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December 10, 2019

Mr. Enrico De Cecco  
Town of Tecumseh, Junior Planner  
917 Lesperance Road, Tecumseh, Ontario, N8N 1W9

Dear Mr. De Cecco:

RE: Application for Official Plan Amendment & Zoning By-Law Amendment  
11873 & 11917 TECUMSEH RD E, ARN 374402000000300, 374402000000500;  
PIN: 015670396, 015671140, Applicant: Skyline Real Estate Holdings

The following is provided as a result of our review of the Notice of Public Meeting to Consider Application for Official Plan Amendment and Zoning By-Law Amendment. We understand that the purpose of these applications are to amend the current Official Plan designations from "General Commercial and Residential" to "Residential" in order to introduce a new site-specific policy to facilitate the development of two new apartment buildings. The proposed Zoning By-law Amendment will change the zoning from "General Commercial Zones C3 and C3-1 and Residential 2" to a site specific "Residential Zone R3".

## **DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH THE CONSERVATION AUTHORITIES ACT**

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the Provincial Policy Statement of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

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 Regulation under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

Upon on our review we advise that these applications are consistent with the natural hazard policies of the PPS.

## **WATERSHED BASED RESOURCE MANAGEMENT AGENCY**

The following comments are provided in an advisory capacity as a public commenting body on matters related to watershed management.



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#### **SECTION 1.6.6.7 Stormwater Management (PPS, 2014)**

ERCA recommends that the municipality ensure that the release rate for this development is controlled to the capacity available in the existing storm sewers/drains. ERCA also recommends that stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the provincial guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the local Windsor-Essex Region Stormwater Management 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.

#### **PLANNING ADVISORY SERVICE TO MUNICIPALITIES - NATURAL HERITAGE POLICIES OF THE PPS**

The following comments are provided from our perspective as a service provider to the Municipality on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the PPS. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Municipality as the planning authority.

The subject property is not within or adjacent to any natural heritage feature that may meet the criteria for significance as defined by the Provincial Policy Statement (PPS). 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 Official Plan 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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