

Date	Commenting Agency	Reviewer Name	Comment Type	Item No.	Review Comment	Assigned To	Response/Notes
2/26/2021	Prince Edward County - Development Services	James Griffin	Planning Rationale/ Proposed Zoning By-law	1	<p>The proposal is 'intensification' as per section 2.4.1.5 of the Secondary plan as the redevelopment of underutilized lands rather than the extension of an existing neighbourhood. Section 2.4.3 of the Picton Urban Centre Secondary Plan defines intensification as:</p> <p><i>The development of a property, site, or area at a higher density or intensity than currently exists. Intensification generally occurs by means of redevelopment, development, of vacant and/or underutilized lots within built up areas, or expansion or conversion of existing buildings.</i></p>	SvN	Please see cover letter for a detailed response to this comment.
			Planning Rationale/ Proposed Zoning By-law	2	<p>The preferred density for 'Intensification' is 25 units/per net hectare and not 37 units per net hectare as noted in the Planning rationale. The proposal is for a 44.6 units/ per net hectare please reduce the density to be closer to the preferred density target.</p>	SvN	Please see cover letter for a detailed response to this comment.
			Planning Rationale/ Proposed Zoning By-law	3	<p>As a means of creating complete neighbourhood Section 2.4.3.1 of the Secondary plan encourages the provision of broader mix of everyday uses (ie: mix of housing types, small commercial plaza etc.) in close proximity to intensification proposals. There are no commercial uses proposed on or near the redevelopment. Please provide a design which includes a more complete community by including commercial uses and mixture of housing types.</p>	SvN	Please see cover letter for a detailed response to this comment.
			Planning Rationale/ Proposed Zoning By-law	4	<p>The secondary plan encourages intensification in the town residential area be compatible with the existing built form and character of the existing and surrounding neighbourhoods. How is this development maintaining &amp; enhancing the existing built form of the surrounding community? Please submit a design which is more compatible with the existing built form and character of the surrounding area.</p>	SvN	Please see cover letter along with the Façade and Roof Materials Set prepared by Kirkor Architects and dated August 6 2021.

Planning Rationale/ Proposed Zoning By-law	5	Elements of compatibility to be considered include: a) Siting, scale, and design of new development in relation to the characteristics of the surrounding neighborhood, such as: scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting; b) Protection and enhancement of cultural and natural heritage features by means of siting, building design, and landscape design; and c) Architectural style, street pattern, and site arrangement where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area.	SvN	Please see cover letter along with the revised materials.
Planning Rationale/ Proposed Zoning By-law	6	Planning staff supports utilizing the existing homes on site into an area to promote affordable housing either through a co-op/condo/freehold development.	SvN	3 of the existing homes are proposed to be retained - two will be rental units, one will be a community centre.
Planning Rationale/ Proposed Zoning By-law	7a, 7b	The Secondary Plan directs Council to work toward meeting a target of 33% of new housing to be developed as affordable housing (Section 4.3.5). The section outlines affordable as the most affordable of the following two options: a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for households with incomes in the lowest 60 percent of the income distribution for the County; or b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the County; Please outline which option will be followed and how the project is working to achieve this target.	SvN	At least 33% of the project will be defined as “affordable” as per 4.3.5b, with a purchase price at least 10% below the average resale price in the County. An additional 15% of the units in the revised proposal are rental, replenishing the rental housing supply in Picton and providing homes for workers in the tourism and hospitality industry.
Planning Rationale/ Proposed Zoning By-law	8	Section 4.3.16. of the Secondary Plan discourages the conversion of rental housing stock to condominium tenure if such conversion results in a reduction in the amount of comparable rental housing available to a level less than three percent as established by Canada Mortgage and Housing Corporation. Notwithstanding the current vacancy rate. Please describe how the proposed development is consistent with this policy.	SvN	The revised proposal includes 72 rental units, which is nearly double the number of rental units currently on the site, leading to a net surplus of rental housing units for the County.
Planning Rationale/ Proposed Zoning By-law	9	The proposed zoning by-law only proposes to rezone the land to a Special Urban Residential Type 3 (R3 Zone). However, the zone does not address the proposed open space use and stormwater uses. Please amend the zoning to allow for these proposed uses as required.	SvN	Please see cover letter along with draft zoning by-law amendment.
Heritage Impact Study	10	Please review and respond to Heritage Impact Assessment peer review comments within this package (See pg. 5) Note: referencing Prince Edward County Planning Comments package	Common Bond	Please refer to CBC markup of the TMC peer review

