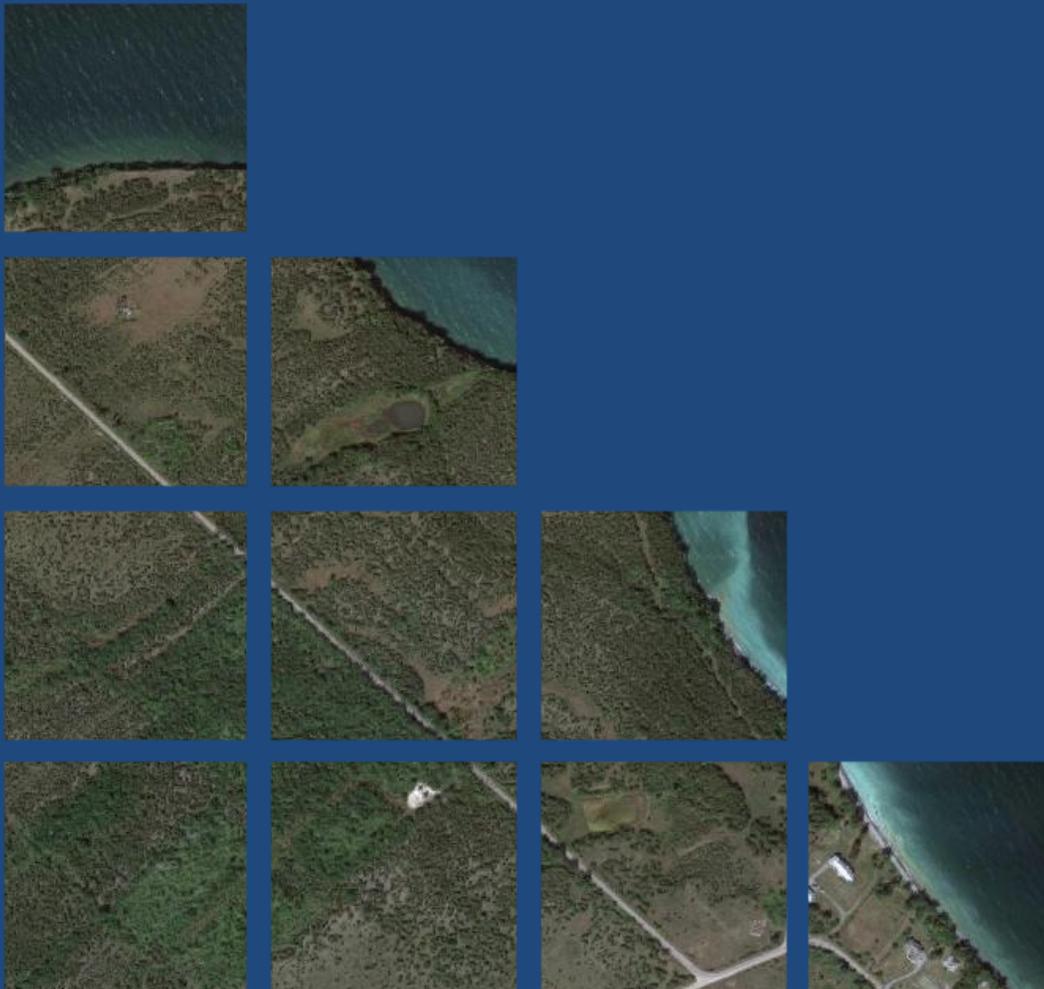


PLANNING RATIONALE REPORT

Zoning By-law Amendment

Halfmoon Point, Prince Edward County

Prepared for: Port Royal Shores



20 Leslie Street, Toronto, ON M4M 3L4
126 Catharine Street North, Hamilton, ON L8R 1J4
T: 416-693-9155
www.thebiglierigroup.com

DP-00

THE BIGLIERI GROUP LTD
Planning | Development | Project Management
20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4
126 Catharine Street North, Hamilton, Ontario L8R 1J4
Office: (416) 693-9155 Fax: (416) 693-9123
tbgi@thebiglierigroup.com

TBG:21746



THE BIGLIERI GROUP LTD.
Planning | Development | Project Management

DP-00
THE BIGLIERI GROUP LTD.
Planning | Development | Project Management
20 Leslie Street, Suite 1207
128 Catherine Street, Level 12
Ottawa, ON K1R 5S6
438-8888

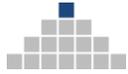
PROJECT NO.
DATE
SCALE
CHECKED

NON
FOI

2. NOUVEAU

TABLE OF CONTENTS

TABLE OF CONTENTS	1
1.0 EXECUTIVE SUMMARY	1
2.0 SITE & CONTEXT ANALYSIS.....	2
2.1 The Subject Site	2
2.2 Surrounding Area	5
2.3 Roads and Transportation Network.....	7
2.3.1 Road Network.....	7
2.3.2 Public Transportation Network	7
3.0 PROPOSED DEVELOPMENT	9
3.1 Description of the Proposed Development	9
4.0 POLICY CONTEXT AND CONFORMANCE TO PLANNING POLICY	11
4.1 Overview	11
4.2 Provincial Policy Statement (2020)	11
4.2.1 Conformance with the Provincial Policy Statement (2020)	14
4.3 County of Prince Edward Official Plan (Office Consolidation, January 2011)	16
4.3.1 General Development Strategies	19
4.3.2 <i>Shore Land</i> Designation	21
4.3.3 <i>Rural Land Use</i> Designation	23
4.3.4 Conformance with the County of Prince Edward Official Plan (Office Consolidation, January 2011)	24
5.0 PROPOSED ZONING BY-LAW AMENDMENT	27
5.1 Proposed Zoning By-law Amendment	27
6.0 SUPPORTING DOCUMENTS	28
6.1 Geotechnical Investigation, Palmer Environmental	28



6.2	ESA Phase I, Palmer Environmental	29
6.3	Preliminary Hydrogeological Assessment, Palmer Environmental	29
6.4	Preliminary Environmental Impact Study, Palmer Environmental	30
6.5	Functional Servicing Report, Ainley Group, Ainley Group	30
6.6	Stage I Archaeological Assessment, AECOM	31
6.7	Traffic Brief, Trans-Plan Transportation Engineering	31
7.0	CONCLUSION	32

1.0 EXECUTIVE SUMMARY

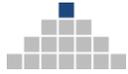
The Biglieri Group Ltd. (“TBG”) has been retained by Port Royal Shores LP (the “Proponent” or “Owner”) to prepare planning application(s) and obtain municipal approvals that are necessary to permit the proposed development on the lands legally identified as Part Lots G and H Concession South of Prince Edward Bay; Township of South Marysburgh Parts 1, 2, 3, 4, 5 and 6 of 47R7663; Prince Edward (“Subject Site”). This Planning Rationale Report has been prepared in support of an application for Zoning By-law Amendment to permit an 18-hole golf course, clubhouse, and assembly hall development on the 99.61-hectare (246.14-acre) Subject Site located at Halfmoon Point in Prince Edward County. The proposed development will maintain as much of the existing vegetation as possible on the Subject Site. Provision of public access to the Lake Ontario waterfront will be contemplated with Prince Edward County Staff and Council.

The County of Prince Edward Official Plan (Office Consolidation, January 2011) (“County OP”) designates the Subject Site as *Shore Land* which permits a mix of low density residential; resort, tourist and marine commercial uses; seasonal tent, trailer and recreational vehicle parks; and private and public open spaces areas. The proposed golf course, commercial, and open space development on the Subject Site conforms to the policies, goals, and objectives of the County OP.

The County of Prince Edward Comprehensive Zoning By-law #1816-2006 (the “ZBL”) zones the Subject Site as *Rural 3 (RU3) Zone* and *Environmental Protection (EP) Zone*. Since the existing zoning does not conform to the Land Use Designations of the County OP, a Zoning By-law Amendment is required to rezone the Subject Site to proper zones in accordance with the in-force policy framework applicable to the Subject Site.

A submission for Site Plan Approval will be submitted to Prince Edward County at a later date for the proposed development.

This Planning Rationale Report concludes that the proposed development is consistent with the applicable in-force policy framework as articulated in the Provincial Policy Statement, 2020 and County of Prince Edward Official Plan, 2011. These policies support golf course, commercial, and conservation; and in particular, the economic development opportunity that the proposal presents. This report has considered in detail the surrounding in-force land use framework and the merits of the proposed development in this context.



2.0 SITE & CONTEXT ANALYSIS

2.1 The Subject Site

The Subject Site is located at the southeastern portion of Prince Edward County, outside of the *built-up area* and within the *rural* and *shore line* area of the County (**Figure 1**). The Subject Site contains lands located both east and west of County Road 13, north of Babylon Road, and has waterfront frontage onto Lake Ontario (located to the east). The lands east of County Road 13 are an irregularly-shaped property with waterfront access to Lake Ontario at its north and east lot lines, and have approximately 1,560 metres of frontage onto County Road 13. The lands west of County Road 13 (“western parcel”) are rectangular-shaped with approximately 1,560 metres of frontage onto County Road 13 and approximately 467 metres of frontage onto Babylon Road. The Subject Site is approximately 99.61 hectares (2146.14 acres) in size. The Subject Site is a vacant parcel of land with waterfront access to Lake Ontario along its eastern and northern boundaries (**Figure 2**).

