

# SECOND RESPONSE TO COUNCIL MOTION FAWCETT AVENUE SUBDIVISION

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March 26, 2025

**Mr. Matt Coffey**

Planning Coordinator, Approvals  
Engineering, Development & Works Department  
The Corporation of the County of Prince Edward

RE: Fawcett Avenue Subdivision  
Second Response to Council Motion  
OPA-01024, 13-T-24-501, and Z1-24

Dear Mr. Coffey,

Fotenn Planning + Design is pleased to submit this second letter in response to Council Motion 2024-281 received during the statutory public meeting on June 19, 2024.

Council Motion 2024-281 states *“THAT report DS-33-2024 of the Development Services department dated June 19, 2024 regarding File No. Plan of Subdivision 13-T-24-501, Official Plan Amendment OPA-01-2024 & Zoning By-law Amendment File No. Z1-24 be referred to staff to further negotiate with the developer with respect to the following for Committee’s consideration at the next feasible Planning & Development Committee meeting:*

- *an updated traffic impact study and consider peer review;*
- *the consideration of green space onsite instead of financial parkland dedication;*
- *the review of a tree management plan;*
- *addressing concerns of the community and encourage that a second public meeting occur;*
- *ensuring safe and comprehensive active transit (the need for a sidewalk and connection to the Millennium Trail) options;*
- *encouraging a phased approach to the development;*
- *contacting Hastings & Prince Edward School Board to determine a safe school bus stop location;*
- *installation of a sidewalk from the proposed subdivision to HWY 49;*
- *the establishment of a construction route, not on Fawcett Avenue; and*
- *the construction of a second access route.”*

The requests of Council have been reviewed in detail, and the following letter provides detail as to how each consideration has been addressed.

The following revised and new materials are being submitted together with this letter:

- / Revised Draft Plan of Subdivision;
- / Development Renderings;
- / Revised Servicing Report;
- / Revised Stormwater Management Report;
- / Response to Traffic Peer Review;
- / Revised Traffic Impact Study; and,
- / Fawcett Avenue Widening Concept Plan.

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## Response to Council Motion

### 1. An updated traffic impact study and consider peer review

The Traffic Impact Study (TIS) was circulated to Paradigm Transportation Solutions Ltd. for peer review. Based on the comments received from the Peer Reviewer, an updated TIS was prepared by Ainley Group and is submitted with this resubmission. Ainley Group also prepared a supplementary response to the peer review comments which is included with this resubmission.

### 2. The consideration of green space onsite instead of financial parkland dedication

The proposed development plan has been revised to incorporate a 15-metre-wide green corridor area through the centre of the subdivision. The corridor will start from the existing terminus of Fawcett Avenue and end at proposed 'Street C' which runs parallel to the Millennium Trail. The proposed green corridor represents a total of 5.6 percent on-site parkland area and is intended to provide an area of on-site green space as well as a separated pedestrian pathway through the proposed development providing connection to the Millennium Trail.

### 3. The review of a tree management plan

A Butternut Health Assessment was completed by qualified personnel for the subject property which identified 44 Butternut trees. Through the completion of the Butternut Health Assessment, 16 of the 44 trees were determined to be retainable and 28 of the 44 were determined to be non-retainable. A non-retainable Butternut tree is one that is affected by Butternut canker to such a degree that it is not necessary to retain it at its current location to support the protection or recovery of Butternut. A retainable Butternut tree is one whose health has not been severely affected by Butternut Canker. Refer to the draft plan of subdivision with an overlay of the Butternut trees submitted with this letter which provides the locations of the trees relative to the proposed roadway and proposed residential lots and blocks. Due to required site grading and installation of underground services, all on-site trees are proposed to be removed. The Ministry of the Environment, Conservation and Parks (MECP) has been consulted regarding the proposed removal of the Butternut trees and has advised that an Overall Benefit Permit will be required, and compensation plantings will be sought as part of the Overall Benefit Permit. It is our understanding, the Overall Benefit Permit process will require the selection of a suitable location, in consultation with MECP, and the planting of 150 Butternut trees and 150 companion trees as well as the establishment of a monitoring process to ensure the success and growth of the planted trees. Approval by and issuance of an Overall Benefit Permit by the MECP will be required before any retainable Butternut trees can be removed from the subject property. Further, condition #16 of Draft Plan of Subdivision will require "*The Owner demonstrate that the MECP has approved the Butternut Health Assessment and has issued an Overall Benefit Permit*".

