

February 26, 2021

File No. 19519-1

Mr. David Cleave
141 Main Street, Suite 203
Picton, ON
K0K 2T0

Attn: **Mr. David Cleave**

Ref: **Environmental Impact Study – Addendum #2**
Talbot on the Trail – Part Lot A, Concession 1 North West of the Carrying Place,
Township of Hallowell, Municipality of the County of Prince Edward

INTRODUCTION

Ainley Group was retained to conduct an Environmental Impact Study (EIS) for a proposed development along Talbot Street, in Picton, Ontario. The subject property is located on Part of Lot A, Concession 1 North West of the Carrying Place, Township of Hallowell, Municipality of the County of Prince Edward.

An EIS was submitted in the original Draft Plan application package on June 2, 2020, and the results of supplemental spring / summer field investigations were forwarded in the form of an EIS Addendum on October 28, 2020. These documents are referenced as:

- *Environmental Impact Study for Part Lot A, Concession 1 North West of the Carrying Place, Township of Hallowell, Municipality of the County of Prince Edward.* Prepared by Ainley Group – May, 2020.
- *Environmental Impact Study Addendum – Talbot on the Trail, Part Lot A, Concession 1 North of the Carrying Place, Township of Hallowell, Prince Edward County.* Prepared by Ainley Group – October 28, 2020.

An additional review (EIS Addendum #2) has been requested by the County as a result of revisions to the proposed Draft Plan and Concept Plan. A copy of the revised Draft Plan and Concept Plan is included in **Appendix A**.

DESIGN REVISIONS

Revisions to the design are noted in several areas, with the largest notable change being the density of housing within the proposed development. Previous designs included a total of 290 units resulting in a density of 58.2 units/ha. Under the revised design, a total of 181 units is proposed resulting in a density of 43.3 units/ha. While there are notable changes in the layout of the proposed development, the development footprint generally remains consistent.

Other notable changes include the location / size of parkland block within the proposed development, and the removal of the proposed wetland boardwalk. Under the previous design, the parkland block was approximately 0.44 ha in size (5.1% of the proposed development area) and located centrally along the identified wetland setback. The revised design proposes a parkland block that is approximately 0.45 ha in size (5.3% of the proposed development area) and is located along the eastern half of the wetland setback, in the northeast portion of the site. The revised parkland block provides a continuous area of green space adjacent to the wetland boundary for approximately half the length of the wetland boundary, and now abuts a portion of the eastern property line.

An additional change in the revised plan is the removal of the proposed boardwalk from the design. The removal of the boardwalk lessens potential impacts on the wetland area bordering Hospital Creek at the north end of the site.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The revised development plan is not anticipated to generate additional impacts to the natural environment that have not already been addressed in previous documentation. Mitigation measures as outlined within the previously completed EIS and EIS Addendum are considered to remain applicable under the revised design and are summarized below. As noted above, the previously proposed boardwalk has been removed under the revised design. As such, mitigation measures applicable to this portion of the proposed development have been removed from the following summary. Should any future design changes include a boardwalk feature, then the mitigation measures as outlined previously within the EIS and EIS addendum are considered to apply.

- To minimize the potential for impacts associated with erosion, sedimentation, and the deposition of other deleterious materials (i.e. pollution of Hospital Creek and the associated wetland), mitigation measures as outlined below should be employed.
 - Prior to construction, all erosion and control measures proposed for the site should be identified in an Erosion and Sediment Control Plan. The finalized plan is to be relayed to the contractor with all requirements communicated.
 - Contractor shall prepare and provide a spill response measures and contingency plan, to be reviewed and approved by the Contract Administrator.
 - All construction activities including maintenance procedures will be controlled to prevent entry of deleterious substances into the natural environment. Vehicular maintenance and refueling will be conducted at least 30 m from waterways.
 - During construction and grading activities, silt fence or other suitable erosion and sediment controls should be placed along the downgradient boundary of the construction zone to reduce the potential for sedimentation. The erosion control barrier should remain in place until the grading area becomes sufficiently vegetated to limit erosion and sedimentation potential. Once the site is stabilized, the erosion control barriers can be removed.
 - Exposed soils associated with grading areas should be minimized to the extent

possible.