Figure 1 – Context Area Map



Source: Google Maps, 2021

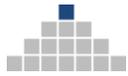


Figure 2 – Subject Site



Source: Google Maps, 2021

2.2 Surrounding Area

The Subject Site is located in the southeastern portion of Prince Edward County, on the east and west side of County Road 13. County Road 13 forms a loop with Babylon Road, providing indirect access to Picton-Hallowell Urban Area via Country Road 8 to the northwest, as well as other parts of Prince Edward County. The Subject Site is bound by Lake Ontario to the north and east, Babylon Road to the south, and rural lands to the west. The Subject Site is predominantly surrounded by large, vacant rural parcels of land and rural residential housing.

The north and east lot lines of the Subject Site border Lake Ontario and provide the Subject Site with over 1.5 kilometres of waterfront access (**Figure 3**).

South of the Subject Site (**Figure 4**), beyond County Road 13, are rural lands consisting of vacant, grassland, and woodland features. Along the eastern side of County Road 13 as it travels southbound are rural residential properties with waterfront access to Lake Ontario.

West of the Subject Site (**Figure 5**) are additional rural lands characterized by vacant, grassland, and woodland features. A Bed and Breakfast establishment, known as Wildwood Acres Bed & Breakfast, is located on Babylon Road approximately 650 metres west of County Road 13. Northwest of the Subject Site lies additional rural residential properties on either side of County Road 13; properties along the north side of County Road 13 have direct waterfront access to Lake Ontario.

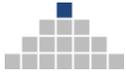


Figure 3 – North and East of Subject Site



Source: Google Maps, 2021

Figure 4 – South of Subject Site



Source: Google Maps, 2021

Figure 5 – West of Subject Site



Source: Google Maps, 2021

2.3 Roads and Transportation Network

2.3.1 Road Network

The Subject Site has frontage onto County Road 13 and Babylon Road. County Road 13 is identified as a *County Collector Road* and Babylon Road is identified as a *Rural Service Road* as per Schedule 'C' of the County of Prince Edward Official Plan, 2011. County Road 13 is also identified as a *Scenic Routes/Bicycle Trail* on Schedule 'D' of the County of Prince Edward Official Plan. The policies of these road designations are further discussed in sub-section 4.3.1.2 of this report. Currently, there is no designated bicycle trail on County Road 13 directly in front of the Subject Site.

Along the south property line of the Subject Site is Babylon Road, a *rural service road* of Prince Edward County, that forms a loop with County Road 13. County Road 13 intersects with County Road 10, 8, and 16 providing transportation connections to Picton, throughout the County, and to Highway 49 and 62 that connect with Highway 401 and the Town of Belleville, respectively. The Subject Site is well-connected to inter- and intra-transportation networks.

2.3.2 Public Transportation Network

The County of Prince Edward is currently serviced by Quinte Access (**Figure 6**). There are two (2) bus routes that connect the urban centres of Picton and Wellington in Prince Edward County with Trenton and Belleville in Hastings County. The route between Belleville and Picton is a fixed route, whereas the route between Wellington and Trenton is an on-demand route. The two routes have transfer points in Bloomfield and Rossmore. There is currently no public transit provided for the Subject Site.

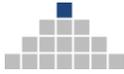
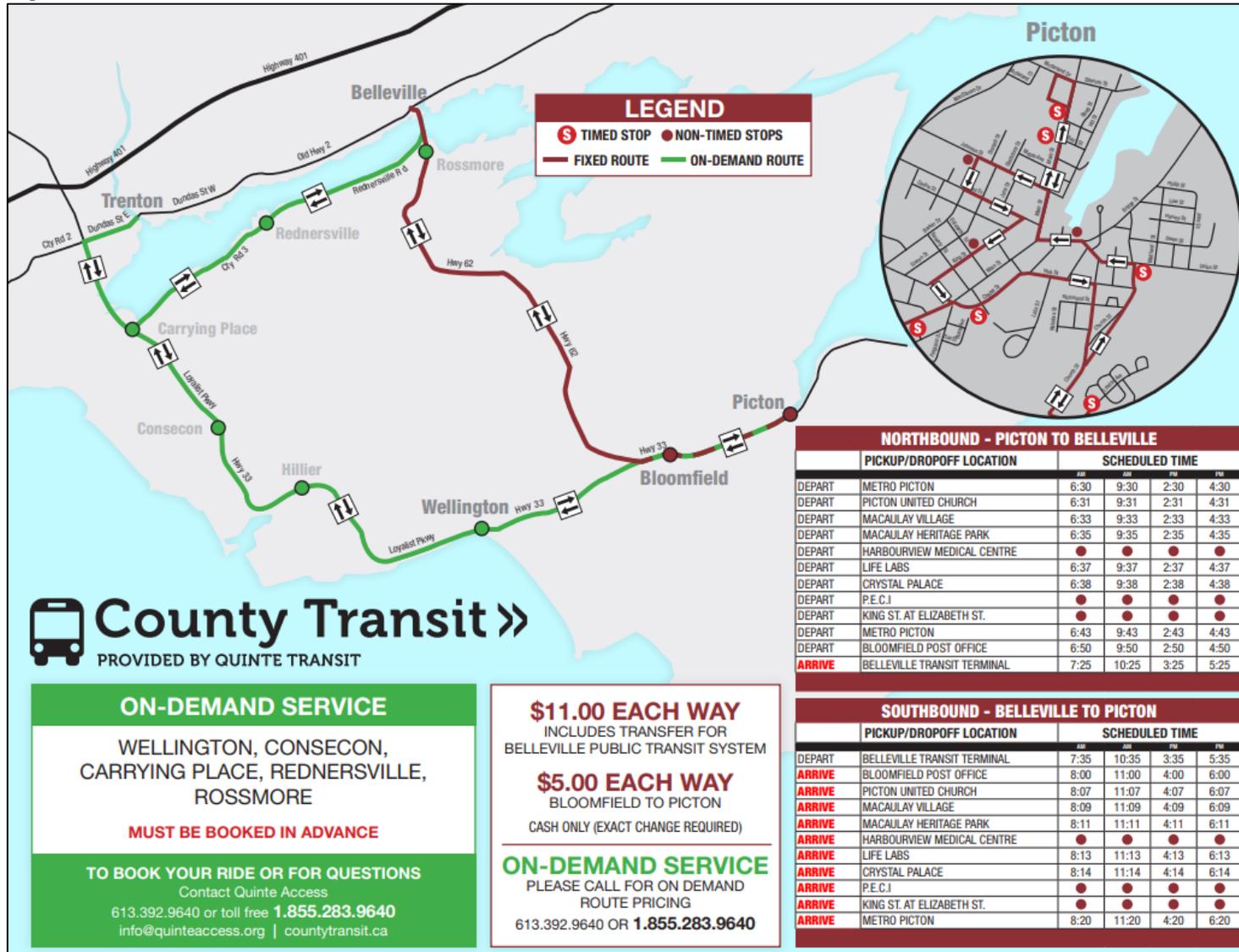


Figure 6 – Transit Network



Source: Quinte Access, 2020

3.0 PROPOSED DEVELOPMENT

3.1 Description of the Proposed Development

The proposed development (**Figure 7**) consists of an eighteen (18) hole golf course with clubhouse, assembly hall, maintenance building, chipping/putting green, golf cart storage, 219 parking spaces, and golf cart paths throughout. The red polygons on the Conceptual Plan represents the High Environmental Constraints identified by Palmer Environmental at the time of the drafting of this report. The EIS prepared by Palmer Environmental is included under a separate cover. It is the intent of the proposed development to avoid the areas identified as High Environmental Constraint. All buildings and structures are located at least 100 metres away from Lake Ontario and all golf course features are located at least 30 metres away from Lake Ontario.

On the lands east of County Road #13 (designated as *Shore Land* in the County OP), the following uses are proposed: clubhouse, assembly hall, chipping/putting green, maintenance building, golf cart facility and the front-nine holes of the golf course (Holes #1 through #9).

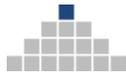
On the lands west of County Road #13 (designated as *Rural* in the County OP), there are no buildings or structures proposed on the lands. The proposed development locates the back-nine holes of the golf course on the western parcel of land (Holes #10 through #18).

The proposed development proposes the following approximate areas for development:

- One-storey Assembly Hall: 724m²;
- One-storey Clubhouse: 1,059m²;
- One-storey Maintenance Building: 999m²;
- Golf Cart Facility with 75 golf carts: 700m²;
- Parking Area: 7,251m²;
 - Total of 219 parking spaces;
 - 9 Accessible Parking Spaces and
 - One (1) Loading Space.
- Total area occupied by the above-listed items: 1.07 hectares (10,733m²);
- Golf Course features: 17.98 hectares;
 - Tees: 0.97 hectares;
 - Fairways 15.41 hectares; and
 - Greens: 1.61 hectares.

The total estimated developed area including the buildings, structures, and golf course features, is approximately 19.05 hectares. This is equal to approximately 19.12% of the total area of the Subject Site. Buildings, structures, and parking accounts for approximately 1.07% of the total area of the Subject Site. Golf course features account for approximately 18.05% of the total area of the Subject Site.

The final layout, design, and orientation of buildings, structures, parking, and related golf course features will be detailed in future Site Plan Approval Application(s).



