

Appendix 'A'

Essex Region Conservation

the place for life



February 06, 2017

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

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

Dear Mr. Brown:

RE: Zoning By-Law Amendment ZBA-04-17, & Site Plan Control Amendment
SPA-02-17, 720 ROAD 4 W
ARN 371143000001300; PIN: 751680061
Applicant: Beverly Springer

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-04-17, and Application for Site Plan Control SPA-02-17. We understand that the applicant is proposing to construct a new detached structure 19.5 m x 24.3 m (64' x 80') at 720 Road 4 West. As per the information circulated in the application a zoning by-law amendment is also required as the structure will be used for a manufacturing business in an Agriculture (A1) zone.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The most southern portion of 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 subject parcel falls within the regulated area of the Oxley Drain. 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 the regulations.

WATER RESOURCES MANAGEMENT

Our office has reviewed the proposal and has no concerns relating to stormwater management.

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 objection to the application with respect to natural heritage policies.

Mr. Brown
February 06, 2017

FINAL RECOMMENDATION

We have **no objections** to either application for Site Plan Control or Zoning By-law Amendment.

If you should have any questions or require any additional information, please do not hesitate to contact the ERCA Watershed Planner, Michael Nelson by phone at (519) 776-5209 ext. 347 or by e-mail at mnelson@erca.org.

Thank you.

Sincerely,



Michael Nelson, Watershed Planner
/cor

Appendix 'B'



Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

February 13, 2017

Mr. Robert Brown
Town of Kingsville
2021 Division Road North
Kingsville, Ontario
N9Y 2Y9

Dear Mr. Brown:

RE: ZBA-04-2017 & SPA-02-2017, Beverly Springer, Part Lot 8, Concession 4 WD, North Side of County Road No. 18, East of McCain Sideroad, Municipal Number 720

Please be advised that the County has reviewed the aforementioned applications and the comments provided are engineering related only. These applications have not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 18.

The Applicant will be required to comply with the following County Road regulations:

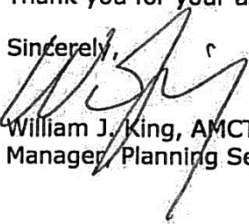
County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 110 feet from the centre of the right of way of County Road 18 due to the presence of the Oxley Drain. Permits are necessary for any changes to existing entrances or structures, or the construction of new entrances or structures.

We are requesting a copy of the Decision of the aforementioned applications. Thank you for your assistance and cooperation in this matter.

Sincerely,


William J. King, AMCT, MCIP, RPP
Manager, Planning Services