



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

December 19, 2024

Ms. Vitra Chodha

Town Planner

The Corporation of the Town of Kingsville

2021 Division Road North

Kingsville Ontario, N9Y 2Y9

Dear Ms. Vitra Chodha:

RE: Application for Consent B-2024-21 306 ROAD 8 E

ARN 371147000002800; PIN: 751510051

Applicant: SIMON BRADLEY RICHARD

The Town of Kingsville has received Application for Consent B-2024-21 for the above noted subject lands. The applicant is proposing to sever a surplus farm dwelling with accessory structures. The subject parcel is approximately 19.9 ha (49.14 ac.) in size. The proposed severed parcel will have an area of 0.23 ha (0.56 ac.) with a frontage of 36.0 m (118.1ft). The retained farm lot will have an area of 19.7 ha (48.58 ac.) with a frontage of 198.7 m (651.9ft).

As a result of the proposed consent, the retained farm parcel is being rezoned from 'General Agriculture (A1)' to 'Agriculture - Restricted (A2)' to prohibit the construction of new dwellings and the severed residential lot is being rezoned from 'General Agricultural (A1)' to 'Rural Residential (RR).'

The subject parcel is designated 'Agriculture' by the Official Plan and is zoned 'Agriculture (A1)' under the Kingsville Comprehensive Zoning By-law.

The following is provided as a result of our review of Application for Consent B-2024-21.

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 Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the 8th Concession Branch Drain and Jansen Drain.



Ms. Vitra Chodha
December 18, 2024

FINAL RECOMMENDATION

Our office has **no objection** to B-2024-21.

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

Sincerely,



Alicia Good
Watershed Planner
/ag

