (CLI), Soil Capability for Agriculture, Map of Ontario)

Therefore, the lands under consideration do not consist of specialty crop areas, and there are no available nearby areas suitable for development that could be classified as lower-priority agricultural lands. Given that the neighboring agricultural lands primarily consist of field crops and do not involve livestock operations, the proposed Settlement Area boundary adjustment is also in compliance with the minimum distance separation formula. Furthermore, any potential future development in the area is expected to have minimal effects on the surrounding agricultural lands. As a result, the proposed amendments are consistent with Policy 1.1.3.8 of the PPS.

Although the lands do not consist of specialty crops, they are considered Prime agricultural areas as per the definition in the PPS. The PPS states "Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority." (s.s. 2.3.1)

With this being said, as per the direction in the PPS, Prime agricultural areas shall be protected for long-term use for agriculture. The proponent intends to continue utilizing the lands for farming and agricultural operations as long as it is feasible to do so as they have been doing for many years. The protection and continued use of this Prime agricultural land is of utmost importance as the funds generated from the farming operations are intended to be used in the future to support the development of the residential portion of the subject lands.

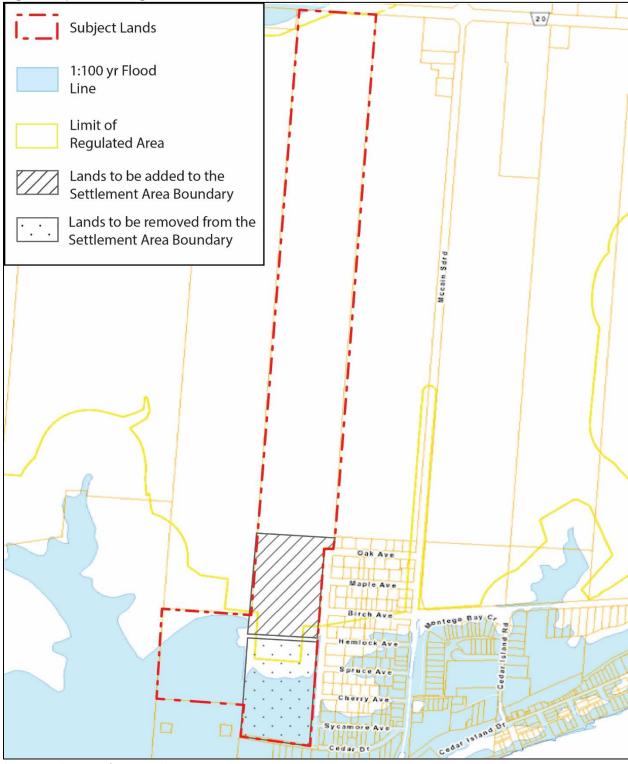
Following the above analysis, the proposed OPA and ZBA applications to facilitate a Settlement Area adjustment are consistent with the general intent and purpose of the Provincial Policy Statement 2020.

4.2 Essex Region Conservation Authority

The southern portion, and very small portion along the north, of the subject lands are located within the 1:100-year flood limit, and the ERCA Regulation Limit (**Figure 3**).

The proposed adjustment of land use designations aims to remove the lands falling within the 1:100-year flood limit and ERCA regulation limit from the settlement area. This move promotes the potential future expansion of built form within the Cedarhurst Park settlement area to be situated at a greater distance from Cedar Creek and any associated environmentally sensitive features. It's important to note that prior to any future development or alterations on the subject lands, the proponent acknowledges the requirement of obtaining a permit and/or clearance from the ERCA (Essex Region Conservation Authority).





Source: ERCA mapping, MBPC

4.4 County of Essex Official Plan

Land-use planning in Essex County is organized within a two-tier system. The COP provides the general policy framework to guide decision-making on land-use planning and development matters in the County, with more specific policies implemented at the municipal level through local official plans, such as the KOP.

In accordance with Section 2.2 - Growth Management, the COP stipulates that any changes or modifications to a 'Settlement Area' boundary will necessitate an amendment to the OP itself. Furthermore, the plan emphasizes the direction of future growth toward these designated 'Settlement Areas'. The proponent is therefore actively pursuing an amendment to the COP with the objective of incorporating these lands within the 'Settlement Area' boundary. This amendment aligns with the County's overarching goals for accommodating future growth by freeing lands that would have been constrained to allow for future development on these lands by the proponent.

According to Table 2 under Section 2.2 in the COP, which outlines the 20-year population projections up to 2031, the Town of Kingsville is expected to have a projected population of 24,000 by 2031, reflecting a growth rate of 9% since 2011. The inclusion of the proposed lands within the Settlement Area boundary for future development demonstrates the proponent's commitment to supporting the growth of the County and the Town of Kingsville. This inclusion will enable them to contribute to addressing the pressing need for housing in this area of the region.

One of the key objectives outlined in Section 3.2 - Settlement Areas is to facilitate the creation of vibrant, diverse, and healthy settlement areas within each of the seven municipalities in Essex County. These areas should be inclusive and accessible to all county residents, including special interest and needs groups, offering opportunities for living, working, and enjoying recreational activities. By seeking to incorporate the proposed lands within the Settlement Area boundary, the proponent is actively contributing to the realization of this goal. This inclusion will enable the proponent to provide future development that will contribute much needed housing for future residents to enjoy the recreational resources located throughout the County.