The Biglieri Group Ltd.
20 Leslie Street, Suite 121, Toronto ON M4M 3L4
T 416-693-9155 | F 416-693-9133

Figure 7 – Conceptual Development Plan



Source: The Biglieri Group Ltd., June 2021

4.0 POLICY CONTEXT AND CONFORMANCE TO PLANNING POLICY

4.1 Overview

The proposed development has been reviewed in the context of the Provincial Policy Statement (2020), the County of Prince Edward Official Plan (Office Consolidation, January 2011), and the County of Prince Edward Comprehensive Zoning By-law #1816-2006. This Section of the report will provide an overview of the relevant policies and guidelines contained within these documents.

The Subject Site is designated as *Shore Land* and *Rural* in the County of Prince Edward Official Plan (Office Consolidation, January 2011).

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) was issued under Section 3 of the Planning Act, 1990 and provides overall direction on matters of provincial interest related to municipal planning decisions. The current PPS was issued by the Province of Ontario and came into effect on May 1st, 2020. The Planning Act requires that decisions on planning matters, including Zoning By-law Amendment applications, “shall be consistent with” the PPS.

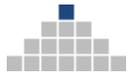
Through sub-section 1.1.1 of the PPS, efficient land use and development patterns are encouraged to support healthy, livable and safe communities by:

- “Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- Accommodating appropriate residential types, employment, recreation, parks, open space, and other land uses to meet long-term needs;
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns; and
- Promoting development that conserves biodiversity”.

Rural areas within the Province of Ontario are important to the economic success of the province and our quality of life; furthermore, it is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Ontario’s rural areas are recognized as having diverse population levels, natural resources, physical characteristics, and economies; local circumstances vary across regions; however, sub-section 1.1.4 of the PPS states that healthy, integrated and viable rural areas should be supported by:

- “Building upon rural character, and leveraging rural amenities and assets;
- Promoting diversification of the economic base and employment opportunities, including the value-added products and the sustainable management or use of resources;
- Providing opportunities for sustainable and diversified tourism; and
- Conserving biodiversity and considering the ecological benefits provided by nature”.

Sub-section 1.1.5 of the PPS guides the development of rural lands within municipalities. When development is directed to rural lands in the Province of Ontario, the relevant policies of Section’s 1 through



3 shall be applied (Policy 1.1.5.1). As per Policy 1.1.5.2 of the PPS, the following uses are permitted on rural lands:

- “The management or uses of resources;
- Resource-based recreational uses (including recreational dwellings);
- Residential development, including lot creation, that is locally appropriate;
- Agricultural uses, agriculture-related uses, on-farm diversified uses, and normal farm practices, in accordance with provincial standards;
- Home occupations and home industries;
- Cemeteries; and
- Other rural lands uses”.

Furthermore, Policy 1.1.5.3 and 1.1.5.4 of the PPS explicitly state, respectively, that “recreational, tourism and other economic opportunities should be promoted” and that “development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”

Regarding employment, sub-section 1.3.1 of the PPS directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses to meet long-term needs, provide opportunities for a diversified economic base, facilitate the conditions for economic investment by identifying strategic sites for investment, and ensure the necessary infrastructure is provided to support current and projected needs.

With respect to public spaces and open space, Policy 1.5.1 of the PPS states that “healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; providing opportunities for public access to shorelines; and recognizing provincial parks,

conservation reserves, and other protected areas, minimizing negative impacts on these areas.

With regards to infrastructure, Policy 1.6.6.3 of the PPS states that “where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety”. Where municipal and communal waste and water services are not available planned or feasible, Policy 1.6.6.4 states that “individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”. In planning for stormwater management Policy 1.6.6.7 directs stormwater management systems to be integrated with planning for sewage and water services are feasible and financially viable over the long term, minimize, or where possible prevent, increases in contaminant loads; minimize erosion and changes in water balance; mitigate risks to human health, safety, property, and the environment; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices. Finally, Policy 1.1.5.5 states that where “infrastructure is planned or available, development shall avoid the need for the unjustified and/or uneconomical expansion of this infrastructure”.

Regarding transportation systems in the Province of Ontario, sub-section 1.6.7 of the PPS directs transportation systems to be safe and energy efficient, facilitate the movement of people and goods, and be appropriate to address projected needs. Furthermore, existing and planned infrastructure should be used efficiently and a land use pattern, density, and mix of uses should be promoted that minimizes the length and number of vehicle trips and support current and future use of transit and active transportation.

With respect to long-term economic prosperity, Policies 1.7.1. a), b), c), e), h), i), and k) of the PPS states that “long-term economic prosperity will be supported by:

- Promoting opportunities for economic development and community investment-readiness;
- Optimize the long-term availability and use of lands, resources, infrastructure and public service facilities;
- Encouraging a sense of place;
- Providing opportunities for sustainable tourism development;
- Sustaining and enhancing the viability of the agricultural systems through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network; and
- Minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature”.

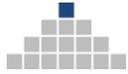
With respect to energy conservation, air quality and climate change, Policies 1.8.1. a) and f) of the PPS states that “planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote compact form and promote a design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure”.

Section 2.1 of the PPS discusses addressing natural heritage features, by saying that natural features and areas shall be protected for the long term. Policy 2.1.2 of the PPS states that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features”. No development or site alteration shall be permitted in fish habitat (Policy 2.1.6) or in a habitat of endangered species and threatened species, except in accordance with provincial and federal requirements (Policy 2.1.7).

Regarding water, sub-section 2.2.1 of the PPS guides water quantity and quality to be protected, improved, or restored. This can be

accomplished through implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas, and protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features and their hydrologic functions, and/or by ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. Near identified sensitive surface water and ground water features, these features and their functions will be protected, improved or restored; furthermore, mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions (Policy 2.2.2).

Section 3.1 of the PPS discusses policies related to natural hazards. Policy 3.1.1.c) states that “development shall generally be directed, in accordance with guidance developed by the Province to areas outside of hazardous sites”. Policy 3.1.2.a) and c) states that “development and site alteration shall not be permitted within the dynamic beach hazard; and areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard”.



4.2.1 Conformance with the Provincial Policy Statement (2020)

It is our professional opinion that the proposal is consistent with the Provincial Policy Statement's policies, objectives and overall intent for all of the foregoing reasons.

Regarding sub-section 1.1.1 of the PPS, the proposed development will:

- Promote an efficient and sustainable land use pattern for the proposed commercial, recreation, open space, and environmental protection land uses;
- Provide an opportunity for economic development that will aid in sustaining the financial well-being of both the Province and Prince Edward County over the long-term;
- Be developed on sufficient private water and sanitary sewer servicing;
- Will provide an environmentally-sensitive design focused on conserving biodiversity; and
- Protect and conserve endangered and threatened flora and fauna in accordance with provincial and federal requirements.

Regarding sub-section 1.1.4 of the PPS, the proposed development will leverage the rural character of the area and the resources available to the Subject Site by providing recreation and commercial uses that diversifies the economic base of Prince Edward County; ultimately, this provides additional employment opportunities and capitalizes on the opportunity to provide enhanced sustainable and diversified tourism for Prince Edward County that conserves biodiversity and considers the ecological benefits provided by nature.

The development proposes commercial, recreation, open space, and environmental protection land uses are all permitted land uses as per sub-section 1.1.5 of the PPS.

The proposal will be developed on private water and sanitary sewer services, and the road network to be municipally maintained. There

will be no expansion of municipal infrastructure to the Subject Site. Individual private servicing will be utilized in the proposed development and stormwater management best practices and Low Impact Development (LID) will be promoted and encouraged. In regards to infrastructure and servicing, the proposed development will be in keeping with Policies 1.1.5.4, 1.6.6.3, 1.6.6.4, and 1.6.6.7 of the PPS.

Regarding sub-section 1.3.1, Policies 1.7.1. a), b), c), e), h), i), and k), and Policies 1.8.1.a) and f), the proposed development:

- Provides and economic development opportunity in Prince Edward County that diversifies the economic base for the municipality and facilitates investment in an area through the provision of commercial employment and recreational opportunities;
- Provides sustainable tourism for residents and visitors of Prince Edward County;
- Encourages a sense of place by leveraging the rural character of the context area by encouraging interactions with the environment by incorporating passive and active recreational opportunities;
- Will protect the environment and its ecological functions through the implementation of the recommendations of a future Environmental Impact Study, or/or similar technical studies; and
- Will be designed to ensure maximum energy efficiency and conservation through a land use development pattern.

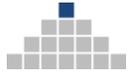
Regarding Policy 1.5.1, the proposed development provides recreational opportunities for patrons of the golf course and clubhouse land uses. Environmentally-sensitive areas will be protected as to minimize negative impacts on these areas. There is also the opportunity to provide public access to the Lake Ontario waterfront.

In keeping with the intent of sub-section 1.6.7, the proposed development will utilize the existing municipal transportation network to provide access to the Subject Site. The design of the proposed development will ensure a safe and efficient

transportation network is achieved within the site and does not negatively impact the existing transportation network; furthermore, the proposed development allows the potential to accommodate both current and future transit and/or active transportation.

In keeping with the intent of section 2.1 of the PPS, the proposed development recognizes that natural heritage systems may exist and extend beyond the boundaries of the Subject Site; as such, the environment and long-term ecological function of the natural heritage system will be maintained and protected by implementing the recommendations of a future Environmental Impact Study, and/or similar technical studies. In doing so, any identified significant natural heritage feature(s), and any fish habitat, endangered species, and/or threatened species in accordance with provincial and federal requirements will not be negatively impacted by the proposed development. The long-term ecological function and biodiversity of the natural heritage system will therefore be protected. Furthermore, regarding sub-section 2.2.1 of the PPS, the proposed development will ensure appropriate stormwater management practices are adhered to, so as to not negatively water quantity and quality.

