

APPENDIX C – ERCA COMMENTS

Essex Region Conservation

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January 31, 2017

Ms. Kristina Brcic, Town Planner
The Corporation of the Town of Kingsville
2021 Division Road North
Kingsville ON N9Y 2Y9

Dear Ms. Brcic:

RE: Zoning By-Law Amendment ZBA-13-16
182 COUNTY RD 27
ARN 371159000006100; PIN: 751630406
Applicant: Wayne & Connie Stockwell

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-13-16. We understand that the applicants wish to create 4 new residential lots as per consent application B-22-16. Each of the lots will be over 4 acres in size. As a result the new lots require a zoning amendment to rezone the parcel(s) to a site-specific residential classification, and to recognize a 'no build' clause at the rear of the lots due to the proximity of the adjacent sewage lagoons.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The rear portion of the proposed lots 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). This portion of the subject lands falls within the regulated area of the (Branch of) Smith Newman 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 (specifically any works located within the vicinity of the regulated drain) 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.



Ms. Brcic
January 31, 2017

FINAL RECOMMENDATION

We have no objections to the proposed Consent application.

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
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