The COP outlines a southern portion of the subject lands as being in the "Secondary Settlement Areas" designation (**Figure 4**). One of the goals for settlement areas in the COP is to encourage local municipalities to undertake a local comprehensive review to re-allocate growth to the most appropriate locations to meet the intent of the plan (s.s. 3.2.2 k)). Local comprehensive reviews are encouraged to be undertaken at the same time as the County's comprehensive review which we understand is ongoing and should be completed in 2025. However, local municipalities may Initiate a Local Comprehensive Review at any time.



Figure 4 | Excerpt from Schedule 'A2' - Settlement Structure Plan

Source: County of Essex Official Plan, MBPC

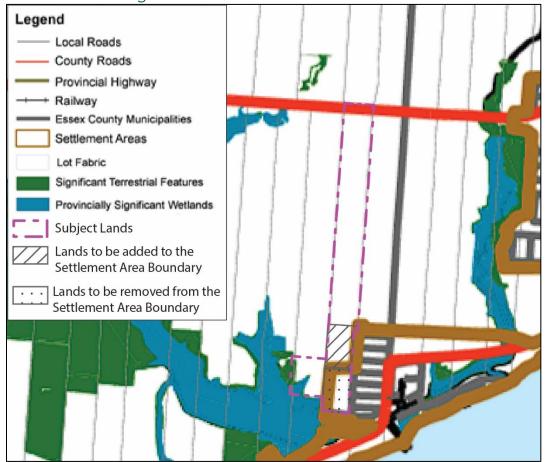
As outlined in Subsection 3.2.7, the County mandates that 15 percent of all new residential development within each local municipality must take the form of residential intensification and redevelopment. By facilitating the proposed adjust, the proponent will be in a position to assist the Town of Kingsville in meeting this County requirement. This exchange will provide opportunities for residential intensification within the local municipality, aligning with the County's stipulated targets.

Additionally, the County is open to permitting intensification and redevelopment within Secondary Settlement Areas, provided it takes place in areas with full municipal sewage services and municipal water services. While it is acknowledged that these full services are presently unavailable to the lands considered for the Settlement Area Boundary Adjustment, the proponent anticipates that once these services are in place, they will be in a position to offer essential housing on these lands, aligning with the County's goals for intensification and redevelopment in suitable areas.

The COP designates the southern part of the subject lands as a "Provincially Significant Wetland" (**Figure 5**), where no development or site alteration is permitted, as outlined in COP - Table 3: Natural Environment Types. The proposed Settlement

Area Boundary Adjustment, would be in alignment with this policy by relocating lands designated for residential growth out of and further away from the identified "Provincially Significant Wetland." This adjustment would facilitate the removal of lands designated for residential growth from the restrictions imposed by the natural heritage features, thus making them available for future development by the proponent.

Figure 5 | Excerpt from Schedule 'B1' - Natural Heritage System - Natural Environment Designation



Source: County of Essex Official Plan

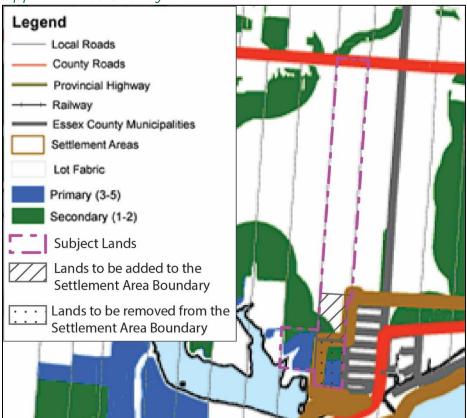
The COP designates the southern part of the subject lands as "Primary (3-5)" and "Secondary (1-2)" Restoration Opportunities (**Figure 6**). According to the COP, in areas designated for restoration opportunities, an Environmental Impact Assessment must be conducted before the approval of any local Official Plans, Official Plan Amendments, Secondary Plans, Zoning By-law Amendments, Plans of Subdivision/Condominium, or during the preparation of any Environmental Assessment for infrastructure (s.s 3.4.5).

The proposed Settlement Area Boundary Adjustment aims to direct growth away from restoration lands so that future opportunity for meaningful restoration can occur. This strategy was identified during the pre-consultation review on June 2, 2023,

and virtual pre-consultation meeting with Couty staff on September 21, 2023. Notably, these lands still have the potential to be utilized for some sort of restoration effort in the future. This increases the likelihood that they will eventually be restored to a naturalized state in time, aligning with the County's objective of facilitating and supporting the preservation, protection, and enhancement of existing natural heritage features as stated in Section 3.4.2 (a) of the COP.

As mentioned previously, the proponent is eager to maintain farming operations on their prime agricultural land for as long as it is feasible noting the southern portion of these lands are among the most fertile and productive of the entire holding. The intention is to generate funds through ongoing farming activities to support the future development of the residential portion of the subject lands. While our client is not opposed to some sort of restoration effort, the scope and logistics of this effort would be more appropriately discussed in the future when a development application is put forth by the proponent.