In keeping with the intent of Section 3.1, Policies 3.1.1.c), and 3.1.2.a) and c) of the PPS, should any natural hazards, as defined by the PPS, be found on the Subject Site through a future Environmental Impact Study, and/or similar technical studies, the recommendations of said report(s) shall be implemented to ensure that development is located outside dynamic beach hazards and areas rendered inaccessible by people and vehicles during flooding or erosion. Furthermore, said studies would also ensure that safe and public access to the waterfront would be provided outside of the hazard lands.

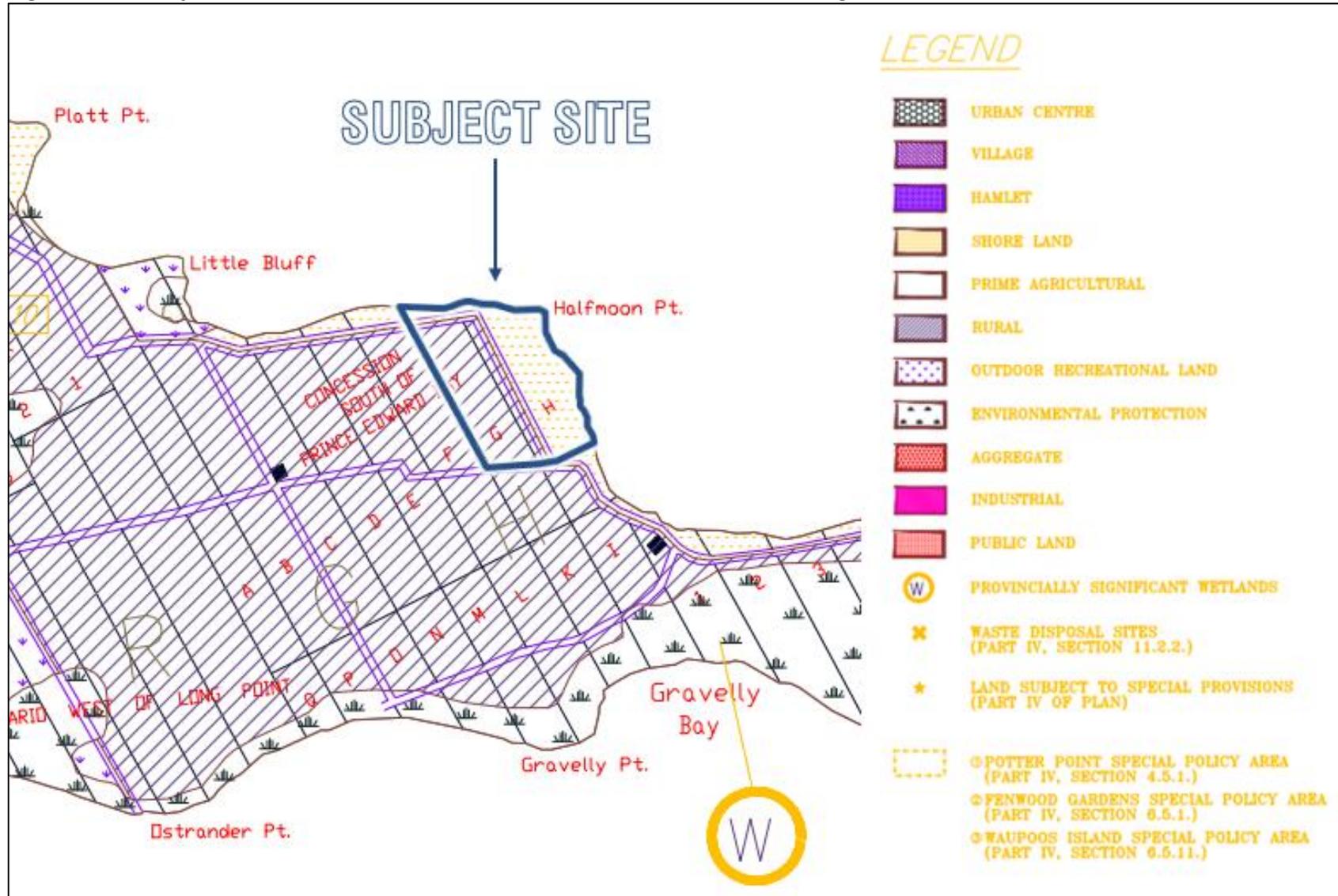


4.3 County of Prince Edward Official Plan (Office Consolidation, January 2011)

The County of Prince Edward Official Plan (Office Consolidation January 2011) (the “County OP”) was approved by the Minister of Municipal Affairs and Housing on December 23, 1998. The most current Office Consolidation of the County OP is January 2011.

The Subject Site is designated as *Shore Land* and *Rural* in the County OP (**Figure 8**). The Subject Site has frontage onto County Road 13 and Babylon Road, identified as a *County Collector Road* and *Rural Service Road*, respectively, in the County OP (**Figure 9**). The proposed development is in conformance with these existing policies.

Figure 8 – County of Prince Edward Official Plan – Schedule D – Land Use Designations



Source: County of Prince Edward Official Plan (Office Consolidation, January 2011)

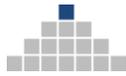
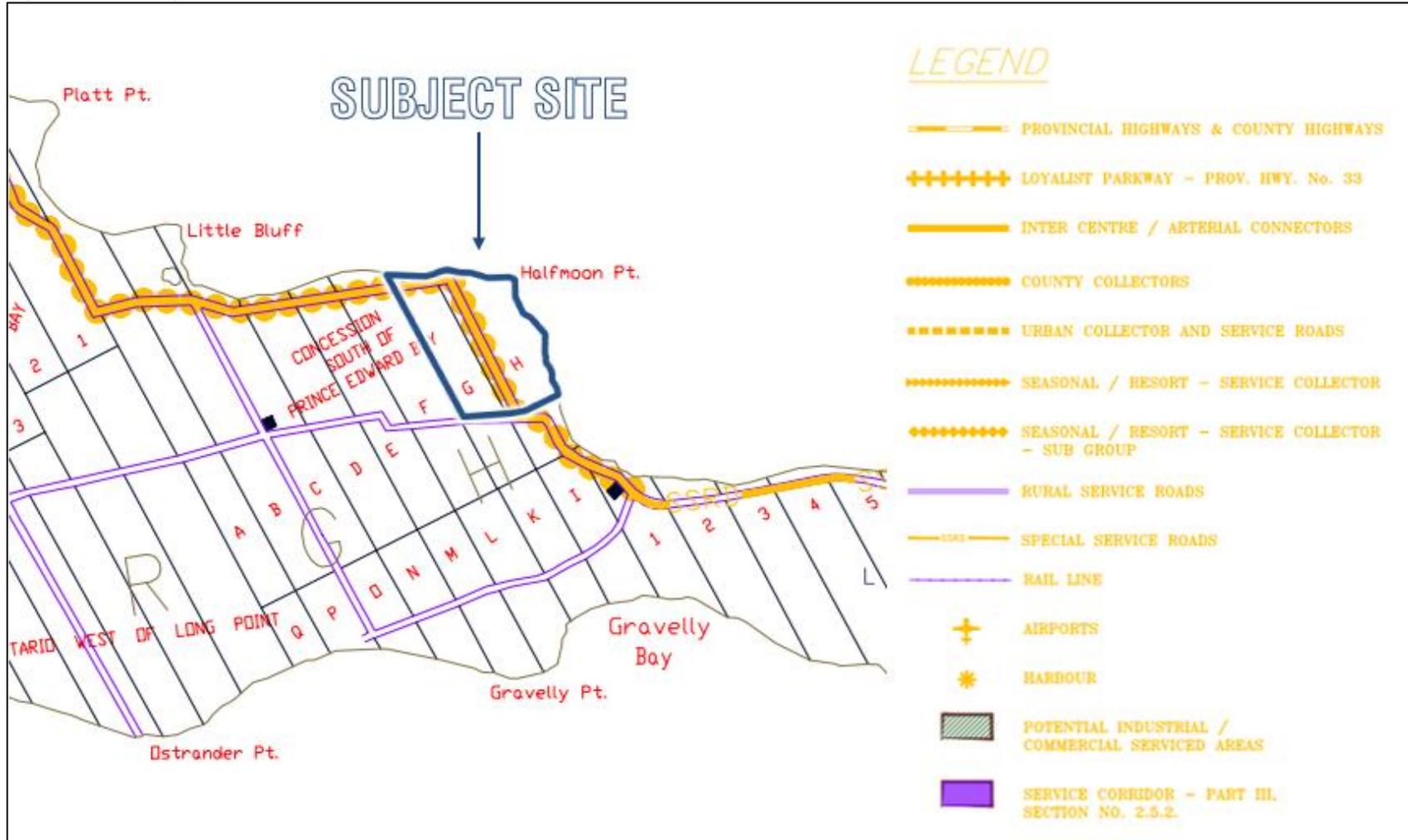


Figure 9 – County of Prince Edward Official Plan – Schedule C – Transportation and Services



Source: County of Prince Edward Official Plan (Office Consolidation, January 2011)

4.3.1 General Development Strategies

The general development strategies of Prince Edward County are categorized into environmental/resource management, transportation and servicing strategy, economic development, and social/community development.