- Exposed areas of the site should be stabilized prior to winter shutdown each year (if applicable).
- Prior to the commencement of construction activities all erosion and sediment control measures are to be inspected and certified by a qualified third-party inspector.
- The Contract Administrator (CA) should complete inspections of the erosion control features at regular intervals during construction, and at an increased frequency wherever there is the high potential for sedimentation (i.e. heavy rain events). Any deficiencies identified by the CA are to be immediately corrected by the Contractor.
- Daily inspection of the erosion control features by the Contractor.
- A minimum of 200 m of stand-by prefabricated silt fence barrier (in addition to those controls identified above) is to be maintained onsite prior to commencement of grading operations and throughout the duration of construction.
- Run-off from construction materials and any stockpiles shall be contained and discharged so as to prevent entry of sediment to the adjacent environment.
- Development should respect a 15 m permanent vegetative buffer from the boundary of the wetland associated with Hospital Creek. Per discussion with Quinte Conservation Authority (QCA), fill is permitted within the buffer to assist with lot grading; however, the limits of the fill should be minimized to the extent possible and should not extend within the wetland boundary. QCA should be consulted with / notified prior to the completion of any grading within the 15 m vegetated buffer.
- To prevent the contamination of any surface water features (i.e. wetland associated with Hospital Creek) within and adjacent to the project area during construction, precautions should be taken to avoid accidental spillage or discharge of chemical contaminants (e.g., gasoline, oils and lubricants). These precautions require refueling to be carried out a minimum of 30 m from surface water features in a controlled manner so as to prevent fuel spillage. In addition, all machinery should be kept out of the setbacks noted above, and an emergency spill response kit should be on site at all times. The Contractor will be required to prepare a Spill Response and Contingency Plan. In the event that a spill occurs, proper containment, clean up and reporting, in accordance with provincial requirements, should be undertaken.
- The Contractor will be required to take all necessary precautions to prevent the accumulation of litter and construction debris in any natural areas within and outside of the construction grading limits. All materials used or generated (e.g.

organics, soils, debris, stockpiles) should be disposed of or stored in a manner that mitigates their entry to Hospital Creek and the identified associated wetland.

- If the storage of snow on the subject property requires snow piles greater than 1 ha, then a Risk Management Plan will be required. If required, the Risk Management Plan is to be generated in accordance with policies identified within the *Quinte Region Source Protection Plan* (Quinte Region Source Protection Committee, 2019). Further, although not requiring a Risk Management Plan, sewage works for the proposed development will require regular inspections and maintenance by the Municipality, per *Quinte Source Protection Policy 2-7-E*.
- Vegetation removal on the subject property should respect the migratory breeding bird timing window (early April to late August). Tree removal during construction should utilize appropriate tree felling and grubbing procedures in order to minimize impacts on surrounding vegetation.
- A 15 m vegetated buffer is to be kept adjacent to the identified wetland boundary on the subject property. Where possible, existing site vegetation (i.e. trees) should be conserved and incorporated into the design. This 15 m setback from the wetland includes the proposed 100-yr high water level of the stormwater facility.
- Further to consultation with QCA, any graded areas within the 15 m vegetated buffer should be seeded with a native seed mix typical of Prince Edward County and Ontario Plant Hardiness Zone 6a.
- Care should be taken during construction to avoid incidental contact with wildlife.
- The construction contractor should be familiar with the SAR noted within the EIS and EIS Addendum. If SAR are identified during construction, all works in the immediate area should cease and the MECP must be contacted for direction on how to proceed.
- Harassment to SAR should not occur during construction activities.
- Prior to any development within 30 m of the wetland associated with Hospital Creek, a development permit may be required from QCA. Confirm with QCA regarding approval requirements before proceeding with work in this area.

CLOSURE

Ainley has prepared this letter as an update to the previously completed EIS and EIS Addendum prepared in May and October 2020, respectively. Potential impacts associated with the proposed development are interpreted to be consistent with those identified within the previously completed assessments.