Figure 6 | Excerpt from Schedule 'B3' - Natural Heritage System - Restoration Opportunities Overlay



Source: County of Essex Official Plan

The COP further designates the southern part of the subject lands as being within an "Inland Flood Prone Area" and a "Lake St. Claire, Detroit River, Lake Erie Flood Prone Area" (**Figure 7**). The COP policy related to these designations is to guide development away from areas prone to flooding (s.s 2.4).

The proposed Settlement Area Boundary Adjustment would facilitate the relocation of lands designated for residential growth out of and away from an area vulnerable to flooding and, in their place, lands that do not carry a designation of susceptibility to flooding would be included into the settlement area boundary. This adjustment therefore aligns with the COP's policies related to flooding and erosion control, thus ensuring compliance with these policies.

Taking into account all of the policies outlined above, it can be concluded that the proposed COP amendment is consistent with the general intent and purpose of the COP.

Legend

Local Roads
County Roads
Provincial Highway
Railway
Essex County Municipalities
Settlement Areas
Lot Fabric
Inland Flood Prone Areas
Lake St Clair, Detroit River, Lake Erie Flood Prone Area
Subject Lands
Lands to be added to the Settlement Area Boundary

Lands to be removed from the Settlement Area Boundary

Figure 7 | Excerpt from Schedule 'C1' - Areas Susceptible to Flooding

Source: County of Essex Official Plan

4.4 Town of Kingsville Official Plan

Schedule 'A' of the KOP designates the south-easterly portion of the subject lands as 'Lakeshore Residential West', with the remainder of the subject lands designated 'Agricultural' (**Figure 8**).

The KOP does not provide language regarding Settlement Area boundary adjustments, however, the intent of the Plan, in all cases, is to be considered flexible, and no strict interpretation of any figure or policy statement is intended (s.s. 8.11.2).

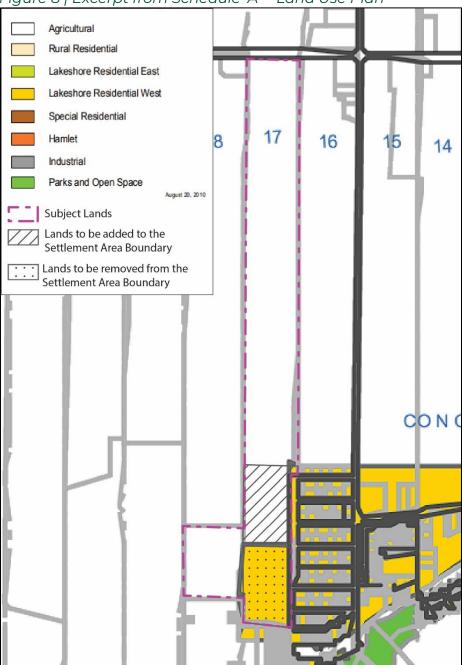


Figure 8 | Excerpt from Schedule 'A' - Land Use Plan

Source: Town of Kingsville Official Plan

The purpose of the "Lakeshore Residential West" designation is to recognize the residential development south of County Road 20 along the Lake Erie shoreline and west of the Town's main urban centre. This area of the municipality is currently serviced with full municipal services (s.s. 3.6.4). Residential development shall consist

primarily of single unit dwellings but may also include single unit detached, two unit and single unit attached dwellings. Other uses which are complementary to residential areas such as schools, parks, churches, day-care centres, home occupations, may also be permitted (s.s. 3.6.4).

Undeveloped lands in the "Lakeshore Residential West" designation may be placed in a holding zone in the implementing Zoning By-law. The holding symbol will be removed when appropriate agreements regarding servicing are executed with the Town (s.s. 3.6.4). Full municipal sewage (sanitary and storm) and municipal potable water services are the means of servicing within the "Lakeshore Residential West" designation in accordance with Section 6.3 of the Plan. Development on private septic facilities shall not be allowed within the sewer service area (s.s. 3.6.4).

Section 8.11 of the KOP sets out implementation and interpretation policies regarding the Official Plan, providing guidance on the procedures of Amendments. The following criteria are given to regard while considering an OPA (s.s. 8.11.1):

- a) "The need for the proposed use;
- b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard, consideration shall be given to:
 - i) the existing environment and/or physical hazards;
 - ii) the potential impacts of these hazards; and
 - iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
- d) the location of the area under consideration with respect to:
 - i) the adequacy of the existing and proposed highway system in relation to the development of such proposed areas;
 - ii) the convenience and accessibility of the site for vehicular and pedestrian traffic, and the traffic safety in relation thereto; and
 - iii) the adequacy of the potable water supply and distribution system, sanitary sewage collection and treatment facilities, stormwater management facilities, and other municipal services in view of the policies contained in this Plan;
- e) the compatibility of the proposed use with uses in adjoining areas;
- f) the impact of such proposed use on the surrounding areas with respect to any possible depreciating or deteriorating effects;
- g) the potential effect of the proposed use on the financial position of the Town and its capacity to provide proper municipal services;
- h) the potential effect of the proposed use in relation to the intent and implementing regulations of the Environmental Protection Act, Ontario Resources Act, Pesticides Act, Safe Drinking Water Act and Environmental Assessment Act;
- i) the regulations of the Essex Region Conservation Authority;
- j) compliance with the general development policies and the more specific and relevant land use policies of this Plan, as well as the specific

requirements for the particular use in the Zoning By-law; conformity with the County Official Plan and Provincial Policy;"

