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March 7, 2024

Scott Pordham
Policy Coordinator, Development Services
The Corporation of the County of Prince Edward

Via email to: spordham@pecounty.on.ca

Dear Mr. Pordham:

**Re: Wander The Resort
Site Plan Application (File No. SP-09-22)
Response to Site Plan Comments from S. Pordham (September 2023)**

We provided a resubmission via email on September 5, 2023, which included the following:

- Site Plan (August 24, 2023)
- Site Servicing Plan (April 4, 2023),
- Site Grading Plan (April 4, 2023),
- Catchment Plan (August 25, 2023),
- Landscape Plan (August 2023)
- Septic Design Plan (August 2023)
- Cost of Works Schedule – Onsite Wastewater Treatment System
- Cost of Works Schedule – Civil Works
- Cost of Works Schedule - Landscaping

We received further site plan comments via email on the following dates, with responses included in the table below, and have updated the plans and studies accordingly:

Ottawa Office	Kingston Office
700 – 427 Laurier Avenue West, Ottawa ON K1R 7Y2	510 – 366 King Street, Kingston ON K7K 6Y3
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Date	Comments	Response
September 13, 2023	<p>Landscape Plan</p> <ul style="list-style-type: none"> • shows the "Firewater Storage Tanks" that have been removed from other drawings; • Along the east lot line, it indicates that "existing spruce trees to be removed and transplanted". They should remain to provide/maintain the existing landscape buffer. Landscape buffers are required by Section 4.14 of the Zoning By-law. • Changes to the adjacent properties should not be included. • Show a gravel driveway and parking area where asphalt driveway and parking area is shown on other plans; 	<p>The Firewater Storage Tanks have been removed.</p> <p>The "existing spruce trees" were relocated on the Wander site to prevent traffic flow over the front lawn. If they were to remain in place their root systems would interfere with the treatment tanks. Fencing and grasses (5') will be installed in their place to match the existing privacy fence.</p> <p>These elements have been removed.</p> <p>The driveway is now shown consistently on all plans.</p>
September 13, 2023	<p>Catchment Plan</p> <ul style="list-style-type: none"> • The parking areas are to be paved as shown on the site plan and the area of gravel surfaces needs to be updated • Show a gravel driveway and parking area where asphalt driveway and parking area is shown on other plans; 	<p>The driveway and parking area are now shown consistently on all plans.</p>
September 13, 2023	<p>Site Plan</p> <ul style="list-style-type: none"> • Safety fencing/railing should be provided around the below grade spa (pool and hot tub area) on the west side of the main building; • Privacy fencing should be provided on lot lines to buffer adjacent residential uses to the east and northwest of the site; • The barrier free parking spaces should also include signage to identify them. In a draft checklist that is being prepared by the Accessibility Committee, they are looking for Accessible parking spaces to be identified by vertical signage and pavement markings; a vertical post mounted sign in front of each accessible space, with the centre of the sign between 1,500 mm and 2,000 	<p>There is a 6' concrete retaining wall and a 6' glass barrier around the pool, as shown on the Site Plan.</p> <p>There is complete privacy fencing shown on the site plan, most is already installed, remaining area to be completed shortly.</p> <p>Barrier-free parking space signage is on the fence. We have provided a signage plan.</p>

