

November 2, 2023

Kent Randall
311 George Street North
Suite 200
Peterborough, Ontario K9J3H3

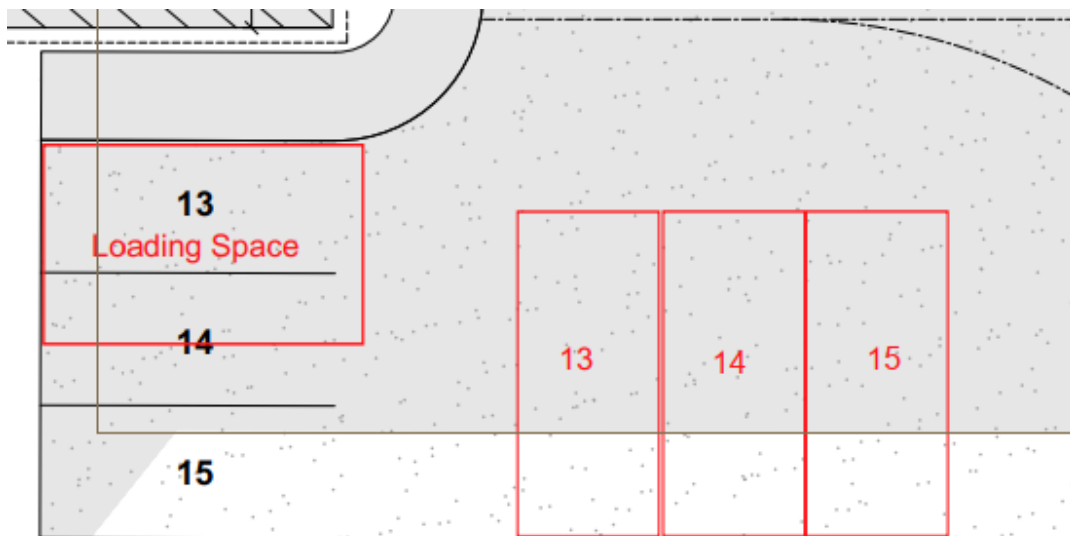
Re: **Dunes Motel**
Site Plan Comments - First Submission
2052 County Road 18

Thank you for providing a third submission for Site Plan Control Application for the Dunes Motel. The proposal consists of a thirteen unit motel inclusive of a guest suite above the detached lobby building.

Development Services Comments

Site Plan & Building Elevations

1. Parking spaces 13-15 should be relocated as shown below. The spaces can be accommodated within the existing hardscaped
2. One loading space is required under Section 5.2 (1) of the Zoning By-law. Please identify a location for the loading space. We suggest that the space be provided where spaces 13-15 are identified on the existing site plan.