The KOP acknowledges that all land in the township is prime agricultural land by provincial policy standards, and thus controls and monitors development (s.s. 3.1). One of the goals set out for the "Agriculture" designation is to permit the expansion of built-up areas into the "Agriculture Area" only if in accordance with provincial policy and Section 8.11 of the KOP (s.s. 3.1 – Goals – e).

The KOP further designates a small portion of the subject lands in the southwest corner as being part of an "Environmental Protection Area" (**Figure 9**). This designation includes significant habitat for endangered and threatened species, significant wetlands, significant coastal wetlands, and a portion of privately owned land within an Environmentally Significant Area (s.s 4.2.1).

According to the KOP, development and site alteration are not allowed on lands within 120 meters of "Environmental Protection Areas" (s.s. 4.2.1 b). The proposed Settlement Area Boundary Adjustment would remove lands from the settlement area boundary that fall within this 120-meter buffer zone of the "Environmental Protection Area" and replace them with lands located farther than 120 meters away for a zero net gain of lands within the Settlement Area. This strategic adjustment encourages development to be situated at a greater distance from the "Environmental Protection Area," facilitating more efficient development of the settlement area while respecting environmental protection regulations.

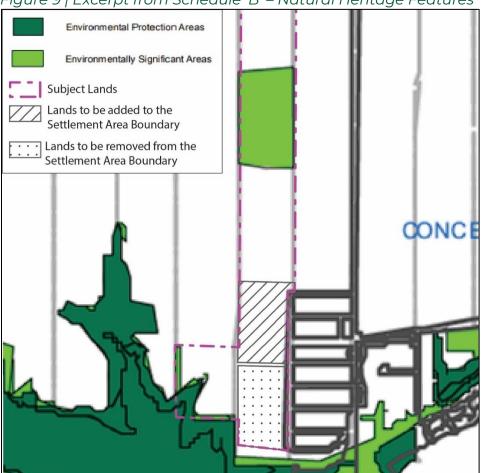


Figure 9 | Excerpt from Schedule 'B' – Natural Heritage Features

Source: Town of Kingsville Official Plan

The southern part of the subject lands is designated as being situated in the "Lake Erie Hazard Area" and "Floodplain Development Control Area," as outlined in Schedule 'C-1' of the KOP (**Figure 10**). According to Section 5.2.2 of the KOP, pre-consultation with the ERCA is mandatory to ascertain the technical support studies needed to secure the required permits before any development can take place in "Lake Erie Hazard Areas."

The proposed Settlement Area Boundary Adjustment entails the exchange of lands located within the settlement area that are designated as "Floodplain Development Control Area" for lands that do not have a flood designation, with a zero net gain of lands within the Settlement Area. This adjustment allows for a more resilient and less flood-prone development of the Cedarhurst Park settlement area, in accordance with local policies and environmental considerations.

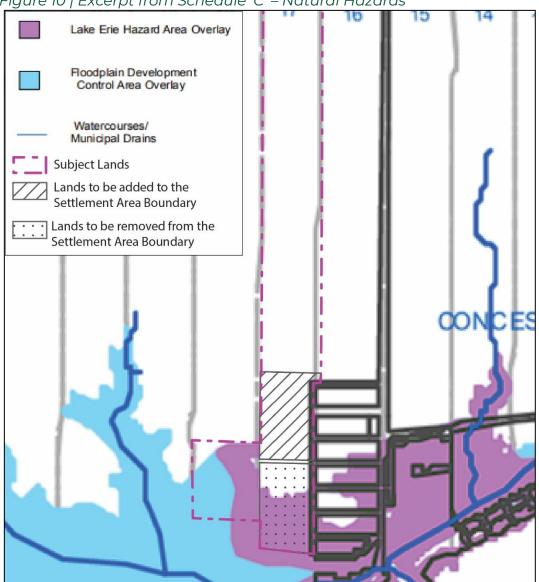


Figure 10 | Excerpt from Schedule 'C' - Natural Hazards

Source: Town of Kingsville Official Plan

Lastly, section 1.5.3 of the KOP highlights the need for an additional 2,155 dwelling units, requiring 215 hectares of land during the plan's specified period. This demonstrates a clear demand for more housing, affirming that the proposed land use changes are aligned with the municipality's needs.

The proposed Settlement Area Boundary Adjustment facilitated through a swap of land use designations would allow for the relocation of future residential growth lands to be directed out of and away from areas presently constrained by natural heritage and natural hazard features. Additionally, the area Identified for the relocation of growth lands in the adjusted settlement area provides local road access Immediately abutting the built boundary enabling convenient and direct access for future development and the efficient extension of full municipal services.

