

File #: 2365
Date: March 4, 2024

Mr. Christopher Marchese
PEC COMMUNITY PARTNERS INC.
570 Applewood Crescent
Vaughan, Ontario, L4K 4B4

Dear Mr. Marchese:

**Re: Servicing Summary for Designated CIHA Lands
Base31 Development, Picton
Prince Edward County, Ontario**

We are pleased to present the following technical letter to demonstrate how the lands designated under the Province’s Community Infrastructure and Housing Accelerator (CIHA) program, located within the Base31 lands, are intended to be serviced.

Figure 1 illustrates the subject areas currently designated to be included within the Province’s CIHA program (shown in red). The lands are within the greater Base31 development (shown in black) located in Picton, Prince Edward County Ontario (“the County”). The total area of the CIHA lands is 89.6 ha.

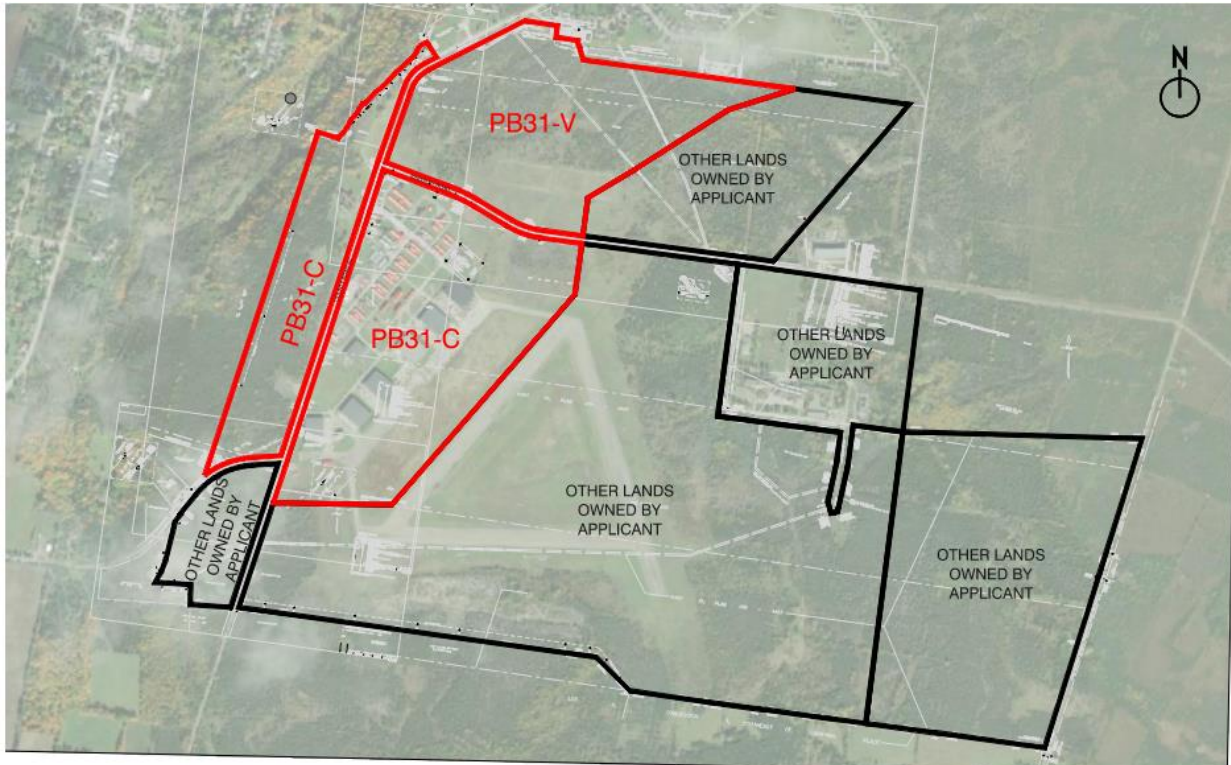


Figure 1: CIHA Lands (Identified in Red) Site Area within the Base31 subject site, Picton, Ontario

A Master Servicing Concept (“MSC”) report was prepared in November 2023 to illustrate the intended servicing plan for the entire Base31 subject site (260 ha). The MSC was submitted to the County in support of an Official Plan Amendment, which was approved by Council on January 10, 2024.

