



RESPONSE LETTER

Flatt Point Subdivision (OPA, ZBA, DPS, DPC) - 3401 County Road 13

Consent Application - 3271 County Road 13

Prince Edward County

Technical Review Comments (March 4, 2026)

Municipal Contact: Emily Overholt

May 8, 2026

Dear Ms. Overholt,

Thank you for providing the comments as noted above on the subject applications. Please see below for our response to each comment, along with the following supporting documents:

1. Updated Subdivision Development Plan (DVP-2) (Jewell Engineering, December 2025);
2. Drainage Plan (Jewell Engineering, March 2026);
3. Plan of Survey, Easement Lands (Hopkins Chitty Land Surveyors Inc., April 17, 2026);
4. Draft Plan of Subdivision (Hopkins Chitty Land Surveyors Inc., May 7, 2026); and
5. Draft Plan of Condominium (Hopkins Chitty Land Surveyors Inc., May 7, 2026).

Development Services Comments

General Submission Comments

1. COMMENT: *The subject property is located outside of the water shuttle accredited area for the Fire Department. Will an on-site dry hydrant/cistern be established on the property? Please show location on the Concept Plan.*

RESPONSE: Per Jewell Engineering: please see updated Subdivision Development Plan from Jewell Engineering (#1) included with this resubmission which show a dry hydrant between Lots 8 and 9 at the end of the cul-de-sac, which would provide the necessary connection for the Fire Department.

2. COMMENT: *Upon further review, staff have determined that the road allowance which separates the subject lands from the adjacent winery property has been mostly closed, including the portion that the proposed condo road would intersect. For reference, please review the attached Parcel Register and R Plan. Accordingly, the road allowance does not need to be closed; however, an application for Sale/Disposition of Land would be required to acquire the road allowance so that it can be added to either the subject lands or adjacent winery property. Notably, the easement may need to be adjusted in accordance.*

RESPONSE: Understood. Can Staff confirm that this application for the Sale/Disposition of Land would be a recommended condition of Draft Plan approval and/or a condition of Consent?

3. COMMENT: *Please provide a Sketch from an Ontario Land Surveyor showing the proposed easement over the adjacent property. Please ensure to include the sight triangle within the easement so that the Condominium Corporation can ensure that sightlines are maintained on the private road. The Sketch will need to be provided for review in advance of the decision meeting for the easement and/or Subdivision.*

RESPONSE: Please find enclosed a Plan of Survey (#3) prepared by an OLS identifying the easement proposed over the property at 3271 County Road 13, per Consent application B10-25. This is consistent with the design and materials included with our December 22, 2025 submission, but we anticipate that the road connection details can be refined based on the additional detail in the Plan of Survey showing edge of pavement, etc.

COMMENT: *The Municipality has not received comments from the gas and telecommunication providers regarding the proposal. It is recommended that these companies be contacted to verify that it is feasible to service the development.*

RESPONSE: We do not expect that natural gas services will be provided to a rural subdivision and that lots will be serviced by propane and/or electrical services. Similarly, we are not aware of any fundamental or unique challenges in providing telecommunication services in rural areas and, in our experience, these items are typically included as conditions of Draft Plan of Subdivision approval.

Concept Plan

Completed by: Jewell Engineering Inc.

