

RESPONSE TO PUBLIC COMMENTS

COLD CREEK SUBDIVISION

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October 9, 2024

Mr. Matt Coffey

Planning Coordinator, Approvals
Prince Edward County

Via email: mcoffey@pecounty.on.ca

**RE: Response to Public Comments
Zoning By-law Amendment and Draft Plan of Subdivision
Cold Creek Subdivision**

Dear Mr. Coffey,

Fotenn Planning + Design is pleased to submit this letter on behalf of the owner of the property legally known as Part of Lots 21 & 22, Concession 3 Military Tract, Hallowell in Prince Edward County. This letter provides a response to the comments received from the Planning Advisory Committee on September 18, 2024. The comments have been summarized into key themes to provide comprehensive responses.

Environmental Protection Buffer

The Environmental Impact Statement committed to a minimum average buffer of 30 metres around the wetland on the property. Following the public meeting, adjustments to the plan were made to maximize the extent of this buffer. The updated plan reflects an average buffer of 48.6 m around the wetland. In doing this, a total of 3.5 ha of lands will be preserved or restored as natural/naturalized buffer, more or less equal in size to that portion of the wetland that is within the subject lands (3.6 ha).

The 30-metre buffer conforms with the policies of the Picton Urban Secondary Plan, Section 2.12.3. The policies of the Secondary Plan are applicable for the application, as the site resides within the Picton Urban Centre boundary area. Section 3.1.4.16 of the Official Plan, which serves to establish a setback to protect the Waring's Creek Watershed, applies to the lands outside of the Picton Urban Centre, and therefore outside of the policy area of the Secondary Plan.

Species at Risk

The Environmental Impact Statement indicated that the wetland within the subject lands had conditions which are poorly suited for turtles, including Blanding's Turtle (i.e., virtually no standing water and generally dense shade). The ecologists were aware that Blandings Turtle were known to this area, with the additional information provided by area residents confirming that they do utilize wetlands associated with the broader and more open portions of the Warings Creek floodplain to the south. While it is certainly possible that this species may attempt to utilize the wetland and woodland north of Sandy Hook Road, these areas are not well suited to their needs, do not provide connections north to areas well suited to their needs, and introduce the risks of road mortality as they cross Sandy Hook Road. It is therefore the ecologist's recommendation that consideration be made to install barrier fencing on the south side of that road, to protect against road mortality. The applicant is willing to contribute to those efforts. The EIS does lays out a series of similar recommendations, including those related to Species at Risk, which can be included as conditions for the draft plan of subdivision, by recommendation from Council and to the satisfaction of the municipality.

George Wright Boulevard Extension

The extension of George Wright Boulevard is conceptually shown on the site plan at the request of County staff. Staff expressed a desire to see potential future road connections to lands to the west and east of the site, as well as a northern connection, to demonstrate that future connections have been considered through the site layout process.

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It is important to note that the proposed development does not require George Write Boulevard to be extended to facilitate the development. No servicing or stormwater management connections are proposed through this potential connection. The extension will only be constructed at such a time as the County is able to facilitate its construction. This plan is meant to highlight the potential for a northernly road connection and the applicant's willingness to support this County-led endeavor. With respect to traffic studies in support of the development, it is anticipated that studies will be updated on a phase-by-phase basis.

We trust these responses address the concerns identified in the correspondence received. If you have any questions or would like to discuss further, please feel free to contact us at 613.542.5454.

Respectfully,



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Fotenn Planning + Design



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