The MSC is based on our current understanding of the County’s Master Servicing Plan (“MSP”), which is currently underway by the County with an expected completion in 2024. We are engaged in on-going conversations with the County to ensure that the current MSP strategy is reflected, however some modifications to the MSC may be required subject to the final MSP recommendations.

The following brief is extracted from the MSC and outlines the servicing strategy specific for the CIHA lands. However, for simplicity, please refer to **Figure 2** below for the naming conventions of each portion of the CIHA lands. Each of these sections – Village A, Village F1, Village F2 and the Revitalization District- will have their own servicing strategy. As such, for the purpose of this memorandum, they will be referred to in this convention.

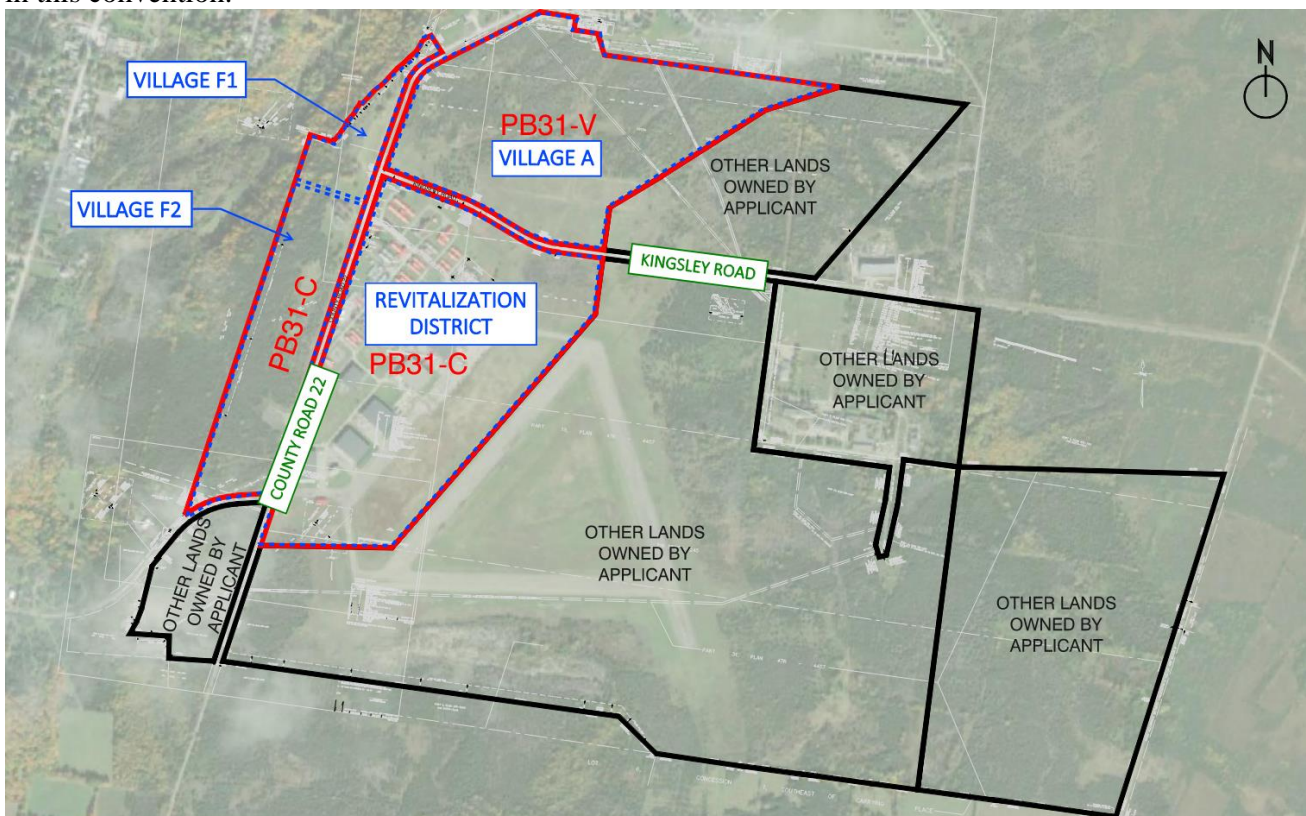


Figure 2: CIHA Boundaries in Relation to Master Servicing Concept prepared by SCS Consulting

The following outlines the servicing strategy for each section for storm, sanitary and water for the CIHA lands.