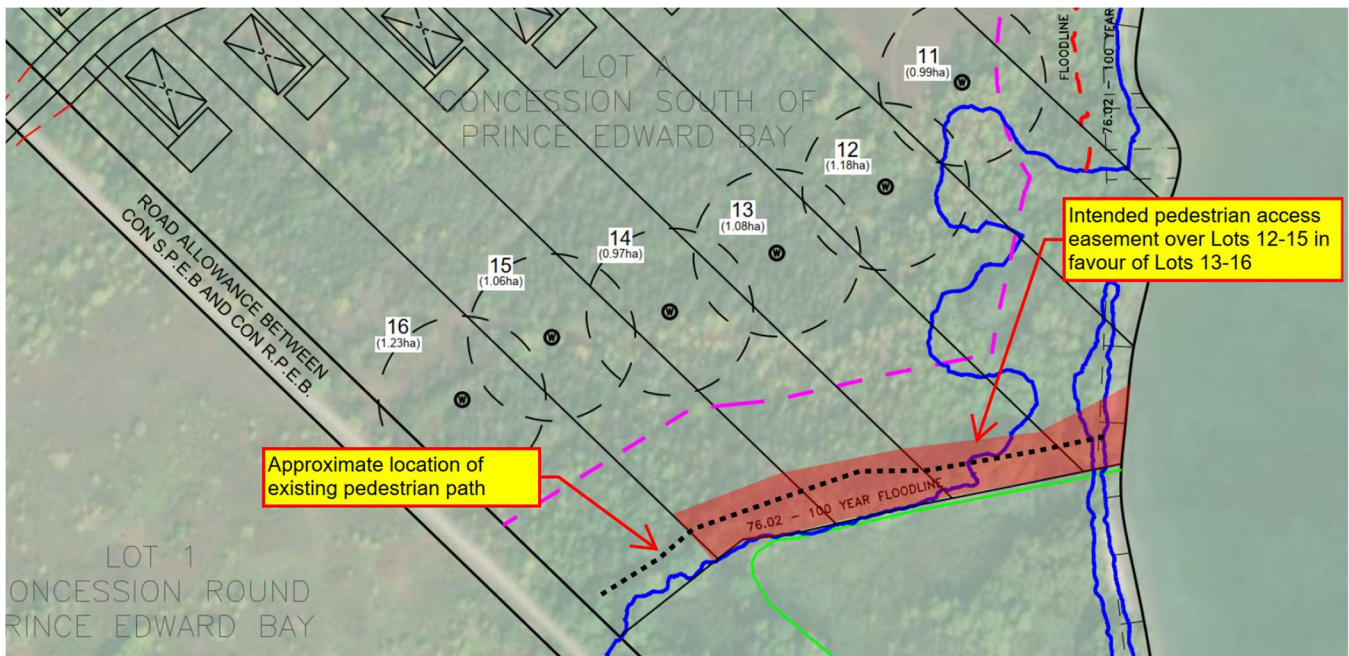
Dated: December 2025

4. COMMENT: *The previous submission contemplated using Lot 17 as a private park. As this is no longer proposed, staff are concerned about the lack of shoreline access and*

recreational opportunity for Lots 12-16. The Planning Addendum Letter indicates that Block 18 can be used for beach access. Given the depth of the proposed lots, consideration should be given to the establishment of a reciprocal easement for Lots 12-16 to the north of the wetland. This would also provide flexibility for a future boathouse or communal dock which are not permitted in the Environmental Protection (EP) Zone. Alternatively, please verify that the Conservation Authority would issue a permit for any required regrading/fill to establish an accessible pedestrian path.

RESPONSE: As discussed at our meeting with Staff on March 12, a reciprocal access easement can be provided over Lots 12-15 to the north of the wetland, providing pedestrian access for Lots 13-16 to the common Block 18 shoreline area – this is illustrated in the figure below.

The typical approach to provide this easement is identify it as a condition of Draft Plan of Subdivision approval, with an R-Plan prepared to delineate the extent of the easements, which are then included as part of the legal description of the lots at the time of subdivision registration. We would suggest that a condition to this effect be included in the recommended Conditions of Draft Plan approval, with wording identifying a minimum width and intent (e.g. no less than 6 metres in width and suitable for providing pedestrian access to Block 18).



5. COMMENT: It is understood that Lot 17 would be remediated as a condition of approval to remove contaminants identified in the ESA. Additionally, it is understood that artifacts identified in the Archaeological Assessment are to be excavated as a condition of approval. If this is not correct, please indicate so.

RESPONSE: Regarding Lot 17, the Phase 2 Environmental Site Assessment identified that exceedances of “Table 1” Site Condition Standards (MECP) were observed at the northern corner of proposed Lot 17. Cambium recommends further investigation of the Lot 17 contaminants, which may result in the need for a Risk Assessment. It is notable that Cambium confirms in their Phase 2 ESA that a Record of Site Condition is not required for the residential development of the lands (including Lot 17). We further note that the area of Lot 17 is already zoned for residential, meaning that a building permit could be granted without any further environmental work, including completion of a Risk Assessment. However, to support the overall subdivision applications, Cambium’s recommendation for further investigation of Lot 17 to support a potential Risk Assessment for the property can be implemented through a condition of Draft Plan approval.

Regarding the archaeological assessment and resources found within the area of Lot 1 through the Stage 2 and Stage 3 investigations, we confirm that the intention is to complete the Stage 4 Archaeological Assessment and subsequent “clearance” by the Province as a condition of Draft Plan approval.