Given the policies and considerations outlined above, the proposed boundary adjustment would contribute to the promotion of a more sustainable and compact development in the future, while also avoiding areas prone to natural hazards and environmentally protected areas. This alignment demonstrates conformity with the general intent and purpose set forth in the KOP, reinforcing responsible land use planning.

4.5 Town of Kingsville Zoning By-Law 1-2014

The ZBL identifies the majority of the subject lands as "Agriculture (A1)" with the southern portion being identified as "Lakeshore Residential (LR-h)" with a "Wetland (WE)" overlay and "ERCA Floodplain Development Control Area" (**Figure 11**).

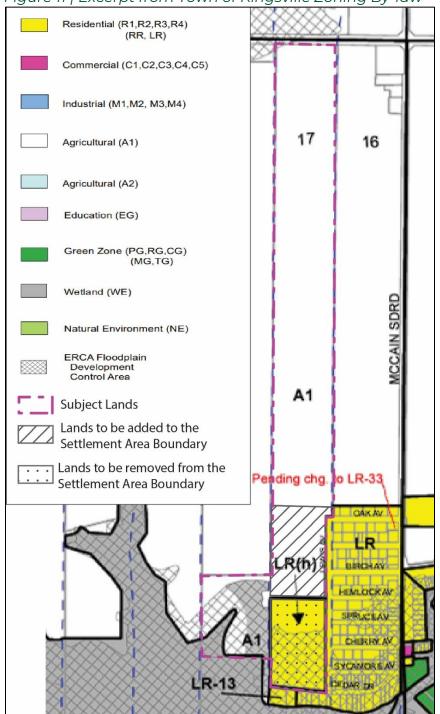


Figure 11 | Excerpt from Town of Kingsville Zoning By-law

Source: Town of Kingsville Zoning By-Law 1-2014 - Schedule 'A' – Map 63

A wide variety of uses related to agriculture are permitted in the "Agriculture (A1)" zone along with residential use limited to one single detached dwelling (s.s. 7.1). Further

regulations regarding setbacks, lot converge, lot frontage and area, among others are outlined in the ZBL.

The "Lakeshore Residential (LR)" zone allows for residential uses, limited to one single detached dwelling per lot, and places further regulations on setbacks, lot converge, lot frontage and area, among others (s.s. 6.7). The "LR" zone regulations for lot area and frontage are much smaller than in the "Al" zone and are more suitable for urban development. A holding provision, which prohibits development, has been placed on the subject lands and may be lifted when the following conditions have been satisfied:

- i) "the property is on a registered plan of subdivision or condominium, part lot control exemption by-law or subject to an approved consent to sever by the Committee of Adjustment;
- ii) where, as required by the Official Plan, a site plan agreement has been registered or a remediation/mitigation plan has been established;
- iii) full municipal services (a paved road, a municipal sanitary sewer and an approved storm water outlet) are available or an executed agreement to provide full municipal services satisfactory to The Corporation of the Town of Kingsville and/or approval authority having jurisdiction is in effect;
- iv) where applicable, a site plan control agreement and/or such other mandated agreement is authorized." (s.s. 2.10 b)

Development activity within the 'Floodplain Development Control Area' is not permitted (s.s 4.15). The proposed alteration of the Settlement Area Boundary aims to remove the areas within the 'Floodplain Development Control Area' from the urban settlement boundary. In return, it will incorporate lands located outside of the 'Floodplain Development Control Area.' This modification will enable the complete development of the Cedarhurst Park settlement area to its maximum capacity in the future.

The Wetland overlay has been outlined on the ZBL to delineate lands that require approvals and permits from the ERCA for any works or construction within them (s.s. 4.43).

The lands currently zoned as "LR-h" are proposed to be exchanged for an equivalent area in the "A1" zone, which necessitates a Zoning By-law Amendment to align with the Official Plan designation changes. Importantly, the areas designated as "ERCA Development Control Area" and "Wetland" will remain unaffected by this land use designation swap. As there is no development or site alteration proposed at this time, the proposed Settlement Area is consistent with the regulations outlined in the Town of Kingsville Zoning By-law 1-2014.

5.0 Proposed Planning Approvals

5.1 Official Plan Amendments

The fundamental objective behind the proposed amendments to the COP and KOP entails a Settlement Area Boundary Adjustment achieved by exchanging land use designations on two equally sized portions of the subject lands. This exchange in land use designations redirects the area available for development away from potential natural hazards, significant natural heritage features, and species at risk, ultimately ensuring the long-term protection of these lands. This exchange also allows the proponent to pursue future development on lands that are better suited and more appropriate for accommodating future growth, all without increasing the overall developable area.

More specifically, The proposed COP amendment will relocate an approximate 4.4 hectares of land in the "Secondary Settlement Area" of the COP while simultaneously adding an equivalent area to the north into the "Secondary Settlement Area" of the COP (**Figure 2**). The lands proposed to be removed from the "Secondary Settlement Area" of the COP, are also designated as "Lakeshore Residential West" in the KOP.