Environmental Impact Study	11	The Mitigation measures in section 7 of the EIS will be required to be registered on title	Beacon	Acknowledged
Transportation Study	12	The proposed development the subject lands will require a second emergency requiredshould CR22/London Avenue become inaccessible. An emergency access is access road from the southeast corner to CR22 to provide redundancy for EMS	RJ Burnside	A secondary emergency access will be provided at the southeast corner of the property where there is an existing access easement.
Transportation Study	13	The County will not allow other lands to become land-locked as a result of this development. The proponent shall clarify how access and associated servicing infrastructure will be maintained to the surrounding lands.	FLC	The revised proposal includes a new servicing solution for water supply which initially will be funded by the Applicant and could support future development of adjacent properties. Please refer to Functional Servicing Report.
Transportation Study	14	Please review and respond to the Transportation Study peer review comments servicing (See pg.36) Note: referencing Prince Edward County Planning Comments package	RJ Burnside	Refer to Transportation comment response below and RJ Burnside response letter
Transportation Study	15	Please review and respond to Engineering Division comments on functional servicing (See pg. 36) Note: referencing Prince Edward County Planning Comments package	John Towle	Refer to Engineering comment response below
Functional Servicing Report	16	Please review and respond to the Functional Servicing Report peer review comments	John Towle	New hydrant flow test information has been added to the FSR along with peer review (RVA) information.
Functional Servicing Report	17	Please review and respond to Engineering Division comments on Stormwater (See pg. 36) Note: referencing Prince Edward County Planning Comments package	John Towle	Refer to Engineering comment response below
Agency/ Committee Comments	18	Please review and respond to PEC Engineering Division Comments (See pg.36) Note: referencing Prince Edward County Planning Comments package	John Towle	Comments have been addressed in the revised FSR.
Agency/ Committee Comments	19	Please review and respond to PEC Fire Comments (See pg.38) Note: referencing Prince Edward County Planning Comments package	John Towle	Fire hydrant locations have been shown on the Site Servicing Plan to reflect the revised Site Plan.
Agency/ Committee Comments	20	Please review and respond to Heritage Advisory Committee comments (See pg.39) Note: referencing Prince Edward County Planning Comments package	CBC	A revised HIA and response letter are provided
Agency/ Committee Comments	21	21. Please review and respond to Quinte Conservation Comments (See pg.64) Note: referencing Prince Edward County Planning Comments package	Beacon	See response below

			Agency/ Committee Comments	22	Please review and respond to Bell Canada Comments (See pg.68) Note: referencing Prince Edward County Planning Comments package	FLC	FLC accepts the conditions of approval as described in Bell Canada commetns letter
			Agency/ Committee Comments	23	Please review and respond to Accessibility Advisory Committee comments (pg. 70) Note: referencing Prince Edward County Planning Comments package	SvN	Accessibility comments received and will be addressed at the time pf site plan application
			Agency/ Committee Comments	24	Please review and respond to all comments included as part of a peer review.	All	Acknowledged and responses provided
2/1/2021	Timmins Martelle Heritage Consultants Inc	TMHC	Peer Review	1	CBC review the report from TMHC and provide a response letter with their revised report	CBC	A revised HIA and response letter are provided
11/23/2020	Paradigm - Transportation Solutions	Garry Pappin	Action Required		No additional transportation study reporting is required as related to the rezoning application; however, the following items should be addressed prior to or as part of the Site Plan Application review process: - Details related to sidewalks and laneways - Confirmation of on-site vehicle maneuvering requirements as related to trucks and emergency vehicles - Establishment of emergency access requirements and building design measures related to emergency situations - Preparation of a Transportation Demand Management plan, including the <b>proponent's commitment to implementing and funding the plan</b>	RJ Burnside	Please see response letter and updated site plan. Emergency vehicles will be accommodated by the designated fire route, which complies with the OBC.
2/19/2021	Development Services	Steve Harvey	Potable Water		The modelling indicates that there is insufficient water for FUS fire protection under maximum day demands (ie. theoretically 20% short, operationally undetermined) due to assumed severely corroded watermain from the booster station to the subject lands. Accordingly, further investigations are required, including hydrant tests and physical intrusions/coupons, to visually confirm the corrosion and to determine if a watermain replacement program is required to support the proposed development.	John Towle	Additional hydrant flow tests were performed in May 2021 with the findings added to the FSR. A new watermain is proposed along the south boundary from the watermain on County Rd.#22 to the site to solely service VineRidge and adjacent properties to the south.
			Wastewater		Accordingly, the downstream sanitary sewers will require oversizing in the future and the proponent should contribute to a proportional share of oversizing costs in the absence of a DC Bylaw.	John Towle	The FSR proposes areas where sewer replacement is recommended with associated dialogue.