4.3.1.1 Environmental/Resource Management

Section 1.0 of the County OP discuss the strategies, policies, and direction behind environmental/resource management within Prince Edward County. Principles of sustainable development through land use planning have been adopted by Prince Edward County to ensure a high quality of life for its residents, to maintain desirability amongst the County's visitors and investors, and to avoid costly environmental mistakes endured in the past (Policy 1.1.1). The County takes an ecosystem approach in planning to protect and manage environmental resources, and takes into account the surrounding environment and its links with other resources. Environmental features are an essential component of the County's landscape and identity, providing an important "sense of place" to residents and visitors (Policy 1.1.2). Policy 1.1.6 of the County OP states that "Schedule 'E' of the Official Plan describes all wetlands, organic soils and areas prone to flooding, erosion or poor drainage as *Environmental Protection areas*. The Plan also addresses concerns about the quality of ground water supplies and stormwater management".

Policy 1.8.1. d) and e) of the County OP states that "the County of Prince Edward will encourage development, which minimizes energy consumption and emphasizes the use of renewable energy sources to the extent possible by encouraging new subdivisions to be designed using passive solar energy planning principles for proper building orientation in relation to sun and wind; and encouraging the preservation and use of vegetation that will reduce the energy consumption of buildings."

4.3.1.2 Transportation and Servicing Strategy

Within Prince Edward County, "the road system has been designed to enable the safe and efficient movement of both people and goods to and from the various land use areas within the planning area, as well as through traffic movement" (Policy 2.2.1).

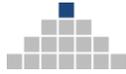
The portions of County Road 13 adjacent to the Subject Site are identified as *County Collector Roads* in the County OP. *County Collector Roads* serve as traffic collector roads from the local road system and from adjacent properties in the rural areas. The minimum right-of-way for *County Collector Roads* is 26.2 metres (Policy 2.2.5.1.a)).

The portions of Babylon Road adjacent to the Subject Site are identified as *Rural Service Road* in the County OP. Policy 2.2.6.1 of the County OP encourages *Rural Service Roads* to serve the rural traffic movement needs in the County. All major non-farming type of rural development, such as resort recreational areas, non-farm residential, and similar uses are directed to utilize these roads. The minimum right-of-way for *Rural Service Roads* is 20.0 metres.

Policy 2.2.7 of the County OP states that "*Scenic Routes* are located on existing County Roads that have a historic or scenic value for tourists and travelling visitors".

For water and sanitary servicing, Policy 2.6.3 directs private servicing may be permitted if supported by the appropriate hydrogeological studies.

Policy 2.6.6 of the County OP states that "where partial communal or private servicing is deemed appropriate, a hydrogeological assessment shall be prepared to the satisfaction of the Ministry of the Environment, the local Health Unit, and the County indicating that an adequate supply of water for domestic use is available and that the site can assimilate wastes from the proposed septic sewage disposal systems".



Policy 2.9.2 of the County OP states that “within rural areas, the principle of best management practice will be incorporated, utilizing tree cover and natural vegetation to provide ground absorption of surface water and grading and drainage to control erosions and siltation”.

4.3.1.3 Economic Development

Part of Prince Edward County’s vision is to improve the economy, increase employment opportunities, and expand the assessment base. These objectives can be accomplished in a variety of different ways, including:

- Providing on-going opportunities in agriculture, tourism, commerce and industry;
- Providing a business climate and corporate culture that is conducive to economic growth; and
- Provide and maintain recreation and leisure opportunities that will ensure a high standard of living for all residents of Prince Edward County and serve to promote an attractive lifestyle to potential investors (Policy 3.1.2.b, d), and f)).

Policy 3.1.4 of the County OP states that “growth by way of development and redevelopment in all major segments of the County economy shall be encouraged and accommodated, provided that it respects the County’s environmental features, physical influences and historic character. Growth permitted by the Plan shall be monitored and reviewed on a regular basis to ensure that it is environmentally sustainable and that it is achieved in a fiscally and socially sound manner.”

Section 3.3 of the County OP discusses policies related to tourism. It is a goal of the County OP to “enhance tourism’s role in the County economy as an employment base and income source”. Furthermore, Prince Edward County is revered as an excellent location for potential tourism activities, including water-oriented recreation, cycling and touring (Policy 3.3.1).

Policy 3.3.4 of the County OP provides the policies as it relates to tourism in Prince Edward County, stating that “new high-quality

attractions, facilities, services, and events are encouraged in the County to enhance and complement the existing tourism base. The development of these tourism components must be in keeping with the historic rural character and charm of the County and are encouraged to be year-round to promote longer visitor stays.”

4.3.1.4 Social/Community Development

Section 4.0 of the county OP provides the strategies and policies for social/community development. As per Policy 4.1.2.a), b), c) and f), “in order to improve the quality of life and promote a sense of community for the residents of Prince Edward County, the following initiatives will be taken:

- To develop to the greatest extent possible all opportunities for economic, educational, health care, recreational and social development;
- To increase the County’s capacity to make decisions and to take organized action to promote its own development;
- To provide people of all ages with access to recreational facilities and programs; and
- To encourage the social interaction of people of all ages”.

In order to achieve the goals for social/community development, the County OP strives to enhance the County’s ability to accommodate new development and economic growth and to foster a favourable climate for investment (Policy 4.2.2.h).

Further, the County OP states that recreational facilities shall provide both passive and active recreational activities to “contribute to the physical and mental health and well being of County residents. Parks, arenas, playgrounds, marinas, cycling trails and golf courses make up the many recreational facilities found in the County” (Policy 4.7.1). The County OP encourages the development of recreational facilities and activities that promote the physical and emotional well being of County residents as well as the increased social interaction, integration and support that results from such activity” (Policy 4.7.1.b)).

Regarding parkland dedication, Policy 4.7.6 directs up to two percent (2%) parkland dedication be conveyed to Prince Edward County for new commercial development; however, “cash-in-lieu” of parkland payment may be accepted by Council when deemed appropriate. Policy 4.7.7 of the County OP states that “all lands dedicated for parkland purposes must be in a satisfactory physical condition and be located in a manner, which provides for their use by the general public. Where a proposed development abuts a body of water, Council shall endeavour to require that the lands dedicated for parkland be located adjacent to the body of water. Lands susceptible to flooding or other environmental hazards need not be accepted as part of the parkland dedication”.

4.3.2 Shore Land Designation

The *Shore Land* designation represents unique areas that compose of large tracts of shore land and associated water bodies in Prince Edward County. These locations are major tourist attractions and provide the resource base for both passive and active recreational activities (Policy 4.1.1). Development within the *Shore Land* designation is permitted and encouraged, provided it does not compromise the lands environmental and ecological integrity; therefore, “residential and commercial development should be sensitively designed and located to enhance and protect the shoreline resources and should avoid crowding of buildings, the removal of earth and vegetation and the pollution of surface and subsurface waters” (Policy 4.1.3). Policy 4.1.7 states that “tourist commercial uses in the *Shore Land* designation are an important component of the County’s current and future economy. These uses should be designed and operated in a manner that is compatible with surrounding land uses and the environment”. Public access to water within the *Shore Land* designation shall be ensured (Policy 4.1.9).

4.3.2.1 Shore Land Designation – Permitted Uses

Within the *Shore Land* designation, Policy 4.2.1 of the County OP directs the predominant use of land to be:

- A mix of low density residential;

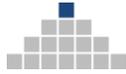
- Resort, tourist and marine commercial uses;
- Seasonal tent, trailer and recreational vehicle parks; and
- Private and public open space.

More specifically, Policy 4.2.3 states that “the permitted uses of the *Shore Land* designation shall include:

- Resort commercial uses which provide lodging and accommodation for the vacationing public such as motels, lodges, cottage establishments or cabins, and bed and breakfast operations, with accessory residential uses for the owner and recreational uses such as tennis courts, swimming pools and golf courses;
- Resort institutional uses, which provide camping and resort type accommodation for religious and private non-profit organizations;
- Tourist commercial establishments catering to the day-to-day and recreational needs of tourists such as a general store, mini-golf course, driving range or eating establishment;
- Marine commercial uses which provide facilities such as docking, boat storage, service and repairs, and commercial fishing and associated businesses;
- Seasonally operated tent, trailer and recreational vehicle parks and accessory facilities such as docks and convenience stores catering to the day-to-day needs of tourists; and
- Open space uses including outdoor recreational uses and areas, public docking and launching facilities, picnicking and viewing areas”.

4.3.2.2 Pattern of Development for the Shore Land Designation

Policy 4.3.3 states that “new commercial development within the *Shore Land* designation shall only be by a publicly maintained and assumed year-round road”. Policy 4.3.6 of the County OP states that “commercial uses are permitted on those parcels, which are large enough to accommodate buildings parking, water and sewage services and landscaping Adequate and safe access to a



maintained public road shall be provided. Traffic associated with the commercial use shall not pose a safety hazard”.