We would also refer Staff to our September 27, 2024 submission with cover letter and accompanying studies for additional information.

Well & D-5-4 Evaluation

Completed by: Malroz Engineering Inc.

Dated: December 15, 2025

6. COMMENT: *Please keep in mind that Prince Edward County is identified as a hydrogeologically sensitive area and therefore the assumption that a one hectare or greater lot can sufficiently reduce the nitrate-nitrogen concentrations to acceptable concentration levels may not necessarily hold true.*

RESPONSE: Per Malroz: In addition to evaluation of the lot size, a nitrate dilution calculation was provided as noted in the comment below, which is Step Three of the 3 step D-5-4 guideline process. The calculation identified a concentration at the property boundary or waterbody of 7.58 mg/L, below the Ontario Drinking Water Standard of 10 mg/L.

7. COMMENT: *The evaluation notes that nitrate attenuation was conducted in the previous Terrain Analysis Report, by Groundwork Engineering, indicating a value of 7.58 mg/L for nitrate loading. Referring to this report, it is understood that a value of 40 grams/lot/day was used. From this value, it is understood that development shall*

not exceed three (3) bedrooms per unit per lot and shall not permit any second units on any lots without further assessments supporting these proposals.

RESPONSE: Per Malroz: Section 5 of the Terrain Analysis spoke to the sizing of the septic system and identified a 4 bedroom house with 3 bathrooms. This section addresses sizing of the septic system. The septic system will be subject of a building permit and review by the County at the time of development. Section 6 of the Terrain Analysis spoke to the water quality assessment, which relates to potential nitrate impacts associated with septic systems. In the D-5-4 guideline the use of 40 grams/lot/day is not related to the number of bedrooms, but a fixed loading per lot. And as a result, the number of bedrooms is not discussed in this section and variability in the number of bedrooms would not change the result of the nitrate dilution calculation and associated predicted concentration in groundwater. Therefore, a cap of 4 bedrooms as shown in section 5 is not related to nitrates in groundwater, rather the ability of each lot to accommodate the necessary area for the septic system.

8. COMMENT: *Phosphorous attenuation is still missing. As noted in the evaluation, the sites discharge sewage effluent into/towards surface water. Through the D-5-4, this triggers an assessment of phosphorous and its potential impacts.*

RESPONSE: Per Malroz: in Section 5.3, item d of the D-5-4 evaluation of phosphorus is considered. Item (d) starts with “where applicable”. The MECP guidance is directed towards inland lakes that may be at capacity for development due to phosphorus. Lake Ontario is not an inland lake or identified as at capacity for development. In discussion with the MECP to review this comment, they recommended that septic systems be setback from Lake Ontario 30 meters or as far as is reasonably possible as a part of best management practices. The lot layout implements this recommendation.

Stormwater Management Report & Stormwater Catchments Drawing (SWM-1)

Completed by: Jewell Engineering Inc.

Dated: December 2025

9. COMMENT: *Drawing SWM-1 (#2) illustrates catchment 201 being directed toward the proposed private road. It is understood from Section 4.3 of the report that this catchment will be directed towards the cross-culvert (proposed storm pipe). The directional arrows indicating this are missing from the drawing.*

RESPONSE: Please see updated drawings From Jewell Engineering with directional drainage arrows added.

10. COMMENT: *Section 4.3 of the Report also notes that catchment 202 and 205 will be directed toward the cross-culvert (proposed storm pipe), and this is illustrated on drawing SWM-1; however, it is unclear from the report and from the drawing where the runoff (catchments 201, 202 & 205) being directed to the cross culvert (proposed storm pipe) will be going. It is understood that the Municipality does not currently have any stormwater infrastructure/ditching in this area to accommodate this additional runoff. The runoff from the proposed development cannot just be directed into an undeveloped road allowance.*

RESPONSE: Per Jewell Engineering: the runoff is not being directed into an undeveloped road allowance. Rather, it is being permitted to follow its natural drainage course through the road allowance and through the subject lands on its path to Lake Ontario. Drainage follows topography. External private lands and subject lands all drain to the road allowance in existing conditions. The municipal road allowance drains onto the subject lands. This is the natural flow of drainage. The construction of the road without a culvert would block this drainage and force ponding to occur on the road allowance, the subject lands and the adjacent private lands. A culvert under the road will permit the drainage to continue following its existing natural course. It is not advisable to attempt to reroute this drainage since it would require significant disturbance and large-scale regrading of the lands.

