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Date: September 27, 2024

Our Ref: Flatt Point Subdivision (122263)

Subject: Applications for Plan of Subdivision, Plan of Condominium, Official Plan Amendment and Zoning By-law Amendment (Municipal File Nos. 13-T-21-505, 13-T-21-506, OPA-06-21 & Z37-21) - Stage 3 Archaeology Assessment and Phase 2 Environmental Site Assessment

Dear Mr. Coffey,

This letter is provided as a supplement to the accompanying July 2024 Stage 3 Archaeological Assessment and the September 2024 Phase 2 Environmental Site Assessment in support of the Flatt Point Subdivision. Both of these reports were completed as a result of recommendations of the Stage 2 and Phase 1 reports, respectively and in response to Staff comments.

The Stage 3 Archaeological Assessment recommends that a Stage 4 study be completed to allow the excavation of the identified resources contained within proposed Lot 1, and that this excavation and the issuance of a concurrence letter by the Ministry of Citizenship and Multiculturalism would allow development to proceed. The Assessment identifies that development approval could be conditional on this work being completed, and our recommended approach is that the requirement for a Stage 4 Archaeological Assessment be identified as a condition of Draft Plan of Subdivision approval, with a Holding applied to proposed Lot 1 until that requirement is satisfied. This approach is consistent with our experience in similar situations on other applications.

The Phase 2 Environmental Site Assessment studied the area of two “potentially contaminating activities” (PCA) identified in the Phase 1 study, specifically investigating “contaminants of potential concern” (COPC). There were no exceedances of MECP standards found in the area of proposed Lots 1-16. Exceedances were observed in the non-development area associated with the wetland and forested area in the approximate middle of the site, as well as at the northern corner of proposed Lot 17. Cambium recommends further investigation of the Lot 17 contaminants to support a potential Risk Assessment approach to allow residential development on Lot 17. The contaminants found in the non-development area do not affect the proposed development as the intended use of this area is not for a sensitive land use, such as residential or public parkland. Our recommended approach is that a condition of Draft Plan approval identify the requirement for a Risk Assessment for Lot 17 before issuance of a building permit. Risk Assessments are typically registered on title to the particular property of concern, which could not occur until the property is created after Final Plan approval and registration. Additionally, if deemed necessary by the municipality, a Holding symbol could be applied to Lot 17 requiring the completion and acceptance of a Risk Assessment prior to building permit issuance. In our experience, the use of a Holding for this purpose is not strictly necessary as the condition of Draft Plan Approval would achieve the same end, but we are receptive to this approach if preferred by the municipality.

Mr. Matthew Coffey  
The Corporation of the County of Prince Edward  
September 27, 2024

In October 2022, we submitted the following:

1. EIS Peer Review response by Ecological Services (dated August 28, 2022)
2. Updated Stormwater Management Design Brief by Groundwork Engineering (dated September 23, 2022)
3. Updated Terrain Analysis Report by Groundwork Engineering (dated September 23, 2022)
4. Responses to TIS comments (Arcadis letter dated October 4, 2022)

On May 29, 2024, we submitted the following in response to the Cambium peer review of the water servicing approach, consistent with our January 31, 2024 meeting:

1. Letter from Malroz Engineering detailing assessment of Shore Well approach to water servicing for the proposed subdivision. This is in response to the peer review comments provided by Cambium and the virtual meeting we had on January 31, 2024.
2. Supporting the Malroz letter, a "Development Plan" figure prepared by Jewell Engineering identifying the theoretical and approximate shore well locations for each subdivision lot.
3. Updated conceptual Draft Plan of Subdivision showing the updated proposed private road access route over the abutting property (Half Bay Moon Winery).

Given that all outstanding comments have now been responded to, we look forward to the municipality's review of these submissions and comments so that the applications can proceed.

With respect to access to the subdivision lands, the owner is negotiating the final details of the Access Agreement with the owner of the adjacent lands (Half Moon Bay Winery) over which the private/condo road is proposed. However, the access route through the south end of the site from County Road 13 remains the default alternative for the subdivision based on Quinte Conservation approvals.

Lastly, in our meeting of November 16, 2023, we had discussed scheduling of a public open house to obtain feedback from the local community. At this time, we believe it would be appropriate to schedule such a meeting and would be pleased to discuss the details and requirements with Staff so that it can occur this Fall.

Sincerely,  
Arcadis Professional Services (Canada) Inc.



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Principal

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CC. Mr. Michael Kerford, 712223 N.B. Ltd (Owner and Applicant)