Prior to obtaining final plan of subdivision approval, the applicant would also be required to prepare a tree planting plan to be reviewed and approved by the County, which will ensure new tree planting and re-vegetation of the property. Condition #13 of Draft Plan of Subdivision will require "*That the owner shall provide a Tree Preservation, Management and Planting Report prepared by a Qualified Individual in accordance to the Municipality's Tree Management and Preservation policy to the satisfaction of the Director of Development Services*".

### 4. Addressing concerns of the community and encourage that a second public meeting occur

This letter and supporting materials are submitted in response to Council Motion 2024-281 related to questions and concerns raised by the community at the June 19, 2024 statutory public meeting and second non-statutory public meeting held on September 4, 2024.

### 5. Ensuring safe and comprehensive active transit (the need for a sidewalk and connection to the Millennium Trail) options

Pedestrian connectivity and support for active transportation will be provided by the proposed central green corridor, facilitating a direct, separated pedestrian connection between the existing terminus of Fawcett Avenue and the Millennium Trail. Refer to the discussion under Motion Item 8 below related to sidewalks.

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#### **6. Encouraging a phased approach to the development**

The applicant intends to construct the development in a single phase to limit disruption to the existing community.

#### **7. Contacting Hastings & Prince Edward School Board to determine a safe school bus stop location**

It is our understanding that County staff have engaged in discussions with the school board to ensure a safe school bus stop location is provided. The applicant has advocated for a transit stop, to support both school pick up/drop off and County transit, to be located at the northwest corner of County Road 49 and Fawcett Avenue, at the discretion of the County.

It is also worthwhile mentioning, the proposed development would provide an opportunity for vehicles such as school busses, snow ploughs, garbage trucks, or other larger vehicles to use the extension of Fawcett Avenue to travel and turn around, which would avoid reversing at a dead end street.

#### **8. Installation of a sidewalk from the proposed subdivision to HWY 49**

The applicant retained Ainley Group to evaluate the feasibility of adding additional space for pedestrians along the existing roadway of Fawcett Avenue. Ainley Group prepared a Widening Concept Plan for Fawcett Avenue illustrating the feasibility of incorporating a 1.5 metre pedestrian walkway along the south side of Fawcett Avenue. These plans are submitted in a preliminary form with this response to demonstrate feasibility at this stage of the process. We recommend a condition be added to the draft plan of subdivision conditions requiring further investigation and review related to the addition of a 1.5 metre pedestrian walkway along Fawcett Avenue at the final plan of subdivision stage.

#### **9. The establishment of a construction route, not on Fawcett Avenue**

The applicant engaged with County Development Services and Engineering staff to review options for a construction access route. Despite active engagement with County staff and external stakeholders, no alternative construction route has been identified.

#### **10. The construction of a second access route.**

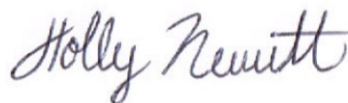
Refer to the Response to TIS Peer Review prepared by Ainley Group and submitted with this letter regarding the request for a second access route. As indicated by the transportation engineer, a second access is not required for the proposed subdivision.

We trust these responses, revised materials, and new supporting materials are sufficient to address the considerations of Council Motion 2024-281.

Respectfully submitted,



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Senior Planner  
Fotenn Planning + Design



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Planner  
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