We trust the above is satisfactory to provide an update to the previously submitted EIS and EIS Addendum for the proposed Talbot on the Trail development.

Any questions or concerns should be directed to the undersigned.

Yours very truly,

AINLEY GRAHAM & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'D. Davison', with a large, sweeping loop at the end.

David Davison, B.Sc.(Env)
Environmental Planner

A handwritten signature in black ink, appearing to read 'S. Reynolds', with a long, horizontal flourish extending to the right.

Scott Reynolds, B.Sc.(Env.), EP
Senior Environmental Planner

REFERENCES

Ainley Group. 2020. *Environmental Impact Study for Part Lot A, Concession 1 North West of the Carrying Place, Township of Hallowell, Municipality of the County of Prince Edward*. Prepared for Mr. David Cleave – May 2020.

Ainley Group. 2020. *Environmental Impact Study Addendum – Talbot on the Trail, Part Lot A, Concession 1 North of the Carrying Place, Township of Hallowell, Prince Edward County*. Prepared for Mr. David Cleave – October 28, 2020.

APPENDIX A
Revised Draft and Concept Plans

SITE LAND USE	UNITS	STOREYS (PER FOOTPRINT)	FRONT SETBACK	REAR SETBACK	EXT. SIDE YARD SETBACK	INT. SIDE YARD SETBACK
FRONT LOADED TOWN HOUSES - BLOCKS 101-108, 113-116	104	MAX. 2	4.5 m (6.0 m to garage)	6.0 m	1.5 m	1.5 m
BACK TO BACK TOWN HOUSES - BLOCKS 109-112	76	MAX. 3	6.0 m	6.0 m	1.5 m	2.5 m
SINGLE DETACHED HOMES - LOT 1	1	MAX. 2	R1	R1	R1	R1
TOTAL:	181					
TOTAL AREA:	4.18 ha					
DENSITY:	43.3 units/ha					