4.3.2.3 Planning Policies for the *Shore Land* Designation

Policy 4.4.1.c)) states that “a Servicing Options Investigation shall accompany all development and redevelopment proposals...to ascertain the most appropriate form of servicing to foster environmental protection”. Policy 4.4.1.e)) states that “where the servicing options investigation deems that the use of private water and sewage systems is appropriate, a hydrogeological assessment prepared by a competent professional indicating that an adequate supply of potable water is available for each new lot and that the site can assimilate wastes from the proposed septic systems without exceeding Ministry of the Environment guidelines for groundwater impact must also accompany the development application”. Furthermore, Policy 4.4.1.f)) permits the filling of land for the development of boathouses, docks, replacing eroded land and shore wells, and shore protections works, but not for any purpose of creating new developable space along the shoreline or to artificially increase the private shoreline surface area of the property. The construction of buildings should be a minimum 30 metres from the high-water mark of Lake Ontario (Policy 4.4.1.h)) and a 15-metre vegetative buffer strip shall be maintained adjacent to the high water mark to filter pollutants from run-off (Policy 4.4.1.i)); furthermore clear cutting trees in this buffer area is discouraged and “any cutting of vegetation to create a view of the water shall respect the aesthetic and ecological character of the shoreline and should not create erosion problems” (Policy 4.4.1.i)).

Commercial Development in the *Shore Land* Designation

Policy 4.4.3.a) of the County OP provides criteria for commercial development within the *Shore Land* areas. The following criteria guides the considerations of new resort, institutional or commercial use or a tourist or marine commercial use in the *Shore Land* designation:

- “The adequacy of the shore frontage for related active and passive recreational uses;
- Suitability of the proposed density and scale of the development in relation to the site and surrounding land uses;
- The adequacy of parking and docking facilities;
- Suitability of the site for sewage disposal facilities and water supply as per a servicing options investigation;
- The impact of the development on surface and subsurface water as per hydrogeological and stormwater management studies;
- The adequacy of public road access to the site; and
- The impact on traffic on surrounding land uses and on the safety of pedestrians”.

Policy 4.4.3.b) of the County OP states that “the establishment of new *Shore Land* commercial uses and the expansion of existing *Shore Land* commercial uses shall proceed subject to the approval of a zoning by-law amendment and to site plan control, in order to establish the arrangement and density of development. All commercial uses shall be buffered by planting and/or screening and by substantial spatial separation from adjoining residential uses.

Open Space/Public Access in the *Shore Land* Designation

Regarding open space/public access uses in the *Shore Land* designation, Policies 4.4.5.a), b), d), and e) of the County OP directs a minimal amount of open space to be used for buildings; new open space facilities to have adequate public access, be compatible with adjacent uses, and be located in areas with scenic views and natural areas, that Council acquire and maintain open space fronting on water for public use; and that open space uses be zoned in a separate category in the associated implementing Zoning By-law.

4.3.3 Rural Land Use Designation

The lands designated as *Rural* in Prince Edward County are locations where agricultural activities are both active and dispersed, where soils are predominately shallow, and where non-agricultural development has taken place over time (Policy 6.1.1). For *Rural* lands, the County OP intends to maintain their natural and scenic qualities, and to preserve its rural character, lifestyle, and significant open lands; limited development is permitted within the *Rural* land use designation (Policy 6.1.2).

4.3.3.1 Permitted Uses in the Rural Designation

Within the *Rural* designation, the following uses are permitted as per Policy 6.2.1 of the County OP:

- All uses permitted within the *Prime Agricultural* designation, which includes, but is not limited to:
 - Agriculture;
 - Limited farm-related residential uses; and
 - Limited agriculturally related commercial and industrial uses such as farm produce processing and storage warehouses, equestrian centres, abattoirs and cheese plants which require close proximity to farming operations.
- Commercial uses which relate to the rural economy, tourism and the travelling public including antique shops, services stations, farm market stands, and eating establishments;
- Industrial uses which serve the rural community or which process agricultural products such as farm equipment sales and service centres, motor vehicle repair garages, machine or welding shops, contractors' yards or public works garages;
- Community, health care, and recreational and education facilities including a public park, museum, church, school, community centre and golf course;
- Limited residential uses in accordance with the policies of this Plan;
- Farm winery; and
- Estate winery.

4.3.3.2 Pattern of Development in the Rural Designation

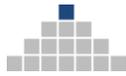
Within the *Rural* designation of the County OP, development shall proceed in a low density matter, as to avoid overcrowding of the rural areas and associated environmental problems. Furthermore, land use compatibility shall be ensured (Policy 6.3.2).

4.3.3.3 Planning Policies of the Rural Designation

Development within areas designated as *Rural* shall comply with the Minimum Distance Separation Formulae of the Agricultural Code of Practice (Policy 6.4.1.b)) and any new development shall not endanger or hinder existing farming operations (Policy 6.4.1.c)).

Other Uses Including Commercial and Industrial Uses in the Rural Designation

Development within the *Rural* land use designation shall locate all subject uses in separate zoning categories in the implementing Zoning By-law (Policy 6.4.3.b)).



4.3.4 Conformance with the County of Prince Edward Official Plan (Office Consolidation, January 2011)

It is our professional opinion that the proposed development conforms to the County of Prince Edward Official Plan (Office Consolidation, January 2011) policies, objectives, and overall intent for all of the foregoing reasons.

Regarding Policies 1.1.1, 1.1.2, and 1.8.1.d) and e) of the County OP, the proposed development will protect any identified natural heritage features and will not negatively impact any fish habitat, endangered species, or threatened species. A sense of place is encouraged by leveraging the rural character of the context area by encouraging interactions with the environment through by incorporating recreational opportunities and having regard for the ecological benefits the environment provides. The development will be designed to incorporate passive solar energy planning principles and encourage the preservation of vegetation. Areas of high-environmental constraint, as identified in the Environmental Impact Study prepared by Palmer Environmental that accompanies the proposed Zoning By-law Amendment submission, will be protected and development will not adversely affect these lands.

Regarding Policies 2.2.1, 2.2.5.1.a), 2.2.6.1, 2.2.7, 2.6.3, 2.6.6, and 2.9.2 of the County OP, the proposed development will:

- Utilize the existing municipal transportation network and provide for new municipal roads on the Subject Site where required;
- Provide for private water and sanitary sewer services and will abide by all Ministry of the Environment guidelines. These services will be implemented through the appropriate development, and/or other related, agreements with Prince Edward County;
- Utilize best practice stormwater management practices to utilize tree cover and natural vegetation to provide ground absorption of surface water and grading and drainage to control erosions and siltation.

Regarding Policies 3.1.2.b), d), and f), 3.1.4, 3.3.1, and 3.3.4 of the County OP, the proposed development:

- Is located on lands where Prince Edward County encourages economic development opportunities in the form of tourism, commercial, and recreational uses;
- Provides opportunities to increase the number and variety of recreation and leisure opportunities for residents and visitors of Prince Edward County;
- Protects significant environmental features on the Subject Site while also accommodating development within Prince Edward County's tourism industry;
- Promotes Prince Edward County's objective to enhance tourism in the County and increase employment base and income sources;
- Provides year-round access to the proposed development; with seasonal use of the golf course and year-round use of the clubhouse and assembly hall uses; and
- Locates high-quality facilities, services, and attractions in the County in order to enhance and complement its existing tourism base.

Regarding Policies 4.1.2.a), b), c), and f), 4.2.2.h), 4.7.1.b), 4.7.6 and 4.7.7 of the County OP, the proposed development:

- Provides economic, recreational, and social development opportunities for people of all ages and encourages the social interaction of same;
- Is a favourable investment opportunity for new development and economic growth for Prince Edward County;
- Provides passive and active recreational activities that contributes to the overall mental and physical health of Prince Edward County residents and visitors; and
- May provide up to two percent (2%) parkland dedication, or acceptance of cash-in-lieu of parkland payment should Prince Edward County Council deem it appropriate. Cash-in-lieu will be further discussed in subsequent discussions. Should land be dedicated, the lands will be adequate and meet the open space and recreational needs of the County.

Regarding Policies 4.1.1, 4.1.3, 4.1.7, and 4.1.9 of the County OP, the proposed development:

- Is located on lands that represent large tracts of shore land with access to water bodies, representing a good location for passive and active recreational activities;
- Will protect any identified significant natural heritage features and will not negatively impact any fish habitat, endangered species, or threatened species;
- Provides a 100-metre setback for buildings/structures and a 30-metre setback for any golf course playing feature from Lake Ontario;
- Locates all structures and parking away from environmental features and away from Lake Ontario;
- Will be designed so as to not negatively impact surrounding land uses and significant environmental features; and
- May provide public access to Lake Ontario.

The proposed development (specifically Holes #1-#9 and the associated structures and parking uses) is in keeping with the intent of the policies within the *Shore Land* designation of the County OP. Within the *Shore Land* designation of the Subject Site, commercial, passive and active recreational uses, and environmental protection are allowed. These aforementioned proposed uses are permitted as per Policy 4.2.1, 4.2.3, 4.4.3, and 4.4.5 of the County OP.

Regarding Policies 4.3.3 and 4.3.6 of the County OP, the proposed development:

- Provides access to the proposed development via County Road #13, a publicly maintained and assumed year-round road;
- Contains commercial uses that are located on a parcel of land that is large enough to accommodate buildings, parking, water and sewage services, and landscaping; and
- May provide access to the Lake Ontario waterfront.

In keeping with the intent of Policies 4.4.1.c), e), f), h), and i) of the County OP, the proposed development:

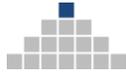
- Has an accompanying Functional Servicing and Stormwater Management Report and Hydrogeological Study that supports the proposed development;
- Does not propose filing of shore land for the purpose of creating new developable space along the shoreline or artificially increasing the surface area of a shoreline private property;
- Maintains over a 30-metre setback from Lake Ontario for any buildings or structures; and
- Shall provide a vegetative buffer of at least 15 metres from the high-water mark.

