

VIA EMAIL

September 13, 2023

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

Dear Mr. Coffey:

**Re: Lakeside Estates (second submission)
Application for Subdivision and Rezoning
Lot 105 and 106, Conc. 4 Ameliasburgh**

The staff of the Conservation Authority has reviewed the revised Planning Justification Report from Ray Essiambre and Associates dated April 12, 2023, the EIS Supplementary Information letter from Greer Galloway dated March 8, 2023, the SWM Response letter from Jewell Engineering dated January 6, 2023 and the updated Preliminary Stormwater Management Report by Jewell Engineering dated January 6, 2023. We would like to offer the following comments:

EIS Supplementary Information

As per O. Reg. 596/22 this office no longer provides comments on natural heritage reports submitted as part of a Planning Act application. However, staff still review EIS's from a natural hazard point of view. Staff agree with the comments concerning the wetland that is located off site on the north side of the proposed development. A 15 meter setback from the wetland is acceptable.

Planning Justification Report

Staff have no comments nor have any concerns with this report. Staff provided comments on the proposed rezoning in our original letter dated July 7, 2022. The Planning Justification Report included comments on the proposed septic systems. As per O. Reg. 596/22 this office no longer comments on hydrogeological studies. Quinte Conservation (QC) provided initial comments regarding septic systems in our original letter dated July 7, 2022.

Stormwater Management

Staff have reviewed the updated Stormwater Management Report by Jewell Engineering and the SWM Response letter dated January 6, 2023 from Jewell Engineering. Comments included in our original letter dated July 7, 2022 have not changed. Further, although the SWM peer review comments were not provided, staff have no concerns with the comments in the SWM Response letter.

Ontario Reg. 319/09

Staff reviewed the updated Planning Justification Report, specifically the comments regarding the existing offsite wetland. Staff agree with the recommended setback of 15 meters. Further a permit from this office will not be required, since the setback does not extend onto the subject property and there is an existing road/berm which separates the wetland from this development.

Please contact me at this office if you have any questions or require additional information.

Sincerely,



Paul McCoy
Planning & Regulations Manager