

March 16, 2022

BEL 221044

Brad Smith  
President  
Redtail Vineyards

via email: [brad.smith@redtailvineyards.com](mailto:brad.smith@redtailvineyards.com)

**Re: Response to Quinte Conservation Environmental Impact Study  
Redtail East Hotel/Spa and Winery Development  
Official Plan Amendment and Rezoning Application  
Part Lot 30, Conc. 3 Hillier  
County File No: OPA1-2019 and Z59-19**

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Dear Mr. Smith:

In response to the Quinte Conservation (QC) and County of Prince Edward Environmental Impact Study comments, issued November 12, 2019 and December 9, 2019 respectively, additional studies have been completed and the proposed development concept has been revised. The initial Environmental Impact Study was prepared by JDH Consulting (2019) and Beacon has since been retained to update the field surveys required to address agency requirements. This letter has been prepared to summarize how the comments were addressed and to advise agency staff as to where updates have been incorporated into the EIS in order to facilitate the review process.

The QC comments requiring a response are provided verbatim and italicized. Upon completion of seasonal surveys an addendum to the EIS will be issued and submitted for review and comment.

### **County of Prince Edward Comment #1**

*It is noted a full Environmental Impact Study (EIS) is forthcoming. Please forward to our office once completed.*

### **Beacon Response**

An EIS was prepared and submitted by JDH Environmental Services dated November 14, 2019. Agency review comments were received from QC.

An EIS Addendum has been prepared by Beacon Environmental (March 2022) in order to address changes to the proposed development and comments received from Quinte Conservation.

## **County of Prince Edward Comment #1- Draft Site Plan**

*It is noted the 'Tile Bed Envelope' locations have been placed in close proximity to the natural features on the subject lands. As greater setbacks will provide greater attenuation and reduced risk related to the systems, it is recommended alternate locations are selected as far as reasonably possible from the wetland/surface water features.*

### **Beacon Response**

In accordance with the applicable natural heritage policies, the tile beds are located outside of the natural features and their buffers. Both the wetlands and watercourse are being provided with a minimum 15 m buffer.

Greer Galloway (2022) has stated that, to the extent possible setbacks have been maximized to exceed these minimums. The proposed tile field setback from the wetland/surface water features will exceed Ontario building code requirements.

## **Quinte Conservation Comment #1**

*Please note that a portion of the subject lands lie within the regulated area of a watercourse and 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 30 meters of the watercourse or wetland.*

### **Beacon Response**

Noted.

A minimum setback of 15 metres to both wetlands and the watercourse is proposed in accordance with the policies and regulations of QC and the County.

As the stormwater outfall will encroach on this 30 metre regulated area, a Permit from QC will be required prior to site alteration.

## **Quinte Conservation Comment #11**

*Staff have reviewed the EIS by JDH Environmental Services. The EIS is preliminary since additional field visits will be required. The study includes a discussion regarding the destruction of Bobolink and Meadowlark habitat and the requirement for habitat compensation. However, details including location have not been provided at this time. This will require review and approval by the Ministry of the Environment Conservation*

*and Parks. The EIS determined that the existing wetland area is greater than what is protected in the present zoning. However, there are no details about the wetland or the enlarged area. Further, there is no discussion regarding the adequacy of the proposed 30 meter setback. An inspection of the site will be performed once more details are received.*

### **Beacon Response**

An EIS Addendum has been prepared by Beacon Environmental (February 2022). The EIS includes the results of seasonal surveys conducted in the 2021 field season, as discussed with QC. Impacts and mitigation are discussed in the EIS concluding that a 15m vegetated buffer to the wetlands and watercourse will protect the features and their ecological function. Feature limits have been delineated in the field and are depicted on Figure 2 of the EIS Addendum.

The requirements of the Endangered Species Act will be addressed with the MECP as they relate to Eastern Meadowlark and Bobolink. No other threatened or endangered species were recorded on site.

We trust that this response letter will assist in review of the EIS Addendum (Beacon 2022). Should you have any questions or points for discussion, please contact me directly at (647) 637-7586.

Prepared by:  
**Beacon Environmental**



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