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June 19, 2023

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

Dear Mr. De Cecco:

RE: Zoning By-Law Amendment D19 PETHOT HIGHWAY 2
ARN 374457000047700; PIN: 752440313
Applicant: PETCON REALTY CORP

The Town of Tecumseh has received an Application for Zoning By-Law Amendment for the subject property. The purpose of the proposed amendment is to rezone the northern 1.75 hectares (4.33 acres) of the property from "Agricultural Zone (A-33)" to a site-specific "Holding General Commercial Zone (H) C1-10", in order to facilitate the construction of a commercial development consisting of a hotel up to six storeys and a separate commercial/retail building. The balance of the land will remain zoned "Agricultural Zone (A-33)" until such time as development applications are brought forward to develop it for residential uses as contemplated by the Official Plan. The property subject to the application is currently designated "General Commercial" in the Official Plan, while the balance of the land is designated "Residential". The following is provided as a result of our review of Zoning By-Law Amendment D19 PETHOT.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under 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 Cyr Drain Outlet. 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*.

Stormwater Management

If this property is subject to Plan for Subdivision/Condominium, Site Plan Control or other Planning Act applications, we request to be

Mr. De Cecco
June 19, 2023

included in the circulation of these applications. 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.

SOURCE WATER PROTECTION

The subject property may lie wholly or partially within the Event Based Area (EBA) of the Essex Region Source Protection Plan, which came into effect October 1, 2015. The Source Protection Plan was developed to provide measures to protect Essex Region's municipal drinking water sources. As a result of these policies, new projects in these areas may require approval by the Essex Region Risk Management Official (RMO) to ensure that appropriate actions are taken to mitigate any potential drinking water threats. The Essex Region's Risk Management Official can be reached by email at riskmanagement@erca.org. If a Risk Management Plan has previously been negotiated on this property, it will be the responsibility of the new owner to contact the Essex Region Risk Management Official to establish an updated Risk Management Plan. For any questions regarding Source Water Protection and the applicable source protection plan policies that may apply to the site, please contact the Essex Region Risk Management Official.

FINAL RECOMMENDATION

ERCA has no objections to Zoning By-Law Amendment D19 PETHOT. As noted above, 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*. 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

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

Sincerely,



Sydney Richmond
Regulations Analyst
/sr

