



G R E E R  
G A L L O W A Y  
C O N S U L T I N G  
E N G I N E E R S

1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5

Telephone

(613) 966-3068

Facsimile

(613) 966-3087

E-mail

Belleville@greergalloway.com

March 8, 2023

Project No. 21-3-4040

Mr. Ray Essiambre  
144 Abbotsford Road  
Ottawa, ON  
K2L 1C6

**Re: Response to Peer Review  
Supplementary Information Regarding the EIS for Lakeside Estates**

Dear Mr. Essiambre:

This letter is to provide information regarding the evaluation of the wetland located on Part of Lot 105, Concession 4, Village of Consecon, Ameliasburgh Ward in Prince Edward County. The property is located north of the property where the Lakeside Estates Subdivision is proposed.

**Wetland**

The wetland was not evaluated previously because the owner of the property where the wetland is located could not be located. Permission from the owner of the adjacent lands is required before a site inspection of the wetland can be conducted. After considerable effort the owner was located and permission to access the property was obtained in January 2023. The information that follows relates to the wetland after the site investigation was completed.

A site visit was performed to evaluate the wetland located north of the property where the subdivision is proposed on Lakeside Estates. The site visit was conducted on February 9, 2023. The weather conditions during the site visit were sunny and 1 °C, with a modest breeze. The property was covered with snow and ice; however, some areas were snow-free with the ground and ponded water exposed. Mild weather conditions allowed observation of flowing water from melting snow. Additional assessment was performed to determine the current conditions of the area that was identified as a wetland in the environmental impact study prepared for the Lakeside Estates in the County Subdivision in 2021. During the site visits performed for the subject property in 2021, the wetland north of the property was not evaluated as permission was not obtained from the landowner. The area was identified as a wetland and a setback of 15 m was established to protect it.

Based on the latest assessment, the wetland is a combination of a swamp and low-land ash forest. It was not possible to identify the boundary between these two communities because of the snow cover, nor were soil samples collected due to frozen ground conditions. The size of the wetland (including the area that shows forest conditions) is approximately 0.7 ha and is relatively flat with depressional areas of variable size that allow the accumulation of precipitation, giving the swamp characteristics. There are two areas, one on the northeast part and the second on the southwest part of the wetland area where deeper ponded areas are evident. The wetland drains to a watercourse formed along the northwest part of the property before discharging into the roadside ditch along the Loyalist Parkway, then to Wellers Bay through a culvert under Loyalist Parkway. There is a culvert within the property that allows surface water from the wetland to drain into the roadside ditch.

The wetland boundary in the north part is identified along the edge of the land where the land slope up toward the property boundary (wire property fence).



**G R E E R  
G A L L O W A Y**  
C O N S U L T I N G  
E N G I N E E R S



1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5



Telephone

(613) 966-3068



Facsimile

(613) 966-3087

E-mail

Belleville@greergalloway.com

Approximately 8 m of relief separates the high elevation from the low area. The slope along the north boundary is observed to be steep on the east side and moderate to the west.

The wetland boundary in the east side was identified where a berm separates the wetland from the east portion of the property. On the west side, the wetland boundary was identified where the elevation changes due to presence of a lot of garbage and filling material. Also, a lot of fallen trees and branches are present in this area. A berm on the south side determines the wetland boundary. It is believed that the berms limiting the wetland were formed by placing filling material and debris.

Based on the information obtained from this site visit, the wetland boundary has been revised and updated. A setback of 15 m has been established from the wetland boundary. This setback is considered sufficient to protect the ecological functions of the wetland, as it is a mixture of swamp and low land ash forest less than a 1 ha in size.

Between the subject property boundary and the wetland boundary there is an old access road approximately 6 m wide. From the property boundary where the subdivision is proposed, the land slopes up to the top of the old access road then the berm that defines the wetland boundary. Therefore, the wetland is separated from the property by the old access road and the berm which are on higher elevation.

The wetland is mainly composed of Green Ash and Common Buckthorn. Other species found include American Elm and Black Ash. The area with predominant characteristic as a low land ash forest is observed on the southeast part of the property. Except for the saplings, most of the ashes are infected with the emerald ash borer (EAB). The property is highly impacted as the front and back portions of the property have been filled with construction material and refuse. Several piles of garbage were observed within the wetland.

### Summary

1. The wetland presents low diversity of species as it is mainly composed of Green Ash and Common Buckthorn (invasive species). The wetland is impacted by large amount of garbage deposited in and around it.
2. The wetland is hydrologically separated from the subject property by the old access road and a berm.
3. The wetland drains toward a watercourse located northwest of the property and away from Lakeside Estates. The surface water from Lakeside Estates drains toward the northwest and Loyalist Parkway and away from the wetland on the adjacent property.
4. Section 3.1.4 of the Prince Edward County Official Plan states that development shall not be permitted within an identified wetland - Other feature or within 50 metres of an identified wetland – Other feature (i.e., unidentified wetland) unless the ecological functions of the feature have been evaluated through an Environmental Impact Study (EIS) that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no negative impacts on the natural feature, or its ecological functions.



**G R E E R  
G A L L O W A Y**  
CONSULTING  
ENGINEERS

5. Based on the information obtained in 2021 and the recent site visit, we determine that:

- a) The proposed development will not cause negative impacts to the wetland located on adjacent property.
- b) The wetland is very small and highly impacted that requires restoration measures to improve its ecological functions.
- c) The wetland drainage is to the northwest, there are no surface water features in the subject property that connect to the wetland in the adjacent property.
- d) The 15 m setback applied is considered sufficient to protect the wetland. In addition, it is recommended to establish a natural barrier along the subject property boundary to increase protection for the wetland.

We trust the above is satisfactory for your purposes. Please contact me if you have any questions or need clarification.

**THE GREER GALLOWAY GROUP INC.  
CONSULTING ENGINEERS**

Yazmin Ramirez Avila, M.Sc.  
Senior Biologist

cc. George Marchi, President. 2798640 Ontario Inc.

1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5

Telephone

(613) 966-3068

Facsimile

(613) 966-3087

E-mail

Belleville@greergalloway.com