It is noted that an Interim Servicing Agreement, prepared by the County and the Owner, has outlined the approved servicing allocation (sanitary and water) for the initial phases of the development. Any additional water or sanitary capacity is allocated when the subdivision agreement, site plan agreement or pre-payment agreement are executed.

Stormwater Management

Stormwater runoff from the CIHA lands, in existing conditions, generally sheet drains overland in a westerly direction to Marsh Creek, within the Picton Watershed. Flows from Marsh Creek ultimately discharge to Picton Harbour in Lake Ontario. The lands are not within conservations areas.

The easterly portion of the Revitalization District as well as Village A generally drains east towards a tributary to the Marsh Creek -located just south of the abandoned hospital located at 210 Kingsley Road.

Flow from the Revitalization District as well as Village F2 will be conveyed southwest to stormwater management (SWM) Pond 1, and is proposed to discharge west to Marsh Creek, as per existing conditions. SWM Pond 1 is located immediately south of Village F2. A block designation is intended to be registered for these lands to accommodate the SWM Pond 1.

Flows from Village A and Village F1 will be split into several smaller stormwater management ponds within the CIHA lands (SWM Pond 2 and/or 3), as well as an additional pond east of Village A (outside of the CIHA lands). These will outlet directly to Marsh Creek and to the tributary to Marsh Creek, respectively. Refer to **Figure 3** for a schematic representation of the stormwater management ponds. Please note the size, layout and configuration of these ponds are schematic only and are subject to change during Draft Plan Approval. In addition, during detailed design, an effort to consolidate SWM facilities within the Base31 site will be made, subject to servicing and grading considerations.

