

APPENDIX A – ERCA Comments

Essex Region Conservation

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April 03, 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: Application for Site Plan Control SPA-08-17
2008, 2044 SEACLIFF DR
ARN 371129000018750, 371129000019005;
PIN: 751430278,751430118
Applicant: JM Hydroponics Ltd.

The following is provided for your information and consideration as a result of our review of Application for Site Plan Control SPA-08-17. We understand that the applicant is proposing a two phased greenhouse expansion, and construction of a new packing area, boiler, irrigation and office areas. The existing stormwater management facilities will also be expanded to accommodate the new phases of the greenhouse operation.

NATURAL HAZARD POLICIES OF THE PPS, 2014

Portions 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). These portions falls within the regulated area of the East Branch of Fleming Wigle Drain. The property owner will be required to obtain a Development Review Approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

WATER RESOURCES MANAGEMENT

This office previously reviewed and approved the Stormwater Management Report and related plans associated with the original greenhouse complex (ERCA Development Review Approval 180-11) in 2011, and our concerns with respect to stormwater management were adequately addressed at that time. However, we understand that the existing stormwater management facilities are now to be expanded to accommodate the new proposed Phase 1 and 2 greenhouse additions identified in the SPC application. We are currently in receipt of an application for Development Review, submitted by N. J. Peralta Engineering, but have yet to have an opportunity to review the updated stormwater management report.



Mr. Brown
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NATURAL HERITAGE POLICIES OF THE PPS, 2014

The subject property is adjacent to (within 120 metres of), a natural heritage feature that may be identified as significant wildlife habitat under the Provincial Policy Statement (PPS, 2014).

Section 2.1.8 of the PPS 2014 states – “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.” The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA).

However, based on our review of the subject application, it is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the proposal is for an expansion of an already established greenhouse facility, and where there will be no changes in land use associated with this application. In our opinion based on these circumstances, a demonstration of no negative impact is not necessary in this case. We can advise the Municipality that this application is consistent with the natural heritage policies of the PPS 2014.

FINAL RECOMMENDATION

We have no objections to this Site Plan Control application.

If you have any questions or require any additional information, please contact the 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 – Site Pictures



Looking north on the subject property at the area for greenhouse expansion.



Looking west on the subject property.