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February 05, 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 Consent and Application for Zoning By-law Amendment for 3442 County Rd 23,
ARN 371146000000700; PIN: 751660046

The Town of Kingsville has received an Application for Consent and Application for Zoning By-law Amendment for the above noted subject property municipally known as 3442 County Road 23 in the Town of Kingsville.

The Consent Application proposes to sever a surplus farm dwelling with a lot area of approximately 0.76 ha from the existing parcel of 20.23 ha.

The Zoning By-law Application proposes to rezone the retained farm parcel from 'General Agricultural A1' to 'Agricultural Restricted A2' to prohibit future dwellings on the retained parcel.

The following is provided as a result of our review of the Application for Consent and Application for Zoning By-Law Amendment for ZBA 3442 County Rd 23.

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 above noted lands 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). The parcel falls within the regulated area of the 7th Concession Drain and Sweetman Knister Drain. The property owner will be required to obtain an approval 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*.

Ms. Vitra Choda
February 05, 2024

FINAL RECOMMENDATION

Our office has **no objection** to the proposed Consent Application and Zoning By-law Application for the subject property.

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

Sincerely,



Alicia Good

Watershed Planner

/ag