11. COMMENT: *It is unclear where runoff from the remainder of the private road will be directed. Is this being directed into the County Road 13 ditching network? Is the ditch able to accommodate this additional runoff?*

RESPONSE: Per Jewell Engineering: no drainage is to be discharged to County Road 13. The agreement with the landowner is that the private road width is to be as narrow as permissible and not include ditches. Runoff from the road surface will be permitted to drain naturally onto the agreement lands.

Drawing DE-1

Completed by: Jewell Engineering

Dated: December 2025

12. COMMENT: *The 14.0 metre easement cross-section does not appear to include complete ditches, rather, there are partial ditches directing runoff towards abutting properties. It is understood that that abutting properties are separately owned and that runoff from the proposed road therefore cannot be directed to these properties. Please confirm how runoff from the proposed road is going to be handled.*

RESPONSE: Per Jewell Engineering & BLVD: the agreement with the owner of the easement lands (and applicant for the Consent application to re-locate the existing right-of-way) is that the new driveway be minimized in size and cross-section, following a Low Impact Development approach. This means that the default approach is no ditching, similar to the existing private right-of-way on the property.

External Agencies

13. COMMENT: *Comments from Quinte Conservation will be provided in a separate document.*

Comments contained in January 30, 2026 QCA letter and Responses below:

Official Plan and Zoning By-law Amendment

COMMENT: *In this 4th submission, it is understood that changes will be made to the provisions and the zoning delineation of the property including an increase to the minimum lot frontages; realignment of the Environmental Protection Zone in accordance with the Environmental Impact Study; the swale will be rezoned as Open Space and the site-specific floodplain setback requirement will be deleted or amended.*

RESPONSE: We confirm that the draft Zoning By-law and associated Schedule reflect the location and extent of the natural heritage features identified through the EIS and implement the necessary site-specific zone provisions, noting that the new PEC Zoning By-law also includes a number of new provisions that implement setbacks from waterbodies, wetlands and flood hazards.

COMMENT: *The proposed zoning by-law amendment will allow for the minimum lot frontage to be increased. In comparison to Drawing C-01, titled Conceptual Plan, prepared by Arcadis, Revision 3, dated May 23, 2024 (at 3rd submission), the current Drawing DVP-2 dated December 2025 illustrates some lot frontages which have minimally increased, and some lot frontages have minimally decreased. Staff assume the amendments to lot frontages would be specified to which lots in the draft wording of the zoning amendment (not provided). Regardless, Quinte Conservation has no concerns regarding lot frontages.*

RESPONSE: The proposed lots exceed both the minimum 20 m lot frontage required under the parent LSR zone and the 15 m lot frontage required under the existing site-specific LSR-4. A minimum frontage of 25 m is proposed, and the actual lot frontages range from 26.9 m to 46.8 m.

COMMENT: *The 50-metre no build/naturalized buffer zone as prescribed through the updated EIS will be implemented through an assumed site-specific Environmental Protection (EP-X) zoning (draft zoning map not provided) as a setback requirement at the rear of each of the Lots 1-16 and from the wetland setback for Lot 17 as illustrated in Drawing No. DVP-2. This update addresses Quinte Conservation's previous comments sent June 24, 2025.*

RESPONSE: Acknowledged.

COMMENT: *Although a draft zoning amendment schedule has not been provided with this submission, the SWM report shows the location of the swale to be rezoned to Open Space (OS) is located between Lots 8 and 9. In addition, Pages 3-4 of the Planning Addendum Letter, prepared by The Boulevard Group indicates that the OS zoning is also proposed to be applied to a portion of Block 18 outside of the two wetland cells and intends to provide pedestrian access to the waterfront and beach area for those lots without direct water frontage (Lots 13-16). Please note that as a majority of Block 18 includes flood plain and wetlands and lies within the 50-metre no build/naturalized buffer zone, landowner access to the shoreline would be limited to the existing landscape conditions (no development activities permitted). Access to the beach for Lots 14 to 16 would require the use of the road allowance in order to avoid the wetland. Future drawings should show the beach access routes for these lots if deemed important.*

RESPONSE: Confirmed that no development activities are proposed within Block 18, including within the portion to be zoned as Open Space. As discussed with Staff, who had similar comments/questions regarding waterfront access for these non-waterfront lots, an easement over Lots 12-15 will be provided in favour of Lots 13-16, as indicated in response to PEC Staff comment #4, above. We note that this area aligns with the location of an existing pedestrian path. As is typical with subdivision easements, it would be identified as a condition of draft plan approval, identified through an R-Plan and then applied to the lots at the time of registration of the Final Plan of Subdivision.

