

July 27, 2023

Matt Coffey  
Planning Coordinator, Approvals  
Development Services  
The Corporation of the County of Prince Edward  
Shire Hall – 332 Picton Main Street  
Picton ON, K0K 2T0

Dear Mr. Coffey,

Regarding: Fields of Wellington Block 55  
Site Plan Control Application – 2<sup>nd</sup> Submission  
Response to Prince Edward County Development Services Engineering Division  
Technical Comments

---

On behalf of the landowner and developer, please find enclosed Submission #2 Site Plan Control Application for Fields of Wellington Block 55. Enclosed are:

- This Response Letter
- Revised Engineering Drawing Binder
- Revised Servicing and Stormwater Management Report

The following provides a response in **bold** from Forefront Engineering to the outstanding technical comments. For reference, the comments from PEC staff are identified in *italics* below.

#### Development Services Engineering Division Comments

##### Engineering Drawing Package Comments

15. *Please provide a Traffic Impact Study that addresses the impacts to the development.*

**Response to be provided under separate cover.**

16. *The site has two (2) entrances that look to be approximately 12 m wide at the street and spaced fairly close together. Please reduce the width of the entrances to reduce the width at the street. One new entrance is preferred (as opposed to two. Two entrances can be considered if accesses are one directional.*

**Revised as requested, refer to the revised drawings.**

17. Drawing C1:

- a. *The slope and slope arrow are missing from the swale along the east side of the property. Cross-section B/C3*

**Refer to revised drawing C1, slopes and slope arrows are shown for the east side swale.**

- b. *A section of the swale along the west side of the property and the swale along the south side of the property is less than 2%. For urban areas we do request a minimum slope of 2%, or where 2% cannot be met enhanced swales be used. Please revise.*

**Refer to revised drawing C1, the swale grade has been adjusted to 2% and where 2% cannot be achieved, the swale has been modified to an enhanced swale.**

- c. *Please provide a detail of the intersection point between the swale along the north side and the swale along the east side. How is the runoff then being conveyed to the SWM pond?*

**Refer to revised drawing C3, detail added showing how the runoff will be conveyed to the SWM pond.**

- d. *Has the runoff from the parking lot, that will be directed to Street 'R', been accounted for in the road design and in the CB's to the east of each entrance?*

**Yes, drainage from the entrances are directed to the Right of Way and are accounted for in the Fields of Wellington Subdivision design.**

Site Servicing & Stormwater Management Report Comments

18. *Section 2 notes the minimum recommended fire flow is 218.1 L/s, but then notes that the Maximum Daily flow plus the Fire Flow is a minimum of 218.1 L/s.*

**Refer to the revised report, the minimum recommended fire flow is 217 L/s.**

19. *Appendix B - The Fire Flow calculation only looks at the Fire Flow for the East Building (28 units). What is the Fire Flow required for the West Building (32 units)?*

**Refer to revised appendices, required Fire Flow for the West building are included added.**

20. *Section 3 and Appendix B notes a Infiltration Allowance of 0.14 L/s/ha was used for the sanitary calculations. This should be 0.28 L/s/ha?*

**Refer to revised Sanitary Sewer design sheet, sanitary calculations are updated with PEC preference for Infiltration allowance of 0.28 L/s/ha.**

21. *Section 3 notes the peak sanitary sewage flow will be 1.6 L/s, however Appendix B identifies the peak design flow as 1.73 L/s.*

Refer to the revised servicing report, the peak flow is 2.01 L/s accounting for the 0.28 l/s/ha infiltration and PEC previously requested 350 L/cap/day.

22. *There are some inconsistencies between the areas outlined in FIG 3 and the areas used in the Composite Runoff Coefficient calculations.*

Refer to the revised calculations, all inconsistencies have been corrected.

23. *Please clarify what event was used for the minor storm event.*

Refer to the revised report, the minor event is defined as the 5 year event.

*[23 continued] Why does the minor event rainfall intensity change at each CB in the storm sewer design sheet?*

Note that the rational method is being used for design of the storm sewer system and the rainfall intensity is a function of the time of concentration. The initial time of concentration of the storm sewer system is taken to be 15 minutes at the upstream inlet. Added to this value is the travel time in the conduit (pipe or swale) to the next inlet. The resulting time of concentration is then used for calculating the intensity at the next point. At the intersection of two or more conduits, the longest time of concentration is selected and the procedure is continued downstream. As the time of concentration through the system increases the intensity decreases.

24. *What major event was used? Please provide calculations. What storm event are the swales designed for?*

Refer to the revised Report the major event is defined as the 100 year event. Additional discussion is included in the report to clarify the major event is the 100 year event. The swales are designed for up to the major event. Refer to the revised Storm Sewer and Swale design sheet in the report for additional calculations.

#### Water/Waste Water Comments

25. *How will the utilities/maintenance rooms in both of these buildings be outfitted with water meters and backflow prevention devices? Will the water & wastewater department have the opportunity to provide comments on the plumbing layout in the utility/maintenance rooms, with regard to water meters and BFPs, at a later date?*

**Noted, this will be addressed at the building permit stage and opportunity to review the maintenance rooms will be provided at that time.**

26. *Fields of Wellington Block 55 - Drawing No. C2 - Servicing Plan - Has the 200mm sanitary sewer main through this property been adequately sized to handle to sewer flows from the two multi-unit buildings (60 units total)?*

**Yes, this is confirmed in the Servicing Report.**

27. *Fields of Wellington Block 55 - Drawing No. C2 - Servicing Plan - Has the 150mm and 100mm watermain through this property been adequately sized to service the two two-storey multi-unit buildings (60 units total)?*

**Yes, this is confirmed in the Servicing Report.**

*28. Fields of Wellington Block 55 - Drawing No. C2 - Servicing Plan - Why does the proposed 150mm watermain extend so far south into this property when it appears as though it could be situated much closer to Street R and extend into both the buildings?*

**The maintenance rooms are central to the building as is the primary entrance to locate the hydrant and metering as required the service extends midway into the property.**

Environmental Advisory Comments

*29. that the tree policy is adhered to and that deciduous trees be used on the south portion of the site*

**Response to be provided under separate cover.**

*30. that native species, as well as pollinator plants, be used as much as possible as apposed to hybrids*

**Response to be provided under separate cover.**

*31. to encourage the developer to consider heat pump technology for heating/cooling system as well as district energy system.*

**Noted. This can be considered at the building permit stage.**

Sincerely,

**FOREFRONT ENGINEERING INC.**



Kyle Nielissen, P.Eng.

Project Manager

[Kyle.Nielissen@Forefronteng.ca](mailto:Kyle.Nielissen@Forefronteng.ca)