Date	Comments	Response
	<p>mm above the ground is included;</p> <ul style="list-style-type: none"> All fire routes should be identified and signage provided, including the area leading to the dry hydrant; Outdoor showers should be identified. I believe there are some on the existing cabins at least. 	<p>The site plan now shows all fire routes – signage is installed on fence.</p> <p>There are no outdoor showers, only foot washing stations that drain into French drains and were inspected by the County (Lisa)</p>
September 13, 2023	<p>In regard to the request for the exterior path, Planning Advisory Committee members specifically mentioned the path around the main building when they reviewed the preliminary site plan last spring. Sections 80.23 #1&#3 of OReg 191/11 require an exterior path of travel to be 1500mm and for it to be a <u>firm and stable surface</u>. Could a surface other than pavement be considered? Perhaps limestone screening (aka crusher dust) could be used. I understand it is typically considered to satisfy the requirement. It is the material typically found on community baseball diamonds.</p>	<p>Crusher dust will be used and is shown consistently on all plans.</p>
September 14, 2023	<p>Site Plan Location of fenced garbage enclosure should be identified. It should not be located next to a residence or amenity area on an adjacent lot.</p>	<p>The garbage enclosure has been shown on the Site Plan.</p>
September 27, 2023	<p>Operational Services:</p> <ul style="list-style-type: none"> The entrance will have to be considered a commercial entrance and will have to follow the applicable Municipal Standards. If the entrance needs to be widened to meet the OPSD or if there is work within the Right of Way, a permit will be required from the County. 	<p>The Commercial Entrance has been shown on the Site Plan.</p> <p>Acknowledged.</p>
September 27, 2023	<p>Development Services Engineering Division</p> <ul style="list-style-type: none"> Notes that responses have not been provided to comments dated August 22, 2023 <p>Catchment Plan</p> <ul style="list-style-type: none"> Area of the site identified as not having a catchment area. How is the stormwater from this area being treated/where is it being directed? 	<p>Letter dated April 5, 2023 provided in response on September 28, 2023.</p> <p>Please refer to updated Catchment Plan.</p>

Date	Comments	Response
	<ul style="list-style-type: none"> • Interlock shown across septic area • Interlock walkways shown while they are a gravel pathway on the site plan <p>Grading Plan</p> <ul style="list-style-type: none"> • Direction of drainage flow on the plan and slope of the road in cross-section A-A are inconsistent. Please confirm. • Location of concrete barrier on the plan and location of concrete barrier in cross-section C-C are inconsistent. Please confirm. <p>Site Plan</p> <ul style="list-style-type: none"> • Notes that the underground Dry Hydrant details can be found on the "Fire Suppression Drawings". Please provide these drawings. • What water source is the Dry Hydrant being connected to? The outdoor pools? Will water be available to supply the Dry Hydrant in the winter? How much water is available in the water source? <p>Site Servicing Plan</p> <ul style="list-style-type: none"> • Hydrant not noted on the plan. 	<p>This has been removed. The walkway is now shown consistently across all plans.</p> <p>Please refer to updated Grading Plan.</p> <p>Please refer to updated Grading Plan.</p> <p>Please refer to the Dry Hydrant Plan dated December 19, 2023.</p> <p>Yes, the outdoor pools are the water source, year-round. As noted in the Fire Protection Report, a minimum volume of on-site water available for fire suppression should not be less than 81,000 litres. The year-round capacity for the outdoor pools has been calculated as 115,000 litres.</p> <p>Please refer to updated Site Servicing Plan.</p>

Plans attached:

Plan Title	Date	Prepared By
Site Plan	February 28, 2024	Six Design
Site Servicing Plan	February 28, 2024	Jewell Engineering
Grading Plan	February 28, 2024	Jewell Engineering
Catchment Plan	February 28, 2024	Jewell Engineering
Septic Design Plan	February 26, 2024	Groundwork Engineering
Sewer Distribution Plan	March 1, 2024	Groundwork Engineering
Landscape Plan	March 6, 2024	Terra Vista Landscape Firm
Landscaping Notes and Details	March 6, 2024	Terra Vista Landscape Firm
Lighting Plan	March 6, 2024	Terra Vista Landscape Firm
Landscape Lighting Fixture Details	March 6, 2024	Terra Vista Landscape Firm

Plan Title	Date	Prepared By
Signage Plan	March 6, 2024	Terra Vista Landscape Firm
Planting Plan	March 6, 2024	Terra Vista Landscape Firm
Dry Hydrant Plan	December 19, 2023	Greer Galloway

Reports attached:

Report Name	Date	Prepared by
Stormwater Management Design Brief	February 23, 2024	Jewell Engineering
Stage 2 Archaeological Assessment	November 3, 2023	AS&G Archaeological Consulting
Stage 2 Archaeological Assessment Proof of Submission	November 3, 2023	AS&G Archaeological Consulting
Fire Protection	July 13, 2023	Greer Galloway
Final ECA No. 2056-CNSQ6Z	September 12, 2023	Ministry of the Environment, Conservation and Parks

We look forward to any additional comments you may have, and to the approval of this site plan control application.

Yours very truly,



Krista Libman
KML/

Encl.

cc. Shannon Hunter, Wander The Resort Inc.
Ray Essiambre, Essiambre & Associates Inc.