July 27, 2026

2835033 Ontario inc.
c/o Mountainview Homes (Niagara) Ltd.
1 - 3340 Schmon Parkway
Thorold ON L2V 4Y6

RE: Environmental Technical Memorandum
Alliston Woods (Phase 2), Fort Erie, ON

GEI Consultants Canada Ltd. (GEI) has been retained by 2835033 Ontario Inc. to provide an Environmental Technical Memorandum relating to the proposed amendment to the zoning by-law and draft plan of subdivision application for the property.

Changes are proposed to the draft plan of subdivision relating to the built form within the areas approved for development. No changes are proposed to the previously approved limits of the natural heritage system.

As such, this technical memorandum address impacts relating to the proposed changes solely and does not provide information on the features themselves, where were previously described within the Environmental Impact Statement prepared by Beacon Environmental (2011).

1. Proposed Development and Stormwater Management

The proposed development is an extension of the approved and constructed Alliston Woods (Phase 1) in the Spears Neigbourhood of the Town of Fort Erie. The site is stated north of Garrison Road (RR3), west of Thompson Road, east of Spears Road and south of Bertie Street and the QEW.

The project is 14.3 ha in total, inclusive of the identified Environmental Protection Area (shown as Block 183). Once developed, it is proposed that the site will consists of 257 townhouse dwellings, 53 single dwellings, and 68 stacked townhouse units.

The plan proposes to expand the existing Phase 1 stormwater management facility to accommodate future stormwater flows from the Phase 2 lands. The expansion will require additional pond area created within the Phase 2 lands, as well as changes to the existing sediment forebay that will keep with MECP design criteria without increase the surface area of the forebay. The existing stormwater facility outlets directly to an existing watercourse system where erosion controls are required. There will be no changes to the existing refuge pool, outlet structure, and overflow spillway as part of the proposed expansion.

The table below, copied from the Functional Servicing Report (UCC 2025) provides the flows at the outlets.

Table 15. Proposed and Ultimate Peak Flow at Outlets A and B					
Design Storm (Return Period)	Peak Flow (m^3/s)				
	Existing	Proposed	Ultimate	% Change (Prop.)	% Change (Ult.)
Outlet A					
2 Year	0.439	0.266	0.256	-39%	-42%
5 Year	0.704	0.450	0.502	-36%	-29%
100 Year	1.603	1.239	1.441	-23%	-10%
Outlet B					
2 Year	0.461	0.302	0.269	-34%	-42%
5 Year	0.748	0.546	0.544	-27%	-27%
100 Year	1.789	1.629	1.563	-9%	-13%

2. Impact Assessment and Mitigation Measures

As there will be no changes to the stormwater outlets, there will be no impacts on the receiving watercourse resulting form the works to expand the pond in a northerly direction. Further, as the changes to the sediment forebay will be Changes to the sediment forebay in keeping with MECP design criteria, there will be no additional transport of heavy sediment into the watercourse.

As the feature is existing, it is recommended that an assessment of the pond for wildlife be completed prior to commencement of the works. If determined necessary, a wildlife scientific collectors permit should be obtained to ensure safe removal of any fish/wildlife that may be currently using the pond.

Stormwater flows will continued to be maintained below existing levels and further mitigation is not warranted.

Consideration was also given to the potential impacts on the Environmental Protection Area associated with the increase in housing density adjacent to the feature. While increased density may increase the potential for dumping or encroachment into the feature, the presence of additional residents within this area may also deter such activities as a result of greater visibility on what is occurring in the area.

To mitigate potential impacts during construction and occupancy of the development, the following is recommended:

- Preparation and implementation of a Erosion and Sediment Control Plan in accordance with standards, including regular inspection and maintenance to maintain working conditions.

- Installation of 1.2m tall (minimum) chain-link fencing along the rear of lots adjacent to the Environmental Protection Area.
- Streetlights and exterior lighting should be shielded to direct light downward.
- Distributing information packages for new homeowners, including: a description of the Environmental Protection Area, measures that the homeowner can take to protect the area, as well as copies of the Town of Fort Erie Bird-friendly Guidelines for Residents; NPCA Native Plant Guide.

Following installation of the chain-link fencing, any disturbed areas will be left to naturalize as self-sustaining vegetation.

3. Conclusion

GEI completed a review of the proposed changes to the development plan for the Alliston Woods (Phase 2) development. The proposed changes will result in increased density within the limits of the development, however there are no changes proposed to the identified Environmental Protection Areas.

The existing stormwater management facility is proposed to have an increase in capacity to accommodate the added density from Phase 2. There will be no changes to the existing outlets of the stormwater management facility, and flows will be maintained below existing level.

Mitigation measures have been identified within this letter to ensure that the proposed works do not result in impacts to fish and wildlife and the Environmental Protection Area during both the construction and occupation of the proposed development.

Yours truly,

GEI Consultants Canada Ltd.

Sean Male, M.Sc.
Senior Ecologist & Project Manager
(289) 407-7483
smale@geiconsultants.com