

December 2, 2021

Municipality of Dysart et al
P.O. Box 389
135 Maple Avenue
Haliburton ON K0M 1S0

Attention: Jeff Iles, Director of Planning

Dear Jeff:

**Re: Grass Lake Development – OPA, ZBA and Severance
Peer Review of Supporting Studies
Engage File No. 21065**

Engage Engineering has completed our review of the above noted submission. Specifically, we have reviewed the following documents:

1. Hydrogeological Servicing Study prepared by Palmer
2. Grass Lake Planning Report prepared by Anthony Usher
3. Environmental Impact Study prepared by Michalski Nielsen
4. Supporting documents including OPA, ZBA, severance plans and correspondence

Based on our review, we have the following comments:

General

1. While several of the reports reference that the development will be serviced by existing sanitary sewer, there is no supporting information provided to confirm that this sewer has capacity to accept the proposed flows. If the rezoning will change the land use and increase allowable density, then capacity of the existing sewer and at the treatment plant should be confirmed.
2. A traffic study should be prepared to determine if improvements are required to Peninsula Road and/or the CR21/Peninsula Road intersection as a result of the development. This could occur at the Site Plan stage but should include the impact from development of all four lots.

Hydrogeological Study

1. We concur with the findings in the report that demonstrates that there is sufficient capacity and quality of drinking water for Lots 1, 2 and 3. The report is not clear that there is a viable water supply for Lot 4 and in fact recommends further investigation. We would recommend that if the severance proceeds that a holding provision (or similar planning tool) be applied to Lot 4 until such time as a subsequent study confirms adequate supply of potable water.

Environmental Impact Study

1. Section 4.2 discusses the need to protect water quality but does not provide any specific recommendations or mitigation measures.
2. Section 4.4.3 indicated that the site contained suitable habitat for blanding's turtles but no blanding's turtles were observed. Correspondence received by the Municipality from neighbours documents the presence of blanding's turtles at the site. It is recommended that this information be provided to the consultant so they can review. It appears that protection and mitigation measures for this species should be included.
3. The report does not provide any specific rationale for the proposed buffers to the wetland and the pond. Discussion should be provided on how these buffers were determined and how they provide the necessary protection for these features.
4. Section 5.2 includes a recommendation that allows for encroachment into the buffers; this defeats the purpose and effectiveness of the buffers and should be removed.
5. Section 5.2 includes a recommendation to allow a viewing platform to be constructed over a portion of the pond. It does not provide any discussion for how this may impact the function of the pond and any mitigation measures that should be in place.
6. Similarly, the report recommends a passive dock be permitted at the shoreline of Grass Lake. The report should include best practices or mitigation measures for the dock to reduce impact to the shoreline and wetland.
7. The report does not include any recommendations or mitigation measures related to construction activity. The report should include recommendations related to:

erosion and sediment control, mitigation measures if site activity is occurring during bird/amphibian breeding and nesting season, wildlife exclusion fencing to isolate construction area etc.

We trust that this meets your requirements and thank you for the opportunity to provide peer review services for the Municipality. If you have any questions or concerns, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Hurley".

Paul Hurley, P.Eng.
Principal

A handwritten signature in black ink, appearing to read "Dylan Radcliffe".

Dylan Radcliffe, BSc. MA
Water Resources Technician