



September 29, 2025
Project Number: 220384

Quinte Conservation
2061 Old Highway 2, RR#2
Belleville ON, K8N 4Z2

Re: Response to Comments
Hydrogeological Impact Assessment
Hanley Park North Development, Belleville, Ontario

Introduction

BluMetric Environmental Inc. (BluMetric®) was retained by Hanley Park Development Inc. to prepare a Hydrogeological Impact Assessment report for the proposed Hanley Park North residential subdivision in Belleville, Ontario. The assessment report was completed and is dated January 3, 2024.

This letter has been prepared in response to comments received from the Quite Conservation regarding the development dated March 1, 2021 prior to the submission of the report:

"Ontario Regulation #319/09

The proposed development is located in an area regulated under Ontario Regulation #319/09 – *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*. A permit from this office will be required for any development within 120 metres of the wetland boundary.

Further, as per Sec. 2. (1)(d) & (e): *"No person shall undertake development or permit another person to undertake development in or on areas within the jurisdiction of the Authority that are wetlands or other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of a provincially significant wetland and wetlands greater than 2 hectares in size."*



Therefore, Quinte Conservation will require a hydrogeological assessment to address the following items:

1. Subsurface conditions on the property.
2. Elevation of the water table and direction of groundwater flow.
3. Evaluate the potential for impact of the proposed development on local groundwater and the adjacent creek.
4. Evaluate the potential for impact of underground infrastructure and building foundations on the water table.
5. Provide recommendations to mitigate potential impacts.”

Background

The subject property covers an area of approximately 35.2 hectares and is located on Part of Lots 14 & 15, Concession 1, Former Thurlow Township, City of Belleville, Hastings County. The site is to the east of Haig Road between Airport Parkway West and Highway 2 in the City of Belleville, Ontario. The provincially significant Bell Creek Swamp Complex (Bell Creek Wetland) runs from north to south across the eastern side of the site.

Figure 1 illustrates the development concept plan, the locations of watercourses and wetlands, and a 30-metre buffer surrounding the wetland. As shown, the current concept plan maintains a setback of more than 30 metres from the wetland boundary.

Change in Legislation

Quinte Conservation previously referenced Ontario Regulation 319/09, which required a permit for any development within 120 metres of a Provincially Significant Wetland (PSW). However, this regulation was revoked on April 1, 2024, and replaced by Ontario Regulation 41/24, a single province-wide regulation governing development in regulated areas.

A key change introduced by the new regulation is the standardization of wetland buffer zones. The regulated area around all wetlands including PSWs is now 30 metres, regardless of significance.

As the proposed development is located beyond the new 30-metre regulated buffer, a permit from Quinte Conservation is no longer required under the current legislation.

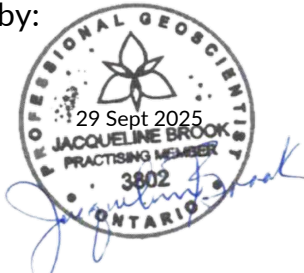
Regarding the requirements requested by Quinte Conservation, items 1 through 4 are included in the Hydrogeological Impact Assessment prepared by BluMetric, dated January 3, 2024. A mitigation plan for construction dewatering (item 5) will be prepared if an Environmental Activity and Sector Registry (EASR) registration is required.

Closure

Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Respectfully submitted,
BluMetric Environmental Inc.

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Reviewed by:



