

Frequently Asked Questions: Harbourtown Village Subdivision
March 19, 2018

Q: Will further archaeological clearance be done prior to development?

A: Yes. The Draft Plan approval includes a proposed condition that requires further archaeological assessment and clearance from the Ministry of Tourism, Culture and Sport. No demolition, grading or other soil disturbances are permitted to take place on the subject property prior to the issuance of a letter from the Ministry confirming that all archaeological resource concerns have been mitigated and licensing and resource conservation requirements have been met.

Q: Has an Environmental Study been undertaken and reviewed by the relevant agencies?

A: Yes. An Environmental Impact Study and an Addendum to the study were completed and submitted to the Niagara Peninsula Conservation Authority (NPCA). The NPCA is the review agency for the study and has indicated that they concur with the findings of the study.

Q: When will the site be cleared?

A: The Draft Plan approval includes a proposed condition that prevents clearing of the site until Council has permitted the developer to pre-service the subdivision; all of the servicing approvals have been given; and the owner has given to the Town all of the security deposits required by the subdivision agreement. A Tree Preservation Plan is also required as a condition of approval.

Planning Staff has recommended relief from this condition in the past (and Council has granted it) when time is of the essence, or when clearing is required to undertake survey, archaeological or other work required to move the subdivision process forward. The relief from this condition is provided on the basis of the preparation of a tree preservation plan and the Town entering into an agreement and collecting securities to ensure that the subdivision is registered within a short time frame following the clearing of the site. No request for relief from this condition has been formally requested at this time.

Q: Will the development impact Provincially Significant Wetlands?

A: No. The Environmental Impact Study and Addendum conclude that the site is hydrologically isolated from the Provincially Significant Wetland on the north side of Dominion Road. The Environmental Impact Study concludes that the property does not contain, and will not negatively impact any wetlands.

Q: Will the amusement park foundations be preserved?

A: The majority of amusement park foundations fall within the Environmental Protection Zone which will not be developed. There is a small area that contains a portion of the foundation of one of the former rides in the western part of the subdivision that is proposed to be developed. The development would result in the removal of the foundations from this area.

Q: Will Waverly Beach Park be developed?

A: No. No development is proposed on Town owned land, including Waverly Beach Park.

Q: How much of the woodlot will be preserved?

A: 2.852 Hectares. This represents approximately 20% of the entire property.

Q: What is being done to preserve wildlife corridors?

A: The Environmental Protection Area will maintain an existing east-west wildlife corridor along Lake Erie. The revised plan that was approved by Council includes a north-south wildlife corridor through the stormwater management pond to link with the Provincially Significant Wetland on the north side of Dominion Road. A 15 m vegetated buffer is also proposed along Dominion Road and along the west side of the access road from Dominion Road to the subdivision.

Q: What will the pond area be used for?

A: The primary function of the stormwater management pond is to capture and treat stormwater runoff from the subdivision. The area around the pond will be enhanced with native plantings and pedestrian amenities including a trail and benches.

Staff are not supportive of placing a children's play structure in the stormwater management pond area. The proposed development will be well served by the existing Waverly Beach Park. Consideration will be given to what additional amenities are warranted within the Waverly Beach Park through the update of the Parks and Open Space Master Plan.

Q: What is being done to protect migratory birds?

A: A study to determine appropriate design measures for the proposed apartment building, in consultation with the Fatal Light Awareness Program is required as a proposed condition of approval. The appropriate design measures will be incorporated at the site plan stage. A 15 m vegetated buffer will be maintained along Dominion Road to provide foraging habitat. The stormwater management pond and a vegetated buffer within the high density block will also be planted with native species to provide opportunities for migratory birds to forage.

Q: Did the Town own the property in the recent past?

A: No. The site has been in private ownership since at least the time the Amusement park was in operation.