



planning@erca.org

P.519.776.5209

F.519.776.8688

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

December 20, 2023

Ms. Rita Jabbour

Manager of Planning Services

Town of Essex

33 Talbot Street South

Essex, ON N8M 1A8

Dear Ms. Rita Jabbour:

RE: Application for Official Plan Amendment OPA-01-24, and Zoning By-Law Amendment ZBA-01-24

NORTH MALDEN RD

ARN 375447000000802; PIN: 752160376

Applicant: ESSEX TOWN

The Town of Essex is proposing Official Plan Amendment OPA-01-24 to include the above noted subject lands within the Essex Centre Primary Settlement Area, and to include provisions for a variety of public and private recreational uses and facilities for the lands.

The subject lands are presently vacant farmland that is proposed to be developed as the Essex Sports Field Lands.

Additionally, the Town of Essex is proposing Zoning By-Law Amendment ZBA-01-24 to permit indoor and outdoor recreational facilities and such other public/private recreational uses including Fairgrounds, Greenways, Public Parks, Outdoor Markets, and Temporary Outdoor Vendor's Sites on the subject property.

The following is provided as a result of our review of the Notice of Public Meeting to Consider Application for Official Plan Amendment OPA-01-24, and Zoning By-Law Amendment ZBA-01-24.

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 this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). However, the site may be subject to a Development Review Clearance, dependent upon the scope and scale of the proposed development.

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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.

FINAL RECOMMENDATION

Our office has **no objection** to OPA-01-24 and ZBA-01-24. As noted above, we request continued circulation on this proposal as we may have further comments to add regarding stormwater management at the time of Application for Site Plan Control.

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

Sincerely,



Alicia Good

Watershed Planner

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