Additionally, the KOP Amendment will propose to change the lands designated as "Lakeshore Residential West" to "Agriculture" while simultaneously changing the designation of an equivalent area to the north from "Agriculture" to "Lakeshore Residential West".

Any Natural Heritage, Hazard or Restoration designations of either COP or KOP will not be modified by the Official Plan Amendment. Only changes to the Settlement Structure and Land Use Plan are being proposed at this time.

5.2 Zoning By-Law Amendment

The proposed ZBA would facilitate the rezoning of the lands to be swapped as noted in section 5.1 and seen in the preliminary land use designation swap sketch (**Figure 3**). It would effectively rezone the portion of land that is currently inside the settlement area, **FROM** "Lakeshore Residential – holding (LR-h)" **TO** "Agriculture (A1)" **TO** "Lakeshore Residential – holding (LR-h).

These amendments to the COP, the KOP and ZBL provide the proponent with a chance to facilitate the future development of the lands that will become part of the settlement area boundary. This potential development has the ability to help alleviate the urgent demand for housing in the region, thereby supporting the residential requirements of the community.

6.0 Conclusion

Based on the above analysis, the proposed amendments to the COP, KOP and ZBL are consistent with the general intent and purpose of the Provincial Policy Statement 2020 as it does not result in an expansion of the net area within the settlement boundary. Instead, it involves the exchange of land use designations on two equally sized portions of the subject lands that directs the developable portion away from natural hazards and significant natural heritage features and species at risk and results in a zero net increase in lands within the settlement area (Policy 1.1.3.9).

The lands under consideration do not consist of specialty crop areas, and there are no available nearby areas suitable for development that could be classified as lower-priority agricultural lands (Policy 1.1.3.8).

Further, the proposal is also consistent with the PPS as the proposal will allow the proponent the opportunity to contribute to an increase in housing supply and the provision to offer a range of housing options within the community in the future by freeing up the lands for development (Policy 1.1.1 a,b).

Lastly, the proposed amendments are also consistent with the general intent and purpose of the County of Essex Official Plan, the Town of Kingsville Official Plan and the Town of Kingsville Zoning By-law 1-2014 and should be considered for approval.

The following materials have been submitted along with this report in support of the applications:

- One (1) copy of a Cover Letter:
- One (1) copy of an Official Plan Amendment Sketch;
- One (1) copy of a Zoning By-Law Amendment Sketch; and
- One (1) copy of an Authorization as Agent Form

Any applicable application fees associated with the proposed amendments will be submitted directly to the Municipality under separate cover by the proponent.

We trust that the enclosed information is satisfactory to address the submission requirements and look forward to working with staff to advance the applications. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS

Jay McCaffin, MCIP, RPP Vice President, Principal Planner

jmcguffin@mbpc.ca

Martha Paluch Intermediate Planner mpaluch@mbpc.ca

Appendix A

Pre-consultation meeting Notes

ΕN

Menu



1119 COUNTY RD 20, Kingsville

Pre-submission: 211.0

SHOW MAP

HIDE FULL DATA

Assigned to George Robinson

Q Show messages

Email notifications

YES

Roll number

3711280000340000000

Application number

Pre Sub-2023-6

BACK TO DASHBOARD

GO TO SIGN OFF VIEW

Your profile has been updated You can now begin using Cloudpermit.

Property code

211.0

Legal description

CON 1 WD PT LOT 17 S PT LOT

Zoning

A1

Submitted

2023-05-18, 8:32 a.m.

Deemed complete

2023-05-18, 9:30 a.m. by George Robinson



CURRENT STEP: FINISHED

5/5



RESULT Close ^

PRE-SUBMISSION REVIEW - TOWN OF KINGSVILLE

PROJECT DESCRIPTION Official Plan and Zoning By-law Amendments to accommodate a 'shift' in the location of the portion of these lands that are included in the Kingsville settlement area.

APPLICATION REQUIREMENTS FOR AN OFFICIAL PLAN AMENDMENT In order to change the Land Use designation and amendment to the Official Plan for the Town of Kingsville will be required. To commence with a formal submission for an Official Plan Amendment the following information is required:

- A completed Official Plan Amendment Application, submitted utilizing the Cloudpermit application portal.
- Drawings (topographic plan of survey, concept plan showing revised land use dimensions).
- Payment of the Official Plan Amendment Application fee (2023: \$4,400). Note a combined OPA and ZBA application is available and recommended, fee is \$5,400.
- Planning Justification Report prepared by Registered Professional Planner, which should include a review of the County and Kingsville Official Plans, as well as zoning for the

subject lands.

- An Amendment to the County Official Plan may be required, contact the County of Essex to confirm application requirements. An Environmental Impact Assessment may be required.
- Species at Risk assessment / screening in accordance with Ministry of the Environment, Conservation and Parks.