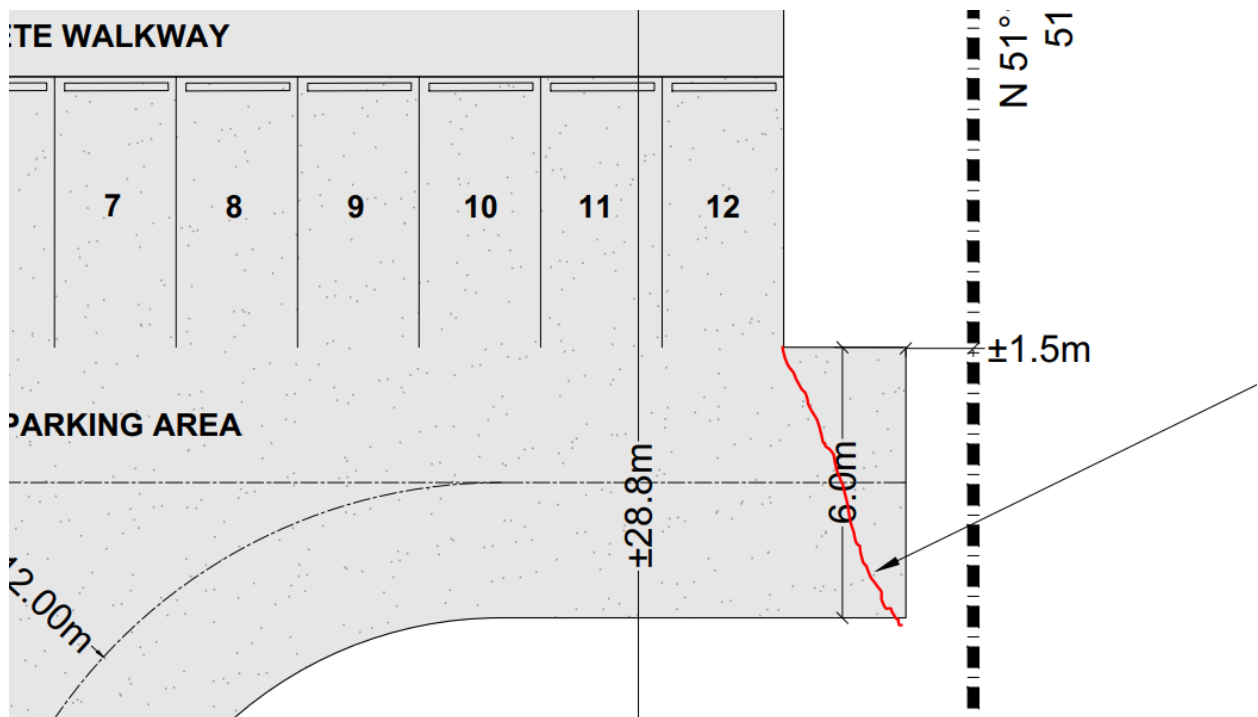


The County
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Development Services

The Corporation of the County of Prince Edward
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3. Please identify a garbage storage location.
4. The proposed lobby/guest suite provides a lesser front yard setback than is required in the CH-13 Zone. This building would not benefit from legal non-confirming status as it is outside of the building footprint for the existing dwelling and exceeds the height of the existing dwelling. A Minor Variance would be required to permit this building as shown.
5. Floor plans should be provided for the two buildings to clarify what is proposed.
6. Please identify a snow storage location.
7. Please confirm whether the driveway needs to be extended southward, beyond the parking spaces, to accommodate a fire route. If not, please limit hardscaping beyond space 12 to the triangle shown below as the additional hardscaped area is not required as a turnaround for space 12.



