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February 14, 2018

Mr. David French
Interim Planner
Planning & Development Services
The Corporation of the Town of Kingsville
Kingsville, ON N9Y 2Y9

Dear Mr. French:

RE: Zoning By-Law Amendment ZBA-14-17, and Site Plan Control SPA-21-17
950 SEACLIFF DR
ARN 371131000029610; PIN: 751760149
Applicant: 15528443 Ontario Ltd. - Noah Homes

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-14-17, and Application for Site Plan Control Amendment SPA-21-17. It is our understanding that the applicant wishes to construct a new detached structure on the above noted site. The applicant is also requesting to amend the existing A1-22 Zone to clarify that the contractor's current use is permitted in the existing building, as well as the property's use as a contractor's yard.

NATURAL HAZARD POLICIES OF THE PPS, 2014

The southwestern corner of the above noted lands is subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). If any works are proposed within the vicinity of the ERCA regulated Lincoln Road Drain such as the placement and grading of fill, construction of buildings, or a potential new stormwater management outlet, the property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority. We would advise the owner to submit an application for development review, along with a detailed site plan to this office at their earliest convenience.

WATER RESOURCES MANAGEMENT

Due to the size and use of the property being for a contractor's yard, as well as the proposed new building, 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



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Standards Manual). We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality.

We do not require further consultation on this file with respect to stormwater management unless a new stormwater management outlet is proposed within the ERCA regulated area.s

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 these applications for Site Plan Control Amendment and Zoning By-law Amendment.

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

Sincerely,



Corinne Chiasson
Resource Planner
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