			Stormwater	The proponent shall demonstrate how the minor and major storm events will be safely conveyed to the receiving waterbody. It is unclear if there is a defined outlet, through adjacent private lands, with a safe conveyance route for minor and major stormwater events. It is noted that a detailed assessment of the proposed stormwater management proposal has not yet been completed,	John Towle	Please refer to Conceptual Stormwater management report (Section 4.5). The conveyance capacity of the watercourse was estimated using available survey. It was determined that the swale has the capacity to convey the 100-year uncontrolled storm event (in the event that both SWMF are 100% blocked). It is noted in the report that a more detailed assessment will be completed during detailed design, once more survey information is available. This watercourse is conveyed
			Transportation	The proposed development is doubling the existing community population which accesses CR22 vis-à-vis a singular connection at London Avenue. In consideration, the proponent should contribute a reasonable share (ie. 1/3 of three leg intersection) toward future traffic signals at London/CR22 in the absence of a DC Bylaw.	RJ Burnside	Please see response letter for a traffic signal warrant analysis for the intersection of CR22/London Avenue.
			Other	The site is located within 500m of Picton Airport. Confirmation is required that the proposed is compatible with aviation restrictions within a glide path or that such restrictions do not apply.	RJ Burnside	We were not able to obtain a copy of the airport hieght restrictions - kindly provide.
			Other	The proposed development landlocks the former school lands both from entrance access and water/sewer/storm servicing connections. This could require umbrella access/servicing easement over subject lands or change development concept from condo to freehold on municipal ROW/services. Please propose a resolution to this issue.	John Towle	The Owner will be discussing this matter with the County.
11/23/2020	Fire & Rescue Services	Michael Branscombe	Water Supply	With the addition of 560 homes connected to the Municipal water service at the property line I have concerns that there will be an inadequate water supply at the fire hydrants to fight fire if one was to occur.  In the package provided by the developer there were no indications of the placement of the fire hydrants and their spacing.	John Towle	The proposed development has been reduced from 560 Units to 526. Fire hydrant locations have been shown on the Site Servicing Plan to reflect the revised Site Plan.

			Roads	I would like conformation that the turning circle and road geometry is going to be designed to accommodate our fire vehicle dimensions.	RJ Burnside	A turning circle is no longer proposed as shown in the updated site plan. Emergency vehicles will be accommodated by the designated fire route that complies with the OBC.
			Caen Court	They have indicated in the drawings that they are going to block off Caen Court on the east side and put a parking lot. This would leave one way in and out with no turn around for emergency vehicle. Accesses to a fire hydrant would be impossible as well if a fire was to occur.	RJ Burnside	Both accesses to Caen Court will be maintained as shown in the updated site plan.
1/8/2021	Quinte Conservation	Paul McCoy	Stormwater Management	The proposed development will be serviced by storm sewers discharging to 2 stormwater ponds. The proposed ponds will provide both quantity and quality (Level 1) control. Offsite drainage will be conveyed to the northern pond. Staff have no concerns with this approach. The submitted design should be considered preliminary. Detailed calculations and engineering drawings will be required for future reviews.	John Towle	Acknowledged
			Regulation #319/09	The subject lands are not located within an regulated area of Ontario Regulation #319/09 - Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). A permit from this office will not be required.	Beacon	Acknowledged
			Quinte Source Protection Plan	<b>The property is located within the Town of Picton's Intake Protection Zone 3a</b> for source water protection. Please see the attached clearance notice from the Risk Management Official.	Beacon	Acknowledged
			Environmental Impact Study	As per the study by Beacon Environmental the majority of the site consists of manicured lawns, roads and driveways and has a history of disturbance including vegetation clearing and maintenance. The forest cover is minimal consisting primarily of Eastern Red Cedar. There are no wetlands on the site and the 2 drainage features provide only local drainage, supporting infrequent flow. There is a very small mixed forest community at the northeast corner of the site which is considered part of the adjacent ANSI. The report has recommended a 10 meter buffer. There were no flora or fauna listed under the ESA observed in the Phase 1 development. However, there is a small overlap of potential suitable habitat for Eastern Meadowlark. . The consultant has recommended further discussions with MECP and additional surveys. It is understood that MECP may require habitat compensation. Further, additional surveys will be completed for SAR bats. Staff have no concerns with the EIS.	Beacon	A request to MECP has been submitted to determine if there is a requirement to undertake any actions owing to a very small overlap between Eastern Meadowlark habitat and Phase 1 development. To date a response has not been received.