

February 15, 2023

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

Dear Mr. Coffey,

Regarding: Adolphus Reach Resort
Application for Zoning By-law Amendment – 2nd Submission
Response to Technical Comments

On behalf of the landowner and developer, please find enclosed the Response to Zoning By-law Amendment Comments for Adolphus Reach Resort Technical Circulation #1. Enclosed are:

- This Response Letter
- Revised 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 and Quinte Conservation staff are identified in *italics* below.

County Engineering Stormwater Review

Detailed stormwater facility drawings required.

Refer to revised Stormwater Management Report, Figure 4 provides preliminary stormwater management facility details, including enhanced swale, sediment trap and filter berm details. Figure 3 provides swale locations. Additional calculations are provided in Appendix B. Final/detailed design of facilities are to be provided at detailed design / Site Plan control.

It is noted that the runoff coefficients change between the 5 year and 100 year storms. Please clarify.

Typically a higher runoff coefficient is to be expected for the major events as nearly all the effective rainfall becomes runoff. Alternately standard practice is to select a single runoff coefficient on the higher end of the spectrum for all storm events. Refer to the revised report a single higher range coefficient is selected for all storm events.

What runoff coefficients were used for the 25mm Quality Event and the 2 year storm?

Refer to the comment above and revised report, a single runoff coefficient is selected for all events.

Quinte Conservation Stormwater Review

Quinte Conservation is unable to support the stormwater strategy outlined in the stormwater report. Of primary concern, is Outlet 1. Discharge is directed toward an adjacent property whose ownership is not

specified. As water is being collected from a greater area than predevelopment and being discharged uncontrolled; the full impacts on the external property must be clearly analyzed. The owner of the external property is not legally required to receive surface flows from a charged flow regime. A drainage easement and agreement maybe required.

Note that it was previously proposed that drainage from upstream external catchment P6 was to be redirected to Outlet 1, refer to the revised SWM Report, this has been revised to maintain drainage from the external area P6 to Outlet 2. Post development drainage area to Outlet 1 is equal to pre-development drainage area to Outlet 1. Upstream external areas are proposed to outlet to pre-development outlets (e.g. there is no redirection).

Outlet 1 is an existing concentrated discharge point and seasonal watercourse. Additional downstream and drainage act review if required can be a site plan control condition. There can also be a condition if flow is proposed to be modified requiring a drainage easement from the neighbour.

Note that a multi barrier approach to stormwater management is proposed, enhanced swales with check dams, filter strips and sediment traps are proposed for Quality Control and Erosion and Sediment Control. The enhanced swales with check dams will offer some level of quantity control, for the purpose of this report the level of quantity control was not analyzed as the outlets are considered direct to Lake Ontario.

Sincerely,

FOREFRONT ENGINEERING INC.



Kyle Nielissen, P.Eng.

Project Manager

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