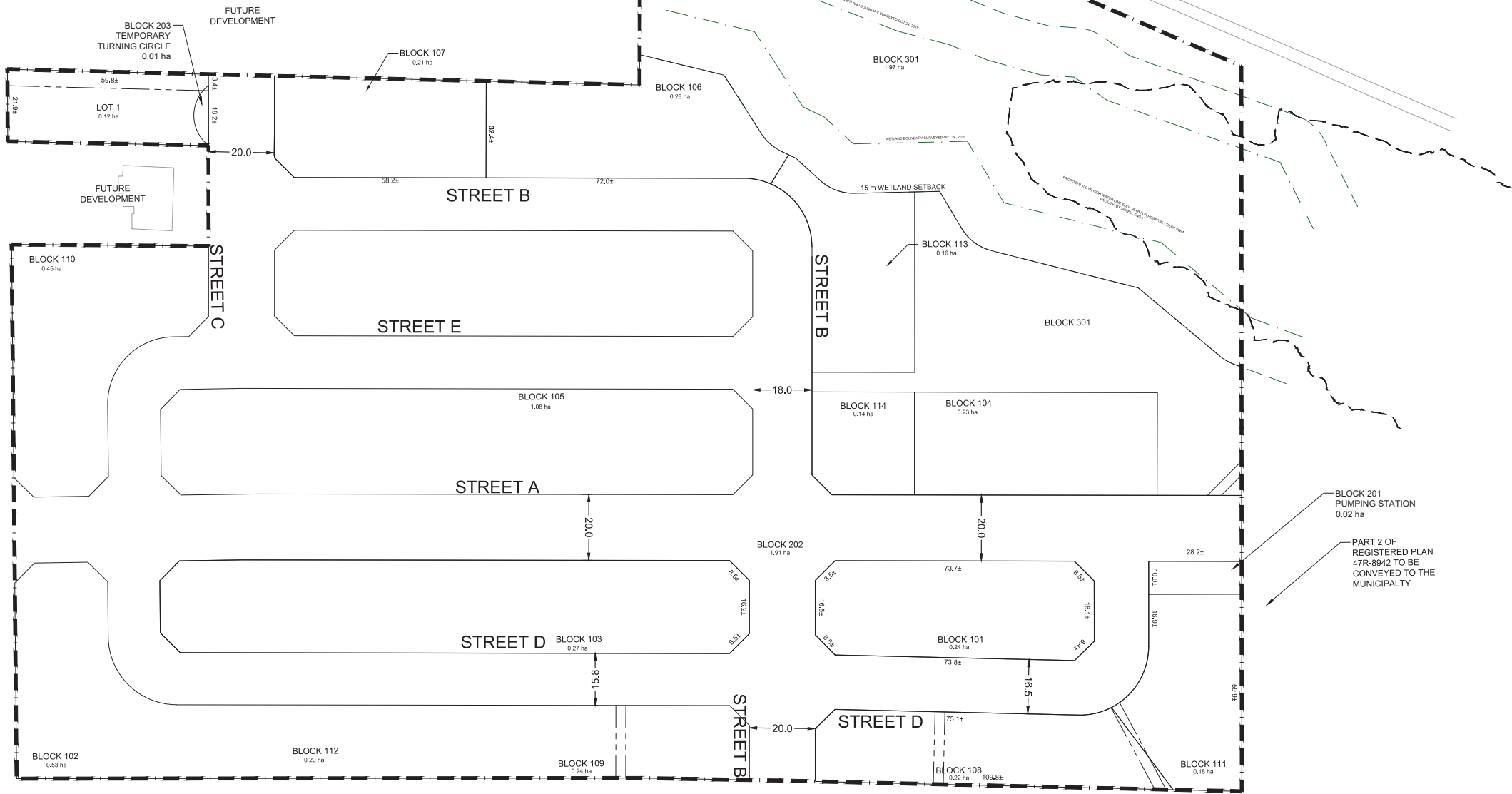




SITE LAND USE	AREA(ha)	AREA%
LOT 1 FREEHOLD SINGLE DETACHED LOT	0.12	1.4
BLOCK 101-114 - TOWNHOUSE BLOCKS	4.42	51.7
BLOCK 201 - 203 - INFRASTRUCTURE BLOCKS	2.07	24.1
BLOCK 301 - OPEN SPACE (WETLAND SETBACK TO MILLENNIUM TRAIL)	1.52	17.8
BLOCK 301 - PARKLAND (DEDICATION)	0.45	5.3
SITE TOTAL	8.56 ha	100.0%

DWG SIZE 24 x 36

1:750



ADDITIONAL INFORMATION UNDER SECTION 51(17) OF THE PLANNING ACT.

- (1) SEE SURVEYOR'S CERTIFICATE.
- (2) AS SHOWN ON DRAFT PLAN.
- (3) AS SHOWN ON DRAFT PLAN.
- (4) SINGLE DETACHED RESIDENTIAL.
- (5) AS SHOWN ON DRAFT PLAN.
- (6) AS SHOWN ON DRAFT PLAN.
- (7) AS SHOWN ON DRAFT PLAN.
- (8) MUNICIPAL WATER AND SEWER.
- (9) SANDY LOAM OR CLAY LOAM WITH LIMESTONE SUBSTRATE.
- (10) AS SHOWN ON DRAFT PLAN.
- (11) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
- (12) AS SHOWN ON DRAFT PLAN.

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOUR DATA

CONTOUR AND TOPOGRAPHIC INFORMATION GENERATED USING SURVEYOR'S TOPOGRAPHIC POINT DATA PROVIDED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY SHOWN.

SIGNATURE

DATE

OWNER'S CERTIFICATE

I AUTHORIZE THE ANLEY GROUP TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF PICTON FOR APPROVAL.

SIGNATURE

DATE

DRAFT

TALBOT ON THE TRAIL
10451353 CANADA LTD.
PICTON, ONTARIO

DRAFT PLAN OF SUBDIVISION

SCALE: 1:750

DESIGN: SO

DRAWN: SO

CHECKED: -

DATE: FEB 2021



CONSULTING
ENGINEERS
PLANNERS

CONTRACT No. 19519-1

DWG 19519-DP1

NO.					
NO.	REVISIONS	DATE	INITIAL		