

APPENDIX A – Location Map



APPENDIX B – ERCA Comments

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May 19, 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-10-17
2-20 & 13-19 Woodland St. & 113-121 & 104-120 Hazel Cres.
Millbrook Estates, Hazel Crescent, and Wood
Applicant: Amico Properties

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-10-17. We understand that the purpose of this application is to amend the current zoning to allow an increase in the permitted lot coverage maximum, with a reduction in the front yard setback from 6 metres to 5.5 metres as well as the rear yard setback from 7.6 metres to 6 metres. This will allow the opportunity to construct larger single detached dwellings on the 30 lots within the Millbrook Subdivision.

NATURAL HAZARD POLICIES OF THE PPS, 2014

We have reviewed our floodline mapping for this area and it has been determined the subject properties are **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). Therefore no permits are required for works on the above noted properties.

WATER RESOURCE MANAGEMENT

We advise that this office previously reviewed the Stormwater Management Report and related plans associated with the overall development of the Millbrook Estates subdivision, and we note that our concerns were adequately addressed at that time. Upon review of the information included in the zoning amendment, we have concerns whether the proposed increase in lot coverage (for the subject 30 lots) will have an impact on the original design of the stormwater management facilities in place. Therefore we recommend that the property owner's consultant be required to review and reassess the proposed changes in lot coverage with respect to their potential impacts on the stormwater management facilities. If it is determined that additional stormwater management measures and/or modifications to the original report are required, it will be necessary for the owner to obtain a revision to our original approval.



Mr. Brown
May 19, 2017

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 this Zoning amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Corinne Chiasson, *Resource Planner*
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