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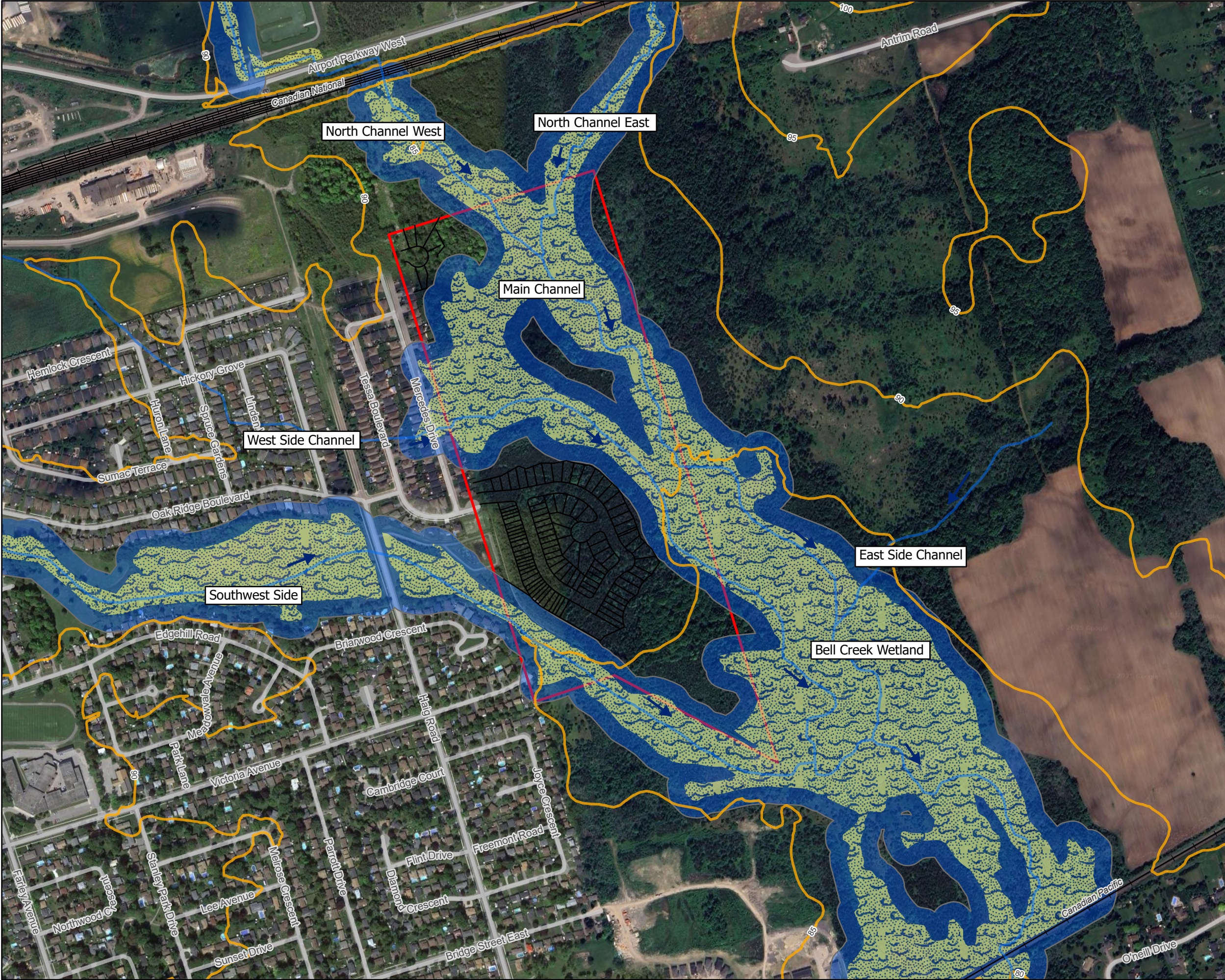
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Reference

Environmental Registry of Ontario (ERO) Notice 019-2927: *Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario.*
<https://ero.ontario.ca/notice/019-2927> [MNRF - PD...of Ontario]

Figure





LEGEND

- Inferred Direction of Groundwater Flow
- Watercourse
- Contour (5m, OBM)
- Subdivision Concept Layout
- Railway
- Bell Creek Wetland - Provincially Significant Wetland (PSW)
- Property Boundary
- Bell Creek Wetland 30m Buffer

NOTES:

Bells Creek Wetland is a provincially significant wetland

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REV.	DESCRIPTION	YY/MM/DD	BY	CHK

REFERENCES

PROPRIETARY INFORMATION MAY NOT BE REPRODUCED OR DIVULGED WITHOUT PRIOR WRITTEN CONSENT OF BLUMETRIC ENVIRONMENTAL INC. DO NOT SCALE DRAWING. THIS DRAWING MAY HAVE BEEN REDUCED. ALL SCALE NOTATIONS INDICATED ARE BASED ON 11"x17" FORMAT DRAWINGS.

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CLIENT

Hanley Park Development Inc

PROJECT

Hanley Park North
Hydrogeological Impact Assessment

TITLE

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PROJECT # 220384		DATE September 29, 2025	
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