



2061 OLD HIGHWAY 2, RR#2, BELLEVILLE, ON, K8N 4Z2
PHONE: (613) 968-3434 • FAX: (613) 968-8240
www.quinteconservation.ca

VIA EMAIL

December 10, 2020

Matt Coffey,
Planning Coordinator, Approvals
Development Services Department
The Corporation of the County
Of Prince Edward
P.O. Drawer 1550
332 Main Street
Picton, ON
K0K 2T0

Dear Mr. Coffey:

**Re: Talbot on the Trail Subdivision
Application for Official Plan Amendment, Zoning By-Law Amendment and Plan of
Subdivision
62-72 Talbot Street
Concession 1 NWCPT, Lot A, Picton**

The staff of the Conservation Authority has reviewed the Preliminary Stormwater Management Report by Ainley Group dated May 2020, The Final Preliminary Geotechnical Investigations Report by Ainley dated May 15, 2020, The Environmental Impact Study by Ainley dated May 2020, the EIS Addendum by Ainley dated October 28, 2020 and the Preliminary Servicing Report by Ainley dated May 2020. The Conservation Authority has reviewed the application with particular attention to the applicability of Ontario Regulation #319/09 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), the Quinte Source Protection Plan, stormwater management and the natural hazard and heritage components of the Provincial Policy Statement. We would like to offer the following comments:

Stormwater Management

The proposal is a 8.6 ha residential development located adjacent to Hospital Creek and the Wellbank subdivision, within the Hospital Creek Watershed. It is bounded between Talbot St. and Downes Ave. The development will be serviced (water, storm and sanitary sewer) by the municipality. The conceptual plan shows a 15 meter setback from the wetland boundary. The wetland boundary generally coincides with the 100 year floodplain. Most of the development is located greater than 15 m from the wetland.

From previous discussions with the proponent and PEC staff, stormwater quantity and quality controls will be handled in the Wellbank centralized facility which has been previously reviewed and approved by this office. Based on the increased impervious cover with a reduced development area, the stormwater contribution to the central facility from this development is within the design specified allocation for this contributing parcel of lands.

Conveyance to the pond will be via storm sewer, with overland major flows along Downes Ave to Hospital Creek. Of note, are the external lands (West Park Village, a portion of the Rollins Property) that will also contribute to the central facility. These lands are to drain across the subject property via a storm sewer. It is understood that the municipality will be responsible for the installation of a storm sewer (750 mm concrete pipe) prior to development of Talbot on the Trial Subdivision.

Quinte Conservation has no other stormwater concerns with this submission. Detailed drawings will be required at the next submission.

The Geotechnical Report indicates very high ground water in some areas of the property. Basement floor elevations should be kept above the seasonal high ground water elevation.

Regulation #319/09

Part of the subject lands lie within the regulated area of Hospital Creek and associated wetland. By virtue of Ontario Regulation #319/09 - Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). The owners will need to apply to the Conservation Authority for a permit prior to site grading or development (construction) within 45 m of the wetland/floodplain.

Quinte Source Protection Plan

Source Protections comments will be provided in a separate letter.

Environmental Impact Study

The EIS includes a review of the vegetation communities, species at risk (SAR), significant features, birds, wildlife and herpetofaunal species and habitat. Spring, summer and fall surveys were completed in multiple years. The site consists of a mix of wetland, agricultural field, mixed forest and deciduous thicket.

As per the EIS, no endangered or threatened species or significant habitats were identified. Upon further assessment in 2020 it was revealed that all the butternut trees were hybrids which are not protected under the ESA.

Further, staff inspected the wetland with the author of the EIS and PEC staff in 2020. Staff

agreed with the wetland boundary as marked on the site and confirmed that a 15 m setback met QC policies for a wetland of this size (less than 2 ha.). Both the creek and wetland were dry at the time of inspection. Although a boardwalk is mentioned in the report it is understood that it has been eliminated from the proposal.

The reports confirms that there will be no work within the wetland and the report states that a permit from this office will be required for any potential minor site grading within the 15 m setback. Further, appropriate mitigation measures will be utilized to ensure protection of existing and migratory species and their habitats. Staff have no concerns with the EIS.

If you have any questions please contact me at this office.

Sincerely,



Paul McCoy
Planning & Regulations Manager

/pm