In keeping with the intent of Policies 4.4.3.a) and b) of the County OP, the commercial component of the proposed development within the *Shore Land* designation:

- May provide waterfront access for recreational and leisure opportunities;
- Is of a suitable scale of development for the rural character of the area;
- Provides adequate parking;
- Provides suitable water and sanitary sewer servicing;
- Limits impact on surface and subsurface water;
- Is accessed from a publicly maintained and assumed year-round road (being County Road #13);
- Will be established through this Zoning By-law Amendment and future Site Plan Control application, and related approvals in order to establish the arrangement of the development in further detail; and
- Enables access to recreational opportunities for both residents and visitors of Prince Edward County.

In keeping with the intent of Policies 4.4.5.a), b) d) and e) of the County OP, the open space/public access component of the proposed development within the *Shore Land* designation will:

- Minimize the amount of open space to be used for structures and/or buildings;
- May provide publicly accessible open spaces;
- Be compatible with adjacent residential, commercial, and environmental protection land uses; and



- Be zoned accordingly in the implementing Zoning By-law Amendment.

The proposed development (specifically the portion with holes #10-18, not including any structures) is in keeping with the intent of the policies of the *Rural* land use designation of the County OP. Within the *Rural* land's designation on the Subject Site, passive and active recreational uses, and environmental protection are proposed; the aforementioned proposed uses are permitted as per Policy 6.2.1 and of the County OP and maintain the strategy for development within the *Rural* land use designation as directed by Policies 6.1.1 and 6.1.2 of the County OP.

Regarding the pattern of development within lands designated as *Rural*, and in keeping with the intent of Policy 6.3.2 of the County OP, the proposed development will be compatible with surrounding land uses, including the portion of the proposed development within the *Shore Land* designation. Only the tee boxes, fairways, greens, cart paths, and related features of the golf course development shall be located on the lands designated as *Rural*.

Regarding Policies 6.4.1.b) and c), there are no agricultural activities located within the area of the Subject Site, and as such there is no impact on existing farming/agricultural operations.

Regarding Policy 6.4.3.b) of the County OP, for lands designated as *Rural*, the proposed development will implement the various proposed uses in separate zoning categories in the implementing Zoning By-law.

5.0 PROPOSED ZONING BY-LAW AMENDMENT

5.1 Proposed Zoning By-law Amendment

A Zoning By-law Amendment (“ZBA”) is required to facilitate the proposed development. A future Site Plan Approval Application will be submitted to Prince Edward County that facilitates this proposed Zoning By-law Amendment. The County of Prince Edward Comprehensive Zoning By-law #1816-2006 zones the Subject Site as *Rural 3 (RU3) Zone* and *Environmental Protection (EP) Zone*.

In order to implement the proposed development, a Zoning By-law Amendment is needed for the lands designated as *Shore Land* east and north of County Road 13, and for the lands designated as *Rural* west of County Road 13 and north of Babylon Road. The proposed Zoning By-law Amendment applies to the entire Subject Site.

The proposed Zoning By-law Amendment intends to implement the following zone categories to bring the Subject Site into conformance with the Official Plan designations:

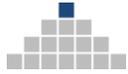
- *Tourist Commercial (TC) Zone*; and
- *Environmental Protection (EP) Zone*.

The *Tourist Commercial (TC) Zone* is proposed in order to permit the proposed parking, assembly hall, clubhouse, maintenance building, golf cart storage facility, and related passive and active recreational

activities of the Subject Site, respectively. The tee blocks, fairways, greens, and other features of the golf course will also be included in the *Tourist Commercial (TC) Zone*. The proposed *Tourist Commercial (TC) Zone* will implement the development of the Subject Site for the proposed golf course, clubhouse, and assembly hall uses which are permitted uses under the County OP’s *Shore Land* designation, therefore conforming to the policies of the County OP.

The *Environmental Protection (EP) Zone* will be implemented based on the recommendations of the current and future technical environmental studies including, but not limited to, an Environmental Impact Study. The current *Environmental Protection (EP) Zone* will be enhanced on the Subject Site to provide for the protection of ecology and biodiversity on the Subject Site. The proposed *Environmental Protection (EP) Zone* will protect the long-term ecological function and biodiversity of the environment through the implementation of recommendations provided by the current and future Environmental Impact Study and similar technical studies, and therefore conforms to the policies of the County OP.

The proposed Conceptual Development Plan and associated Zoning By-law Amendment is consistent with, and conforms to, the intent of the planning policy framework applicable to the Subject Site. The Conceptual Development Plan will be further revised through future Site Plan Approval Application(s).



6.0 SUPPORTING DOCUMENTS

Pursuant to discussions held with Prince Edward County staff, the following technical reports were submitted in support of this Zoning By-law Amendment submission. The subsections herein summarize the findings, conclusions, and/or recommendations of those reports.

6.1 Geotechnical Investigation, Palmer Environmental

A Geotechnical Investigation was prepared by Palmer Environmental, dated June 10th, 2021, and has been provided under separate cover.

In general, this report provides preliminary geotechnical site information from field investigation, laboratory testing, records reviews, and our interpretations/recommendations for consideration. Based on the results of Palmer's study, the Subject Site is underlain by shallow bedrock located between 0.3m and 0.9m below existing grade. This bedrock is suitable for the placement of foundations for the proposed low-rise recreational and commercial structures planned for the Halfmoon Point development.

A total of twenty-one (21) test pits were advanced for the Subject Site. Based on regional geology and the test pit information obtained in this investigation, the subsurface conditions at each of the test pits were found to be substantially similar. A 50mm to

200mm thick layer of surficial topsoil was encountered at all test pit locations. It should be noted that the thickness of the topsoil explored at the test pit locations may not be representative for the site and should not be relied on to calculate the amount of topsoil on the site.

A thin veneer of disturbed native soils (herein referred to as "fill") consisting of gravelly silty clay, silty gravel, gravel, and cobbles and boulders, were encountered below the topsoil in all test pits and extended to depths ranging from about 0.3 to 0.9m below the existing ground surface. The in-situ moisture contents measured in the fill samples ranged from approximately 10% to 74%.

All test pits are terminated upon encountering digging or excavation refusal on bedrock. The bedrock encountered at the site consists of typically moderately weathered to fresh, grey, medium strong to very strong limestone of the Lindsay Formation beneath the fill materials in all test pits from 0.3 to 0.9m below existing ground surface.

Groundwater condition observations were made in the test pits upon completion of excavation. Groundwater was measured at between 0.4 to 0.5m below the existing ground surface in test pit TP20-7 and TP20-8. All other test pits were dry upon completion. The water level in TP20-7 and TP20-8 is interpreted to represent a perched water table on the bedrock surface. It should be noted that the groundwater levels can vary and are subject to seasonal fluctuations in response to weather events.

Based on the test pit information, the proposed low-rise buildings can be supported by spread and strip footings founded on the bedrock at all locations for a factored geotechnical resistance of 1000 kPa at Ultimate Limit States (ULS). The Serviceability Limit States (SLS) condition will not govern for footings founded on the bedrock. The excavated footing bases should be cleared of any loose, deleterious, or otherwise unsuitable materials. All footing bases must be inspected by qualified geotechnical engineering personnel prior to pouring concrete.

6.2 ESA Phase I, Palmer Environmental

An ESA Phase I was prepared by Palmer Environmental, dated June 7th, 2021, and has been provided under separate cover.

The scope of this Phase One ESA conforms to the general requirements outlined in O.Reg. 153/04 and 407/19. The objectives of the Phase One ESA were to identify the likelihood of the presence or absence of PCAs and their associated APECs and COPC, in support of a development approval application with Prince Edward County. The results of the Phase One ESA are documented in this report and reflect site conditions observed at the time of the site reconnaissance.

Based on the findings of the historical records review, Site reconnaissance, and personal interviews, it was concluded that no potentially contaminating activities (PCAs) were identified either on the Phase One Property or within the Phase One Study Area.

In conclusion, based on the aforementioned findings, no environmental concerns have been identified in association with the subject property based on our Phase One ESA. Therefore, in our opinion, no further actions are warranted at this time.

6.3 Preliminary Hydrogeological Assessment, Palmer Environmental

A Preliminary Hydrogeological Assessment prepared by Palmer Environmental, dated June 10th, 2021, and has been provided under separate cover. The hydrogeological assessment is preliminary in nature and requires further components to complete the hydrogeological investigation, to be completed at a later date.

