

RESPONSE TO 1ST TECHNICAL COMMENTS

6 JOHN STREET

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July 15, 2024

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

RE: 6 John Street, Picton
Response to 1st Technical Circulation Comments for Draft Plan of Subdivision Application

Dear Ms. Overholt,

Fotenn Planning + Design is pleased to submit this letter and supporting documentation on behalf of JAMR Developments for the property municipally known as 6 John Street in Prince Edward County. This letter provides responses to the following comments:

/ The County of Prince Edward Development Services Comments, dated May 1, 2024

Please refer to the following updated documents, submitted in support of this letter:

- / Concept Plan;
- / Draft Plan;
- / Functional Servicing Brief; and,
- / Stormwater Management Brief.

Technical Comments

Technical comments received from the City are numbered, with our responses listed below each item in **bold**.

Draft Plan

1. Sight triangle should not include a portion of the road allowance. Following acquisition of lands abutting the road, new buildings and structures within the property will need to meet zoning requirements including sight triangle requirements as per Section 4.24 of the Zoning By-law. Of note, parking may not be provided in the sight triangle.

Please refer to the revised plans.

2. Road widening will be required along Union Street to provide a width of 13 m (43 ft) as measured from centreline.

Please refer to Appendix A of the updated Functional Servicing Report, which provides the as-built drawing verifying that Union Street benefits from having a 26-metre right-of-way, and therefore no additional road widening should be required.

3. The driveway for the corner lot appears to be in close proximity to the intersection. Please revise plans to indicate setback from the intersection and provide minimum setback required based on the applicable minimum standard.

Please refer to the grading plan with corner clearance mark-ups showing that the plan meets the applicable minimum standard. It is also understood that this comment has been discussed with staff directly, and that the analysis provided has been accepted.

Concept Plan

4. The corner unit will not meet the exterior side yard setback requirement following road widening along Union Street. Please indicate how far the building will be from the road allowance following road widening.

Please refer to our revised plans and see our response for comment 2 above.

Tree Inventory

5. A plot plan identifying trees to be removed, retained and, if necessary, replaced will be required as a condition of the Subdivision if tree removal is necessitated. Alternatively, a plot plan could be provided as part of the next submission showing trees and required tree protection zones. It appears that trees 3/4 may need to be removed to accommodate servicing laterals/driveways. If so, these would need to be replaced in an appropriate location.

Noted.

Stormwater Management Plan

6. The Brief indicates that stormwater from the development will be conveyed via a storm sewer that is surcharged. A hydraulic grade line analysis is required to determine whether stormwater will surface during storm events.

Please refer to the revised stormwater management brief.

Geotechnical Plan

7. Please provide details as to who will be responsible for maintaining the retaining wall. If an access easement is to be provided to facilitate maintenance, please delineate easement and indicate who would benefit.

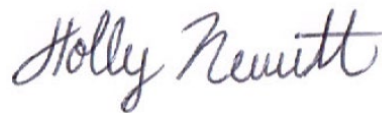
Please see the updated plans which provide a 1.5-metre maintenance easement along lots 5 through 8. This is intended to allow private property owners with access to maintain their portion of the retaining wall over time.

We trust that this letter addresses comments received for the application, and should you have any additional comments or questions please contact us at 613.542.5454 x 234.

Respectfully submitted,



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