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February 05, 2025

## Appendix C

### 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-2025-1 1871 HERITAGE RD

ARN 371128000003100; PIN: 751850095

Applicant: MELO JASON JOSEPH

The Town of Kingsville has received Application for Consent B-2025-1 for the above noted subject property. The subject parcel is approximately 14,868.2m<sup>2</sup> (3.67 ac.) in size with a frontage of 92.8 m (304.3 ft). The subject parcel contains a garage that will be converted to a residential dwelling or demolished as a condition of this Consent. The applicant is proposing the creation of two additional residential lots resulting in the total of three residential lots. The first severed lot, along with a permanent easement, has an area of 5,171.9m<sup>2</sup> (1.3 ac.) and a frontage of 30.9 m (101.5 ft). The second severed lot, along with a permanent service easement, has an area of 4,945.3 m<sup>2</sup> (1.2 ac.) with a frontage of 30.9 m (101.3 ft). The retained lot, along with a permanent easement, has an area of 4,751.0 m<sup>2</sup> (1.2 ac) with a frontage of 30.9 m (101.5 ft).

The following is provided as a result of our review of B-2025-1.

### **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 Lake Erie. 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*.

### **FINAL RECOMMENDATION**

Our office has **no objection** to B-2025-1. As noted above, the property owner will be required to obtain an approval from the Essex



Ms. Vitra Chodha  
February 05, 2025

Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

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

Sincerely,



Alicia Good  
*Watershed Planner*