The Preliminary Hydrogeological Assessment provided the following conclusions:

- The stratigraphy of the site consists of less than 1m of gravel with a variable sand and fines content to silty gravel

with a variable clay and sand content over limestone bedrock of the Lindsay Formation;

- The hydraulic conductivity of the overburden is highly variable with a geometric mean estimated at 1.3×10^{-5} m/s, similar to a fine sand;
- Perched groundwater is occasionally present above bedrock but it is the bedrock aquifer that will need to be used as a source of potable water. Local well records indicate that yields adequate for one to several residences are achievable but the limited available data suggest that there is little benefit in drilling much deeper than several m below the level of Lake Ontario;
- Groundwater flow is inferred to be towards Lake Ontario but, locally, is expected to be influenced by on-site/nearby wetlands, creeks and ponds;
- There are no Source Water Protection requirements specifically applicable to the site but it should be noted that the local aquifer is designated as a Highly Vulnerable Aquifer;
- The water surplus under current conditions is estimated at 369.5 mm/yr of which 246 mm/yr is estimated to infiltrate (high end of the scale);
- It is recommended that an infiltration rate of 12 mm/hr be used in preliminary septic system design work. Due to the high bedrock, the use of raised or partly raised septic beds will be required;
- A preliminary foundation excavation dewatering assessment, assuming slab on grade, a rate of approximately 15,400 L/day may be required. There are no permitting requirements at this rate other than for discharge. Discharge options/requirements cannot be assessed until a groundwater sample has been collected and analyzed;
- Two (2) of the four (4) samples collected during Palmer's geotechnical investigation exceeded the Table 1 SCS (background standard) for either antimony or arsenic. The concentration of arsenic also exceeded its Table 3 SCS (non-potable groundwater condition). As a result, any excess soil that must be transported off-site is expected to require management in accordance with O.Reg. 406/19 (On-Site and Excess Soil Management) and/or O.Reg. 347 (General – Waste Management); and

- Well yields ranging from 22.75 to 45.5 L/min are expected. The installation and testing of a potable water well(s) is recommended during detailed design to confirm the sustainable yield for potable water on the site.

6.4 Preliminary Environmental Impact Study, Palmer Environmental

A Preliminary Environmental Impact Study was prepared by Palmer Environmental, dated June 2021, provided under separate cover.

The Preliminary Environmental Impact Study findings are the result of a background review, two (2) field surveys, and an analysis of data using the current scientific understanding of the ecology of the area, as well as the current natural heritage policy requirements. Based on the work completed, Palmer Environmental has identified the existing environmental conditions, sensitivities, constraints and development opportunities of the Subject Site. The results of the study are subject to some refinement through additional field investigations proposed for June and July 2021 and the submission of an EIS Addendum. Palmer has identified the limits of the woodland and wetland features on the subject property, and propose to confirm these on-site with the agencies as required. Based on the findings and recommendations of this study, it is our professional opinion that with the implementation of the mitigation measures provided in this report, the proposed development plan is in principle environmentally feasible.

Palmer has determined that the subject property supports habitat for two Threatened birds (Whip-poor-will, Eastern Meadowlark), the presence of high constraint wetlands and a woodland, areas of confirmed and potential Significant Wildlife Habitat, and some areas that require some additional field investigations to confirm the level of potential environmental constraints and further consideration of mitigation measures.

Palmer Environmental has worked with The Biglieri Group and project team to provide input to the development of the proposed golf course to ensure that the concept plan is in principle feasible

and that areas of high constraint will be maintained and there will be no negative impacts to their features and functions.

Palmer Environmental has completed a comprehensive Preliminary Environmental Impact Study that incorporates an assessment of potential impacts for the Subject Property based on a proposed development plan with a review of environmental policies and evaluation of policy conformity for the overall proposed development.

Based on the Preliminary Environmental Impact Study, it is Palmer Environmental's professional opinion that the proposed development plan for the Subject Property is environmentally feasible, consistent with the applicable natural heritage policies, and would not result in a negative impact to the identified natural heritage features provided that the recommended mitigation and compensation measures described in this report are implemented.

6.5 Functional Servicing Report, Ainley Group, Ainley Group

A Functional Servicing Report was prepared by Ainley Group, dated June 2021, and has been provided under separate cover.

In general, this report details the water distribution system, sanitary collection, stormwater management, and utility servicing for the proposed development. There is no existing water, sanitary, or storm sewer network within the vicinity of the Subject Site.

The proposed development is to be serviced through individual private wells for domestic demands for the clubhouse. Fire flow will be provided through a combination of dry hydrants and reservoirs. Sanitary needs will be serviced with a private septic system appropriately sized based on demand loads. Stormwater for the overall development is proposed to discharge to Lake Ontario, following existing drainage patterns. Drainage from the buildings and parking lot will be conveyed through open swales and entrance culvert for minor and major storm events. Quality Control treatment for stormwater is proposed through a combination of suitable Low Impact Development (LID) measures. Quantity control for

stormwater is not proposed due to site proximity to Lake Ontario. The proposed site grading will generally follow existing drainage patterns toward Lake Ontario. Hydro, natural gas, and telecommunication distribution will be in accordance with the individual utility companies' specifications.

6.6 Stage I Archaeological Assessment, AECOM

A Stage I Archaeological Assessment was prepared by AECOM, dated June 2021, and has been provided under separate cover.

The Stage I Archaeological Assessment ("AA") was conducted to meet the requirements of Section 3 of the Planning Act, and Section 2.6 of the most recent Provincial Policy Statement of May 1, 2020 (Ontario Government 1990a). This project is also subject to the Ontario Heritage Act (Ontario Government 2011).

AECOM's Stage 1 background study of the Halfmoon Point Proposed Golf Course Development study area has determined that the potential for the recovery of archaeological resources is high, given the proximity of the study area to known archaeological sites, various types of water sources, soil texture and drainage, glacial geomorphology, resource areas, early Euro-Canadian settlement and transportation routes, and properties that local histories have identified with possible archaeological sites, historical events, or occupants.

AECOM recommends that the entirety of the study area for the Halfmoon Point Proposed Golf Course development be subject to Stage 2 archaeological assessment to identify any archaeological sites and resources that could be present.

6.7 Traffic Brief, Trans-Plan Transportation Engineering

A Traffic Brief was prepared by Trans-Plan Transportation Engineering, dated June 2021, and has been provided under separate cover.

The proposed development is expected to generate approximately 53 and 67 two-trips during the weekday AM and PM peak hours, respectively. The proposed site driveway is expected to operate well with a good line of sight during the weekday AM and PM peak hours, under future traffic conditions. The intersection of County Road 13 and Babylon Road is expected to continue operating well with good line of sights and minimal delays for all approaches, under future traffic conditions. No roadway improvements, other than the proposed design features (i.e., site driveways), are required to accommodate the traffic generated by the site. Based on Trans-Plan's preliminary review, the proposed driveway location is acceptable and despite its vicinity to the road elbow, the available sight lines are expected to meet (exceed) the minimum stopping sight distance requirements of TAC 2017. However, it should be re-evaluated as the development proposal becomes more refined and additional details become available. On a typical day, approximately 5 to 6 golf vehicles crossings per hour are expected across County Road #13.

In summary, with respect to traffic considerations, the proposed golf course development can be accommodated by the surrounding road network and roadway operations remain acceptable.

7.0 CONCLUSION

The proposed development at Halfmoon Point in Prince Edward County provides a recreation and leisure, commercial, tourism, and environmental protection opportunity that is supported by the applicable policy framework articulated in the Provincial Policy Statement (2020) and County of Prince Edward Official Plan (Office Consolidation, January 2011). These policies promote the development of this underutilized Subject Site and represents an economic development and tourism opportunity for Prince Edward County.

From a land use perspective, the proposed golf course provides tourism, commercial, recreation, and environmental protection opportunity that is suitable, and encouraged, in the *Shore Land* and *Rural* land use designations of the Prince Edward County Official Plan. With sensitivity to natural heritage features and ecological functions, the proposed development is capable of integrating the proposed uses without negatively impacting the ecology and biodiversity that exists on the Subject Site. By having careful regard for the rural character of the context area and appreciation for the natural landscape, the proposed development will provide environmental protection while capitalizing on providing economic development and recreational opportunities for Prince Edward County visitors and residents. Further, it will maintain as much of the existing vegetation as possible. Provision of public access to the Lake Ontario waterfront will be contemplated with Prince Edward County Staff and Council.

The proposed development conforms to the in-force policy framework applicable to the Subject Site by achieving the following:

- Capitalizes on the opportunity to provide a means of economic development within Prince Edward County, ultimately increasing and diversifying the economic base and provision of additional sources of income;
- Will protect the long-term ecological function and biodiversity of the environment through the implementation

- of recommendations provided by the current and future Environmental Impact Study, and similar technical studies;
- Incorporates opportunities for residents and visitors of Prince Edward County to engage in passive and active recreational opportunities, with the possibility of providing public waterfront access to Lake Ontario;
- Provides private water and sanitary sewer services for the proposed development through communal and individual systems; and
- Shall provide appropriate buffering from environmental features, and existing residential and rural land uses.

The proposed Zoning By-law Amendment has been reviewed and considered in the context of all applicable provincial and municipal planning policy documents and the context within which the Subject Site is located. The proposed development is in keeping with the intent of the Provincial Policy Statement (2020) and conforms to the policies, goals, and objectives of the County of Prince Edward Official Plan (Office Consolidation, January 2011). For all of the foregoing reasons, it is our professional opinion that the proposal is an appropriate and desirable development, represents good planning, and warrants the support of planning staff and of Council.

If you should have any questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP
Principal



Brayden Libawski, MSc.PI.
Planner



THE BIGLIERI GROUP LTD.
Planning | Development | Project Management

DP-00
THE BIGLIERI GROUP LTD.
Planning | Development | Project Management
20 Leslie Street, Suite 1207
128 Catherine Street, Level 12
Ottawa, ON K1R 5S6
Application No. 12-00000000

PROJECT No.
DATE
SCALE
CHECKED

FOUNDATION

FOUNDATION



THE BIGLIERI GROUP LTD.

Planning | Development | Project Management

THE BIGLIERI GROUP LTD.

TORONTO OFFICE

20 Leslie Street
Toronto, ON M4M 3L4

HAMILTON OFFICE

126 Catharine Street North
Hamilton, ON L8R 1J4

T: 416-693-9155

www.thebiglierigroup.com

