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February 18, 2025

Mr. Robert Auger

Director of Legislative Services & Clerk

Town of Tecumseh

917 Lesperance Road

Tecumseh, ON N8N 1W9

Dear Mr. Robert Auger:

RE: Application for Official Plan Amendment and Zoning By-law Amendment D19 5881MAL
5881 MALDEN RD

ARN 374448000010400; PIN: 752320218

Applicant: 851381 ONTARIO LTD

The Town of Tecumseh has received Application for Official Plan Amendment and Application for Zoning By-law Amendment D19 5881MAL for the above noted subject property. The subject property is a 1.3 hectare (3.2 acre) parcel of land situated on the west side of Malden Road, approximately 77 metres (252 feet) south of its intersection with North Talbot Road.

The amendments would have the effect of:

- i) introducing a site-specific policy in the Official Plan that would permit the creation of five residential lots, comprising infilling or rounding out, serviced with private on-site sanitary services and having direct frontage onto Malden Road; and
- ii) re-zoning the subject parcel from "Agricultural Zone (A-33)" to "Hamlet Residential Zone (RH)".

The property is designated "Maidstone Hamlet Residential" in the Official Plan.

The following is provided as a result of our review of Official Plan Amendment and Zoning By-law Amendment D19 5881MAL.

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*.

We have reviewed our floodline mapping for this area and it has been determined the site of the proposed development is not located within a regulated area that is under the jurisdiction of the ERCA



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(Ontario Regulation 41/24 under the *Conservation Authorities Act*). As a result, an approval is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*.

We recommend for the Municipality to confirm that the proposed lots have legal outlets for stormwater management.

FINAL RECOMMENDATION

Our office has **no objection** to Official Plan Amendment and Zoning By-law Amendment D19 5881MAL.

As noted above, we recommend for the Municipality to confirm that the proposed lots have legal outlets for stormwater management.

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

Sincerely,



Alicia Good
Watershed Planner