COMMENT: *Finally, it is identified in PEC's Internal Memorandum, dated January 12, 2025, that the site-specific floodplain setback requirement is proposed to be deleted or amended. Quinte Conservation staff request further details on this item as the material provided in the 4th submission does not address this issue. Staff wish to review the proposed zoning schedule and drafted zoning by-law amendment for the subject site. Please circulate when available.*

RESPONSE: It is intended that the floodplain provisions of new PEC Zoning By-law will be satisfied by the subject application, including provision 3.31.2, 3.31.6 and 3.31.7. We would refer to our October 28, 2025 letter with draft by-law text and schedule and zoning compliance table for reference by QCA.

COMMENT: *Stormwater Management Quinte Conservation has no concerns with the proposed stormwater approach and strategy outlined in the report. The site requires quality controls for stormwater runoff. The design criteria used in the stormwater design is level 2, 70% TSS removal for quality control, which will be sufficiently achieved with the proposed methodology. Discharge from the site will be directed towards Halfmoon Bay. As the site is directly adjacent to Lake Ontario, safe conveyance of stormwater can be used in place of quantity controls for larger storms.*

RESPONSE: Acknowledged.

COMMENT: *The stormwater report provides a high level analysis. Detailed engineering drawings including final grading were not included in this submission. QC does not foresee any significant engineering concerns or difficulties arising from the final grading design. QC is in agreement with the conclusions of the stormwater report. The suggested conveyances and conveyance sizing are adequate for the project.*

RESPONSE: Acknowledged.

COMMENT: *The submitted drawings for the proposed access road lacks grading and stormwater collection details. Stormwater from the access road or the sheet flow it may intercept from the surrounding fields should be accounted for. Vegetated enhanced swales require that the grass be properly maintained. A maintenance manual (memo) should be included in final submission.*

RESPONSE: Please refer to responses by Jewell Engineering to Comments 11, 12 and 13.

COMMENT: *Environmental Impact Study*

As per O. Reg. 596/22 this office can no longer provide comments on natural heritage including species at risk. However, please note that the study includes the following statements:

- *Additional meadowlark nesting assessment for the proposed road route.*
- *Turtle exclusion fencing at the construction stage for Lot 17.*
- *Restrictions for non-red cedar tree removal.*
- *Restrictions for tree removal within 50 m from the lake.*
- *Restrictions for tree removal within 100 m from the lake for Lots 1 & 2.*
- *No-build buffer zone within 50 m of the lake.*

RESPONSE: Acknowledged, and it is expected that these recommendations will be implemented through the site-specific zoning and/or through the Subdivision Agreement.

COMMENT: Ontario Regulation 41/24

A portion of the property is located in an area regulated by virtue of Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits). The owners will need to apply to the Conservation Authority for a permit prior to site grading or development (construction) within 30 meters from the static 100 year floodplain of Lake Ontario or 30 meters from a wetland which ever is greater.

RESPONSE: Acknowledged.

COMMENT: The updated drawings include the static 100 year floodplain 76.02 m CGVD28 and QC's minimum 15 m setback from the floodplain. Please note that the 100 year floodplain is actually 76.03 m) As per the EIS, the drawing also includes a 50 m setback from the shoreline. The proposed houses and sewage systems are shown outside all the above noted setbacks and therefore will not require a permit from this office. The proposed private entrance road does not require a permit from this office. The proposed shorewells are located within or close to the QC's regulated area and therefore many will require a permit from this office. All development on Lot 17 will require a permit.

RESPONSE: Acknowledged.

Closing

We trust that the above and enclosed adequately addresses the provided comments, but please do not hesitate to contact the undersigned should you require anything further.

Sincerely,

The Boulevard Group



Mark Touw, MCIP RPP

Principal

Cc. 712223 NB Ltd. c/o Michael Kerford
Byron Keene, Jewell Engineering
John Pyke, Malroz Engineering Inc.