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June 08, 2021

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 D19 13800TEC
13800, 13810, 13814 TECUMSEH RD
ARN 374430000000202, 374430000001900, 374430000001800;
PIN: 752710051, 752710030, 752710031
Applicant: GREATER ESSEX COUNTY DISTRICT SCHOOL BOARD

The following is provided as a result of our review of Zoning By-Law Amendment D19 13800TEC. The Greater Essex County District School Board ("the School Board") owns a 1.73-hectare (4.27 acre) parcel of land on the north side of Tecumseh Road (13800 Tecumseh Road), opposite its intersection with Dorset Park. This parcel is currently designated "Community Facility" in the Official Plan and is zoned "Institutional Zone (I)" in the Zoning By-law. It is the School Board's intention to build the new North Shore Elementary School ("the new elementary school") on this parcel in order to replace D. M. Eagle School, which is closing. Official Plan and Zoning By-law amendment applications (*Application/File: D19 13800TEC*) have been submitted by the School Board for the two residentially designated and zoned properties abutting to the east (13810 and 13814 Tecumseh Road) which have a combined area of 0.6 hectares (1.48 acres) and are also owned by the School Board (see Key Map below). The applications propose to redesignate and rezone these two residential properties into the same "Community Facility" designation and "Institutional Zone (I)" that apply to the balance of the land owned by the School Board in order to facilitate an enlarged site for the proposed new elementary school, having a total land area of 2.33 hectares (5.75 acres).

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*



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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).

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 PPS, 2020 - Stormwater Management

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development of this site. We recommend that the municipality ensure through the Site Plan Control process that the release rate for any future 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 the Windsor-Essex Region Stormwater Management Standards Manual.

If this property is subject to Site Plan Control, we request to be included in the circulation of the Site Plan Control application. We reserve to comment further on storm water management concerns until we have had an opportunity to review the specific details of the proposal through the site plan approval stage.

PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020

The following comments are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the Provincial Policy Statement of the *Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of 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 PPS. Based on our review, we have no objection to the application with respect to the natural heritage policies of the PPS.



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FINAL RECOMMENDATION

With the review of background information and aerial photograph, ERCA has no objection to this application for rezoning.

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

Sincerely,



Vitra Chodha, E.P
Resource Planner
/vc