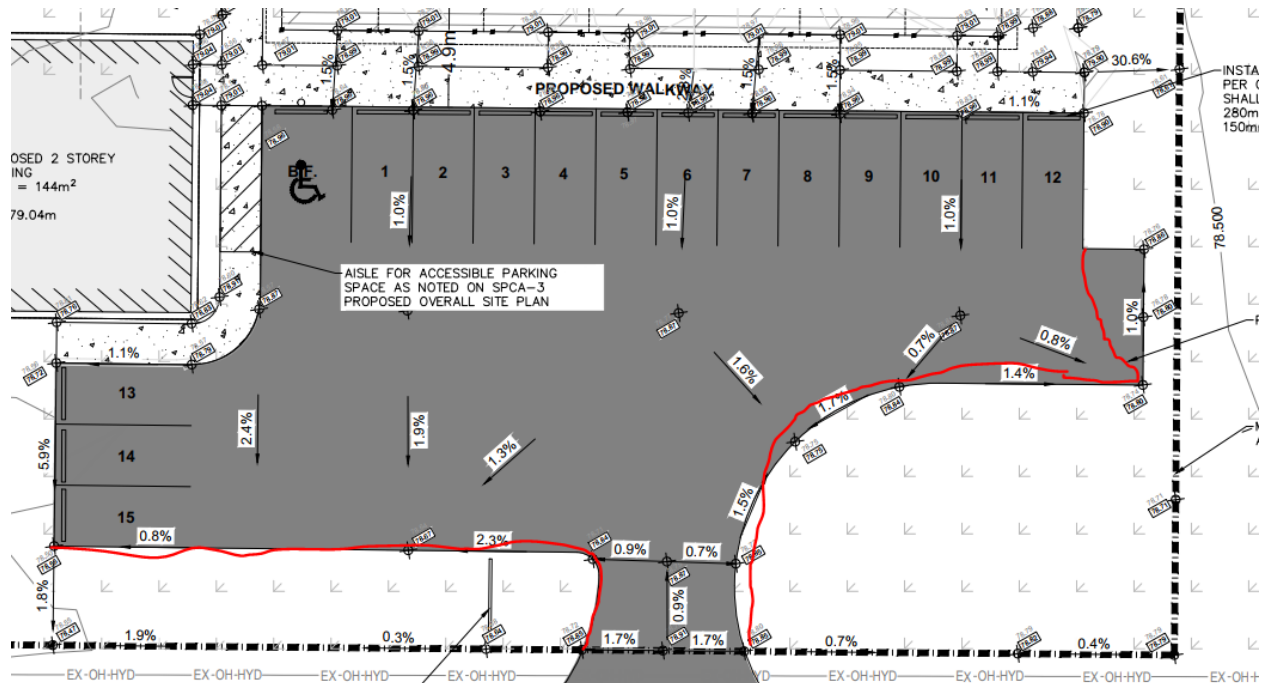
Servicing Plan

8. Please show the location any existing wells on the property.

Grading Plan



9. Please provide curbing along the boundary for the parking area and entrance, as shown below, to delineate this hardscaping from landscaped open space. We suggest that curbing be provided as per OPSD 600.110.



10. Swales may need to be considered.

Landscape Plan

11. Please indicate width of the walkway. The walkway should provide a minimum width of 1.5 metres.

Signage Plan

12. Please remove the off-lot sign from the plan as this is outside of the scope of this application.

Stormwater Brief

Appendix A

13. Pre-Development Site Land-use table, please confirm: the total 'CxA' value. Based on the values provided in the table this should be 0.2 not 0.17
14. The composite runoff value. Based on the values provided in the table this value should be 0.625 or 0.63 bit 0.53

15. Please clarify what the runoff coefficient for the Grass/landscaped areas are based on.
16. It is understood that for different land uses there is a minimum and maximum runoff coefficient values to select between. From this typically, lower runoff coefficient values are used in large flat areas with permeable soils and dense vegetation while higher runoff coefficient values are used in smaller areas with moderate to steep slopes and sparse vegetation. For a site of this size, it would be expected that the runoff coefficients for each land use would all fall within the same range between the minimum and maximum values. Why was the mac runoff coefficient value used for Gravel in the pre-development calculations but no other maximum runoff coefficient values were used for pre or post-development? If the gravel for the pre-development qualified for a max runoff coefficient value, would the asphalt for the post-development not also qualify for the max coefficient value?

Servicing Study

17. From the hydrograph, it appears that the supply well is capable of supplying the proposed development. However, the consultants' statement that "<1 metre drawdown" is not consistent with the hydrograph. We recommend that the consultant clarify or correct this discrepancy. In addition, the supply well record does not appear to be included in the report. We request a copy of the record to further review the consultant's assertions. We reserve our opinion regarding the reported low potential for interference with neighbouring water wells until this explanation and record are provided.
18. The nitrate concentration and Total Coliform counts (7 cfu/100 mg) exceed the D-5-5 limits. We agree with the consultant that the system will need to be regulated under O. Reg 319/08 and that adequate treatment of the whole water supply will be required to meet the Ontario Drinking Water Standards.
19. The report recommends tertiary treatment but does not address nitrate attenuation. We recommend that the consultant provide a comprehensive assessment of nitrate that:
 1. explains the high existing background nitrate concentration
 2. effectiveness of O. Reg 319/08 treatment
 3. evaluate sewage nitrate concentration and overall dilution
 4. rationale for how the proposed development will meet or not exacerbate downgradient nitrate concentrations
20. Fire flow requirements should be provided and or discussed in terms of supply well capacity.

Environmental Site Assessment



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21. The imported soil of unknown quantity and quality should have been included as a PCA with an APEC delineated and addressed.
22. We agree that the applicable Site Standards should be Table 6 for soil and groundwater. Although we recommend that the consultant clarify whether or not the Site is or is not a sensitive Site due to the statement made in the Phase Two ESA that the Site is within a sensitive area (Sand Banks Provincial Park).
23. The report does not provide information on the decommissioning of the tank farm or pump island and lines. Was there a report?
24. We are in general satisfied with the scope of sampling and sample results. We recommend that the consultant confirm that the soil sample results are representative of both native and imported sand fill - per PCA (soil of unknown quantity and quality).

Should you have any questions with regard to the above, please feel free to contact the undersigned at ext. 2006.

Sincerely,

Emily Overholt
Intermediate Planner
Development Services
The Corporation of the County of Prince Edward