



planning@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

August 06, 2020

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

Dear Mr. De Cecco:

RE: Zoning By-Law Amendment (ZBA D19 3455NTR) 3455 NORTH TALBOT RD
ARN 374449000008100; PIN: 706220270
Applicant: 470698 ONTARIO LTD

The following is provided as a result of our review of Zoning By-Law Amendment (ZBA D19 3455NTR). The purpose of the application is to rezone the subject lands to a site specific Business Park Zone to allow for the additional uses associated with proposed redevelopment options and to include additional site-specific yard and lot requirements. The future development of the lands will be subject to site plan control.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS) AND REGULATORY RESPONSIBILITIES OF 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*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Washbrooke Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*. It is understood that future development is subject to site plan control and ERCA requirements will need to be satisfied at that time during that review process.

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.

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)



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Our office has reviewed the proposal and has no concerns relating to stormwater management. A review of the subsequent site plan control application will allow our office a chance to review the proposal during the future circulation. ERCA identifies that these lands are located within the study area of the Upper Little River watershed and any future servicing will need to conform to any requirements identified during that Class Environmental Assessment.

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.

It is our recommendation to the Municipality that an Environmental Impact Assessment is not required because the location of the subject property is physically separated from the natural heritage feature by existing development or infrastructure. An EIA is not required to support the amendment of the zoning by-law. Therefore, we can advise the Municipality that this application is consistent with the natural heritage policies of the PPS.

FINAL RECOMMENDATION

ERCA has no objection to the application for rezoning.

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

Sincerely,



Michael Nelson, BSc, MSc (Planning)
Watershed Planner
/mn

