

# PLANNING LETTER

## PORT PICTON, BLOCK 204

1

October 14, 2025

**Ms. Angela Buonamici**  
Manager of Planning, Development Services  
The Corporation of the County of Prince Edward

**RE: Port Picton, Block 204**  
**Response to Public Comments**  
**File # A9-24**

Dear Ms. Buonamici,

Fotenn Planning + Design is pleased to submit this letter and supporting documentation on behalf of Port Picton Homes for the lands known as Block 204 in the Port Picton subdivision. This letter provides a response to the public comments received related to circulation of the minor variance application. In addition to this letter, a Revised Site Plan is also being submitted.

### Revised Site Plan

As a result of the comments received from the public, the following changes have been made to the site plan.

#### Interior Side Yard

The northwest corner of the building has been reconfigured and rearticulated to increase the interior side yard setback from 2.5 metres to 4.5 metres from the north lot line. As a result, a minor variance related to interior side yard setback is no longer required.

#### Front Yard

The site plan has been revised to remove the visitor parking area, along Villeneuve Drive to the west of the site, from the property boundary. These visitor spaces form part of the private right-of-way subject to a final plan of condominium application, and are not included within the subject site boundaries. As a result of this change, relief from the minimum front yard setback is required. Relief is requested to reduce the minimum front setback from 4.5 metres to 1.4 metres. No change in the setback between the residential building and visitor parking area is proposed. Despite the reduced setback, it will maintain a continuous street frontage along Villeneuve Drive, contributing to an active streetscape and sense of place within the community. The reduced setback is not anticipated to impact the functionality of the site as it relates to stormwater management or amenity area. The internal configuration of the built form aids in preventing concerns regarding privacy or light pollution as living space windows are located above the ground floor. The proposed variance is not anticipated to result in compatibility concerns or impact the enjoyment or livability of the proposed residential units or surrounding area. This variance is technical in nature is not anticipated to impact the functionality of the private street or compatibility of the built form.

#### Lot Coverage

Due to changes to the site plan, the requested variance for maximum lot coverage has been reduced from the original minor variance submission. The original application, submitted in July 2024, requested an increase in the maximum lot coverage from 43% to 52%. The revisions to the site plan have reduced the requested variance for maximum lot coverage to 47%. The intent of the maximum lot coverage provision is to ensure sufficient permeability on a lot to support efficient stormwater management. The maximum lot coverage also ensures that there is sufficient land outside of the buildable envelope for required setbacks, landscape open space, and amenity space. The proposed development generally complies with required setbacks, exceeds the required landscape

open space requirement, and provides sufficient amenity area for residents. Further, stormwater management will be sufficiently managed for the proposed development. The proposed variance is appropriate and will allow the development of a compact and contemporary built form without impacts on the functionality of the site or adjacent residential uses.

### **Landscaped Open Space**

As a result of the changes to the site plan, the provided landscaped open space has been increased to 38%, which exceeds the minimum R3-60 zoning requirement of 35%. A minor variance related to landscape open space is no longer required.

### **Revised List of Requested Variances**

- 1) 12.5.60.iii. Minimum Front Yard: 4.5 metres

Relief is required to permit a decreased front yard setback of 1.4 metres.

- 2) 12.5.60.iv. Maximum Lot Coverage: 43%

Relief is required to permit an increased lot coverage of 47%.

### **Conclusion**

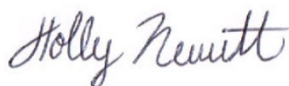
The applicant is seeking approval from the County of Prince Edward for a minor variance to increase the maximum lot coverage and decrease the minimum front yard requirements to permit the residential development as proposed. Revisions to the site plan in response to comments received from members of the public have resulted in changes to the variances required as part of the application. The proposal will allow for the development of 19 residential units, representing a contemporary and compact built form that has been designed to integrate with the topography of the site and architecturally echo surrounding residential uses. In light of these changes, our professional opinion remains that the proposed minor variance application maintains the intent and purpose of the Official Plan and zoning by-law, is minor in nature, and is desirable for the appropriate development of the site.

We trust that this addresses the public comments received, and the application can proceed to a Public Meeting for a decision. Please feel free to contact the undersigned with any additional comments or questions at 613.542.5454.

Respectfully submitted,



Kelsey Jones, MCIP RPP  
Senior Planner  
Fotenn Planning + Design



Holly Newitt, MCIP RPP  
Planner  
Fotenn Planning + Design