

## APPENDIX E – ERCA COMMENT

### Essex Region Conservation

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March 09, 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-01-17  
6 PARK ST (formerly 285-289 Division St S)  
ARN 371118000002500; PIN: 751800004  
Applicant: 1933892 ONTARIO LIMITED

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-01-17. We understand that the purpose of this application is to amend the site specific zoning to permit a change in the interior layout of the condominium unit configuration, which will change the number of total units from 32 to 39. A zoning amendment is also needed due to a change in the roof style that will change the overall height of the building. We acknowledge that this development will also be subject to an application for plan of condominium.

#### **NATURAL HAZARD POLICIES OF THE PPS, 2014**

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

#### **WATER RESOURCES MANAGEMENT**

We recommend that the municipality ensure that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. In addition, that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and any other Municipal requirements (e.g., Development Standards Manual).

We further recommend that the stormwater management analysis be completed to the satisfaction of



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the Municipality. We do not require further consultation on this file with respect 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.

**FINAL RECOMMENDATION**

We have no objections to the proposed 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](mailto:mnelson@erca.org).

Thank you.

Sincerely,



Michael Nelson, *Watershed Planner*  
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