APPLICATION REQUIREMENTS FOR ZONING BYLAW AMENDMENT The proposal requires an amendment to the Zoning Bylaw 1-2014, to commence with a formal submission for a zoning bylaw amendment the following information is required:

- A completed Zoning Bylaw Amendment Application, submitted utilizing the Cloudpermit application portal.
- Drawings (topographic plan of survey, concept plan showing revised land use dimensions).
- Payment of the Zoning Bylaw Amendment Application fee (2023: \$3,900). Note a combined OPA and ZBA application is available and recommended, fee is \$5,400.
- Planning Justification Report prepared by Registered Professional Planner, which should include a review of the County and Kingsville Official Plans, as well as zoning for the subject lands.
- Essex Region Conservation Authority will be circulated for comments, recommend contacting them at an early stage.

Note: Recommend a combined OPA and ZBA application so that applications can be reviewed concurrently.

ZONING BY-LAW CONSIDERATIONS A portion of the subject lands are zoned 'Lakeshore Residential - holding' (LR-h), and the remainder of the lands are zoned 'Agriculture (A1)', refer to Zoning By-law 1-2014, Section 6.7 for a list of permitted uses and regulatory provisions. Refer to Zoning Bylaw 1-2014, Section 4 for General Provisions, and Section 5 for Parking Requirements and Parking Area Regulations.

ADMINISTRATIVE REVIEW Pre-consultation review comments have been provided in a cursory capacity; the development proposal will be subject to a complete administrative review upon receipt of a formal application for Official Plan and Zoning Bylaw Amendment, through which additional requirements may be identified.

Planning Policy Review:

Planning supports the proposed shift in lands to facilitate development in Kingsville, recognizing that servicing (water, sewer) may not be available at this time. Note that the lands currently designated Lakeshore Residential West, as well as the lands to the west (outside the settlement area) are priority and secondary restoration areas. Should the reallocation go forward, I would recommend those lands be restored and designated natural environment/natural environment overlay. Once restored, these lands could be used as parks dedication and/or transferred to Town or ERCA as part of a future subdivision application.

Further information regarding plans for proposed re-allocation lands will also be required. Plans should extend exisiting Hemlock//Birch/Maple/Oak avenues across Lewis Avenue.

There should also be a new north/south connector (rather than having each of these avenues end in cul-de-sac).

An Amendment to the County Official Plan may be required, contact the County of Essex to confirm application requirements.

Zoning Review:

A portion of the subject lands are zoned 'Lakeshore Residential - holding' (LR-h), and the remainder of the lands are zoned 'Agriculture (A1)'. A shift in these areas to corrispond with the change in the Official Plan designations would be supportable.

Public Works / Engineering Review:

What designation would the current Lakeshore Residential West lands be assigned if the designation is moved to the North? Would they remain Lakeshore Residential West or would they become AG or wetland?

FSR required to support shift, Water, Storm, Sanitary. Sufficient water currently unavailable to support future development, but not required for land swap.

Fire Department Review:

No comments from the Fire Department at this time. There is no proposed development for this application.

Building Department Review:

No comments from Building Department at this time. There is no proposed development for this application.

Future comments are reserved pending a complete application, submission of permit drawings and all other required documentation.

Essex Region Conservation Authority:

We understand that the applicant is proposing a settlement area land swap for the lands known municipally as 1119 County Rd 20. The south-easterly portion of the subject lands (approx. 4.32 ha) are located within the Town of Kingsville's Settlement Area, with the remainder of the lands located outside the Settlement area and designed and zoned as Agricultural. The applicant is seeking to amend the County of Essex Official Plan, the Town of Kingsville Official Plan, and the Town of Kingsville Zoning Bylaw to adjust the Town's Settlement Area boundary through a land swap by removing approximately 4.4 ha of the subject lands from the Settlement Area and relocated it to the Agricultural zone. Additionally, 4.4 ha (approx.) of Agricultural land will be designated as Settlement Area to ultimately result in a zero net gain of settlement area lands and agricultural lands within the County. It is anticipated that this would be for the purposes of a future plan of subdivision application. It is the understanding of ERCA that an Official Plan Amendment and Zoning Bylaw Amendment is required. The following is provided in response to our review of the Pre-submission Liaison Pre Sub-2023-6.

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 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.

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.

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.

NATURAL HERITAGE 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, 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 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 and it is anticipated that stormwater management concerns will need to be addressed through a Stormwater Management Report through the applicable planning and development processes (i.e. Plan of Subdivision, Site Plan Control, etc.).

PARTIES TO THE APPLICATION	Open ~
APPLICATION DATA	Open v
ATTACHMENTS	Close ^
Required attachments Site Plan	1

Filter attachments

OTHER MATERIALS AND/OR STUDIES RELEVANT TO THE DEVELOPMENT

SITE PLAN

Q Search		DOWNLOAD ALL ↓	

	Attachment type	Filename	Status	Modified
	Other Materials and/or Studies Relevant to the Development Pre- consultation request information letter to describe the proposal	23-700 Req Version 1	New versio	2023-05-10, 9:09 a.m. Martha Paluch
□ ∨	Site Plan Land Swap Sketch	23-700 May Version 1	New versio n	2023-05-10, 9:06 a.m. Martha Paluch