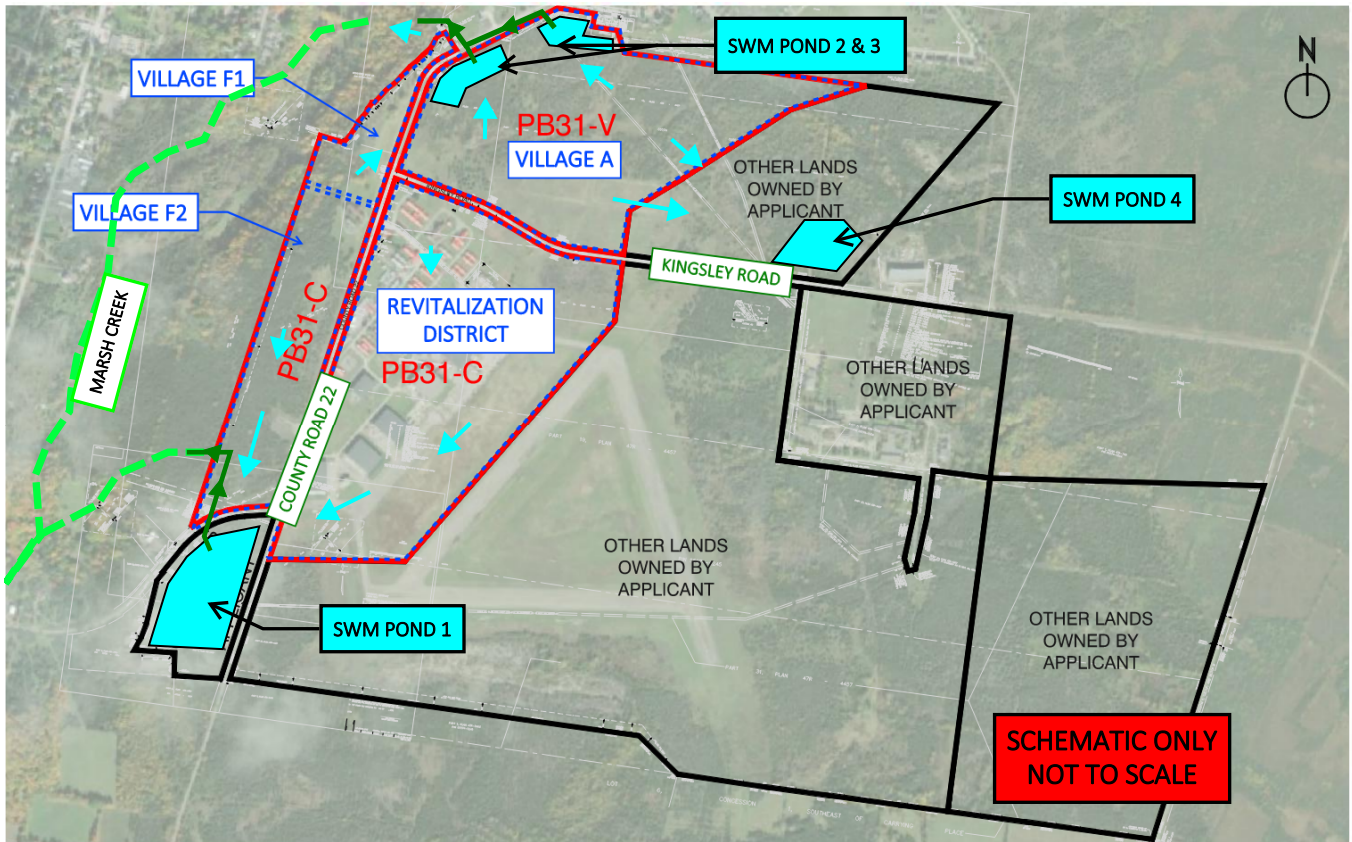


Figure 3: Schematic Stormwater Management Ponds for CIHA Lands

All ponds will be sized to provide quantity control, quality control and erosion control for their respective drainage areas. Internal storm sewers will convey stormwater to each pond.

Sanitary Servicing

The CIHA lands are not currently serviced by the County's sanitary servicing system. However, north of the development, there is an existing sanitary sewer system servicing the existing development area. The existing sanitary sewer system drains north-west to the Laylor Sanitary Pumping Station ('LSPS') which conveys flow from the entire Picton sanitary catchment area to the Picton Wastewater Treatment Plan ("WWTP").

Based on the rated specifications of each system, remaining capacity has been identified in both the LSPS and the Picton WWTP, however upgrades/improvements are anticipated to each component as part of the County's MSP. This will likely include a new gravity sanitary sewer downstream of London Avenue and a direct connection to the WWTP, thereby decreasing reliance to the LSPS. The County and the Owner are working together to ensure that the remaining capacity in each component of the system is utilized, and that upgrades are phased and will support the continuous growth of Picton and the subject site.

Sanitary flow from Village A and Village F1 will be conveyed via gravity and will ultimately be received by the upgraded linear infrastructure west of London Avenue. This sewage will ultimately be treated within the Picton WWTP.

Sanitary flow from Village F2 and the ultimate buildout of the Revitalization District will be collected via local sewers and will be directed south east to an ultimate, and future sanitary pumping station, located at a southern-central location of the Base31 lands. The pumping station will convey flows via a forcemain north, towards the trunk sewer within Village A, which will drain to the Picton WWTP.

As aforementioned, the County is undertaking an MSP for the Picton Urban area, the results of the MSP will determine the future needed infrastructure improvement within the Picton Urban area. The only approved sanitary capacity is outlined in the approved Interim Servicing Agreement. Any additional sanitary capacity is allocated when the sub-division agreement, site plan agreement or pre-payment agreement are executed.

Water Servicing

The CIHA lands are not currently serviced by the County's water servicing system. The County's existing water system in Picton includes the existing Picton Water Treatment Plant (WTP) and the Heights Water Reservoir. The Heights Booster Pumping Station ("HBPS") is located immediately adjacent to the Heights Water Reservoir and the CIHA lands, on the west side of County Road 22. The HBPS provides fire flow and increased pressure to service the existing development area immediately north of the CIHA lands.

It is our understanding that there is residual capacity within the Picton WTP and the Heights Water Reservoir. Upgrades are anticipated to the existing HBPS to accommodate the increased population in the CIHA lands, as well as the remaining Base31 lands. These upgrades will be phased along with the development.

The CIHA lands will be serviced with local watermains connecting to the existing County water system at the existing Picton Water Reservoir and HBPS or any associated upgraded infrastructure.

As aforementioned, the County is undertaking an MSP for the Picton Urban area, the results of the MSP will determine the future needed infrastructure improvement within the Picton Urban area. The only approved water capacity is outlined in the approved in term servicing agreement. Any additional water capacity is allocated when the sub-division agreement, site plan agreement or pre-payment agreement are executed.

We trust that the information herein demonstrates that there is a comprehensive servicing strategy to satisfy the storm, sanitary and water servicing for the for the CIHA lands which has been approved by the municipality. As previously mentioned, the strategy can be adjusted as necessary to be consistent with the on the on-going finalization of the County's MSP.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Emma Shepherd, P. Eng.
eshepherd@scsconsultinggroup.com