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October 23, 2017

Mr. Robert Brown, Manager of Planning & Development Services
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Mr. Brown:

RE: Zoning By-Law Amendment ZBA-20-17 JASPERSON DR
ARN 371122500030000; PIN: 751760174
Applicant: Town of Kingsville

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-20-17. According to the information in the application, we understand that a portion of the vacant lands located along Jasperson Drive are proposed to be rezoned from Residential to Institutional in order to accommodate a potential new large format school (SK to Grade 12 level). The application states that this property is part of an existing Plan of Subdivision that will also require a future amendment. We understand that the resulting school site will be subject to Site Plan Control.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). The northern portion of the subject parcel falls within the regulated area of the Scratch Wigle Drain. 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 the regulations.

Due to the extent of the proposed future development, it will be necessary for the owners to conduct an upstream and downstream modeling study of the Scratch Wigle Drain to confirm the extent of the floodplain which will determine the development limits on this property. This study would form a component of the ERCA Permit approval and will need to identify adequate setbacks from the hazard. It will also need to ensure no negative impacts to the watercourse will result from the development.

We would encourage the future owners to consult with ERCA staff at their earliest convenience to discuss a terms of reference for the necessary floodplain assessment study. We also recommend that the Municipality ensure that the study is completed prior to the development stage in order to confirm the developable areas of the subject site.

Mr. Brown
October 10, 2017

WATER RESOURCES MANAGEMENT

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development on this site. We request the inclusion of the following conditions of development - these may be applied during the review of the required site plan control application:

1. That the developer undertakes an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
2. That the developer installs stormwater management measures identified above, as part of the development of the site, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
3. That the developer obtains the necessary permit or clearance from the Essex Region Conservation Authority prior to undertaking site alterations and/or construction activities.

NATURAL HERITAGE POLICIES OF THE PPS 2014

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objections to the application with respect to natural heritage policies.

FINAL RECOMMENDATION

We have no objections to this Zoning By-law Amendment. We recommend that the floodplain study be initiated as soon as possible. If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson, *Resource Planner*
ENCL. Aerial image of subject site and upstream catchment area of
Scratch Wigle Drain