REVIEWS Close ^

Review	Status	Latest review comment	Reviewer	Review done
Plans Review	☐ Draft		Unassigned	

release/230906 (b7b364dec7346b39a2269c72af3815ae5bacdc05) 2023-09-11T09:59:06.846Z (5)

Appendix B

Email Correspondence from ERCA

Essex Region Conservation

the place for life



June 02, 2023

planning@erca.org P.519.776.5209 F.519.776.8688 360 Fairview Avenue West Suite 311, Essex, ON N8M 1Y6

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: <u>Pre-submission Liaison Pre Sub-2023-6 Consultation for OPA & ZBA for Future Subdivision</u>

1119 COUNTY RD 20

ARN 371128000034000; PIN: 751850062

Applicant: Brian Lewis

We understand that the applicant is proposing a settlement area land swap for the lands known municipally as 1119 County Rd 20. The south-easterly portion of the subject lands (approx. 4.32 ha) are located within the Town of Kingsville's Settlement Area, with the remainder of the lands located outside the Settlement rea and designed and zoned as Agricultural. The applicant is seeking to amend the County of Essex Official Plan, the Town of Kingsville Official Plan, and the Town of Kingsville Zoning Bylaw to adjust the Town's Settlement Area boundary through a land swap by removing approximately 4.4 ha of the subject lands from the Settlement Area and relocated it to the Agricultural zone. Additionally, 4.4 ha (approx.) of Agricultural land will be designated as Settlement Area to ultimately result in a zero net gain of settlement area lands and agricultural lands within the County. It is anticipated that this would be for the purposes of a future plan of subdivision application. It is the understanding of ERCA that an Official Plan Amendment and Zoning Bylaw Amendment is required. The following is provided in response to our review of the Pre-submission Liaison Pre Sub-2023-6.

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 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.

Stormwater Management

Further comments regarding stormwater management concerns will be provided through the applicable planning and development processes



Mr. George Robinson June 02, 2023

(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.

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.

NATURAL HERITAGE

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, 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

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 and it is anticipated that stormwater management concerns will need to be addressed through a Stormwater Management Report through the applicable planning and development processes (i.e. Plan of Subdivision, Site Plan Control, etc.).

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

Sincerely,

Sydney Richmond Regulations Analyst /sr



Appendix C

Email Correspondence from County of Essex Staff

From: <u>Daryan Branch</u>

To: Martha Paluch; George Robinson; Jay McGuffin; 1119county@gmail.com; Alicia Good; Tim Del Greco; Kevin

<u>Money</u>

Cc: Planning ERCA (planning@erca.org); Rebecca Belanger

Subject: Lewis Land Swap Pre-Consultation Meeting Summary

Date: September 12, 2023 11:45:06 AM

Attachments: logo 8780877d-8497-47de-9ce4-8de19d6537a511111111.jpg

Twitter 7d425643-44d5-4c71-bf70-80ddc2b5b0c5111111111.pnq Facebook f1ab0de0-1179-48a2-a981-bbf05129d66c11111111.pnq

Good morning,

A Pre-consultation Meeting for the Lewis Land Swap County Official Plan Amendment was held via Zoom on September 12, 2023.

Attendees: Rebecca Belanger, Daryan Branch, Alicia Good, Kevin Money, Brian Lewis, Martha Paduch, and Jay McGuffin.

The following is a summary of key takeaways from the meeting:

- A Planning Justification Report (PJR) is required to support the land swap.
- The southern portion of the property is a floodplain and identified as being a High Priority or Secondary Priority Restoration Opportunity as shown on Schedule "B3" of the County OP. The PJR should address if any portion of the land should be restored and/or designated Natural Environment for long term protection.
- Rebecca suggested reviewing the Essex Region Natural Heritage System Strategy (ERNHSS) prepared by the Essex Region Conservation Authority and the Environment Canada Guidelines How Much Habitat is Enough to determine what, if any, land is appropriate for restoration.
- An Environmental Impact Assessment (EIA) is not required since the area of development is moving farther away from the PSW and will be located more than 120m from the evaluated Natural Heritage Feature.
- Brian said that there is one spot that is low-lying, but overall the land is highly productive agricultural.
- Kevin said that he would be interested in the long-term plan for the lands since ERCA owns adjacent property.
- Alicia is supportive of the settlement area moving away from the hazard lands.
- The County OPA and Town OPA will be processed almost concurrently. The Town OPA will not be approved until the County OPA is approved.
- A plan of subdivision or condominium would not be processed until there is servicing available.

Please reach out if you have any questions.

Kind regards, Daryan



Daryan Branch

Senior Planner
County of Essex
360 Fairview Ave. W. Suite 302 | Essex, ON | N8M 1Y6

P: 519-776-6441 ext. 1329

F: 519-776-4455

TTY: 1-877-624-4832

This e-mail and any attachments may contain personal information or information that is otherwise confidential. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it.

For more information, please contact:

MONTEITH BROWN PLANNING CONSULTANTS

Monteith Brown Planning Consultants 519. 686. 1300 | jmcguffin@mbpc.ca





Monteith Brown Planning Consultants 302-219 Oxford Street W, London ON, N6H 1S5 519.686.1300 | www.mbpc.ca