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September 14, 2020

Rebecca Belanger
Manager, Planning Services
County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario N8M 1Y6

Dear Ms. Belanger:

RE: Request for Comments for Draft Plan of Subdivision (37-T-20004) Parkland Estates Harrow;
COUNTY RD 13
ARN 375470000003230; PIN: 751990237
Applicant: 155284 ONTARIO LTD.

Our office has reviewed this proposal based on the mandate of the Essex Region Conservation Authority and the following comments are provided. Our office considered the following documents and studies as part of our review:

1. Site servicing plans prepared by Rood Engineering, dated March 30, 2020.
2. Stormwater Management and Services Report, Harrowland Parkland Estates Development in Harrow Centre, prepared by Rood Engineering Inc., dated March 30, 2020.
3. Correspondence from the Ministry of Environment, Conservation and Parks, dated July 15, 2019.
4. Draft Plan of Subdivision prepared by Verhaegen Land Surveyors, dated July 16, 2020.

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 Erie 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*.

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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.

ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse due to the proposed development on this site. ERCA recommends that stormwater quality and stormwater quantity will need to be 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".

Our office has reviewed the Stormwater Management Report provided as a component of this circulation. The finalization of this report to ensure that it addressed our requirements associated with Section 28 of the Conservation Authorities Act will satisfy our requirements.

We therefore request inclusion of the following conditions in the Subdivision Agreement:

- That the subdivision agreement between the Owner and the Municipality contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that stipulate that the Owner will undertake an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increase in flows in downstream watercourses, up to and including the 1:100 year design storm and in accordance with the Windsor-Essex Region Stormwater Management Standards Manual.
- That the subdivision agreement between the Owner and the Municipality contain provisions that requires that the Owner installs the stormwater management measures identified in the engineering analysis completed in the above noted condition as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and the Essex Region Conservation Authority.
- That prior to final approval the Essex Region Conservation Authority shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above in the two conditions listed above.
- That prior to undertaking construction or site alteration activities of any kind, any necessary permits or clearances be received from the Essex Region Conservation Authority.



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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. 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.

Our review of the application confirms that all other aspects of the natural heritage policies of the PPS 2020 have been addressed. Through pre-consultation comments on the application, our office confirmed that the only natural heritage issues to be addressed by this application would be associated with significant habitat of endangered and threatened species. The correspondence from the Ministry of Environment, Conservation and Parks has been included as a component of the studies in support of this application.

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

Sincerely,



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

C: Rita Jabbour, Town of Essex