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March 02, 2021

Ms. Jabbour, Secretary-Treasurer/Planner
Committee of Adjustment
Town of Essex
33 Talbot Street South
Essex, ON N8M 1A8

Dear Ms. Jabbour:

RE: Zoning By-Law Amendment ZBA-03-21
S TALBOT RD (330 S Talbot Rd)
ARN 375421000000500; PIN: 752270223
Applicant: Salvatore Mazella

The following is provided as a result of our review of Zoning By-Law Amendment ZBA-03-21. The applicants have submitted an application for site specific zoning bylaw amendment to allow for the following:

- The development of an automobile sales lot for the sale and display of Recreational Vehicles (RV)

The subject lands are zoned Manufacturing District 1.3 (M1.3) for Light Industrial and Business Park purposes under the Town of Essex Comprehensive Zoning Bylaw, Bylaw 1037. The development will also include a self-storage facility but the facility is not subject to a zoning amendment as the facility is a permitted use in the M1.3 zoning district under Bylaw 1037. A motor vehicle dealership is a permitted use under the Town of Essex Official Plan for lands designated "Industrial".

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 14th Conc. E. Drain Branch and Rush Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region



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Conservation Authority prior to any future construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

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 photographs, ERCA has no objection to this application for site specific zoning bylaw amendment. However, further stormwater comments will be provided at the time of the site plan control circulation.

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

Sincerely,



Vitra Chodha
Resource Planner
/vc