

December 12, 2025

*sent via email*

Mr. Dale Egan, Planning Coordinator  
Prince Edward County  
332 Picton Main Street  
Picton, ON  
K0K 2T0

**Re: Site Plan Approval Application – 3<sup>rd</sup> Submission**  
**Choice Properties REIT**  
**13311 Loyalist Parkway**  
**Our File: SDM/PIC/22-01**

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On behalf of Choice Properties REIT (“Choice”), Zelinka Priamo Ltd. is pleased to submit revised materials for Site Plan Approval for the lands known municipally as 13311 Loyalist Parkway (the “subject lands”).

As you are aware, the subject lands are proposed to be developed with a new commercial retail pad, adjacent to the existing food store (Phase 1).

This letter provides responses to the 3<sup>rd</sup> submission comments received on November 28, 2025:

| Ministry of Transportation (“MTO”) Comment                                                                                                                                                                                                                                                                                                                    | Applicant Response                                                                                                         |
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| Please see comments from MTO dated November 26, 2025.                                                                                                                                                                                                                                                                                                         | All MTO comments have been addressed, and a Building and Land Use permit has been issued (refer to submission attachment). |
| Quinte Conservation Comment                                                                                                                                                                                                                                                                                                                                   | Applicant Response                                                                                                         |
| As per O.Reg.596/22 this office no longer provides comments on water quality as part of our stormwater management review. municipalities must continue to follow the Ministry of Environment Stormwater Management Planning and Design Manual March 2003 for stormwater quality requirements. Staff will continue to provide comments on stormwater quantity. | Acknowledged.                                                                                                              |
| QC is supportive of the onsite stormwater strategy outlined in the Stormwater Report. The design criteria targets will                                                                                                                                                                                                                                        | Acknowledged.                                                                                                              |

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| be obtained by the approach proposed. There is an existing stormwater management system currently in operation on-site. There are no stated issues or deficiencies with this existing system. It is proposed to expand the existing system to accommodate increased runoff from the increased impervious areas associated with the site expansion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |
| QC is in agreement with the conclusions outlined in the stormwater report and has found no notable issues with the approach and calculations. Total stormwater flows, storm sewer sizing and storage requirements appear adequate. On-site storage for quantity control will be accomplished with sand filter bottom holding ponds, rooftop storage and parking lot storage. The design criteria for post- to pre-development release rates is obtainable with this configuration. One sand filter holding pond will be newly constructed and the other significantly expanded. Stormwater drawdown in the pond will be through a sand substrate with an underlying underdrain system. This underdrain discharges into a surface conveyance (swale) that discharges under the Millenium Trail.                                                                                                                                                                                                                                                                     | Acknowledged. |
| This revised submission appears to be triggered by a response to MTO comments and the addition of Phase 2, which proposes a retail location in the existing parking lot. These comments have not been provided to QC. Offsite drainage contributing areas are within the MTO right-of-way leading to the property. Adjustments to catchment areas modeling, allowable flows and infrastructure placement has been undertaken in response to these comments. Further, as per MTO SWM policy, rooftop storage is not considered to be permanent quantity control due to vulnerability of tampering or bypassing. To address the MTO concerns a risk assessment has been added to the report to demonstrate the impact on removing rooftop control devices to the existing building. An additional OTHYMO model has been completed to assess this removal and impact. QC has reviewed these adjustments and modeled assessment and finds that they are reasonable and supportive of the conclusions of the stormwater report. QC defers to the MTO for final comment. | Acknowledged. |
| Please note that current and final grading of the development places it lower than Loyalist Parkway (HWY 33) right-of-way. There will be no contribution to the storm sewer on Loyalist Parkway. Flows from the proposed development will drain to the south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acknowledged. |
| An additional retail pad is now included as Phase 2 within the existing hardened parking area. Changes to the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acknowledged. |

| impervious cover, stormwater routing and storage requirements will be minimal. QC has reviewed Phase 2 and found no issues or concerns with its inclusion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                      |
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| Relief flow from the storage pond is present and now indicated as “spillover outlet” on the site servicing plan drawing. It is recommended that the overflow weir be configured as erosion resistant and details be provided on the final construction drawings. QC does not foresee any engineering constraints or potential issues in the final design and construction stage. There are no stormwater concerns with this submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted, erosion protection added.                                                                                                                                                                     |
| PEC - Water and Wastewater Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Applicant Response                                                                                                                                                                                   |
| Is the existing 9.0m of 150mm PVC sanitary sewer with 2% slope from manhole MH-881 (98M) to MH-882 (98L) sufficiently sized to handle the flows from the existing 100mm No Frills sanitary line and the new proposed 150mm sanitary line from the Shoppers Drug Mart? These buildings have very low usage rates, this is not a concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes, the existing sanitary sewer has sufficient capacity to handle expected flows from new Retail B. Label arrows were adjusted for clarity.                                                         |
| Shows on Site Servicing Plan “EX.SAN CB 1.” Is this an existing storm sewer catch basin or is this some sort of sanitary structure? If this is a storm sewer catch basin, it likely shouldn’t discharge to the sanitary system. Please clarify Ex. San CB 1. Does surface water enter this structure?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Ex. San CB 1 is a sanitary structure. Only surface water from the compactor concrete pad would enter this structure.                                                                             |
| The proposed water chamber for the DCVA backflow prevention device for the fire suppression line is on private property and so we assume the County will have no responsibility in maintaining/replacing any part of this chamber or device. In the Zelinka Priamo Ltd. Applicant Response document, it states “as requested by the County, the water chamber will be made watertight.” In this drawing it also shows that the water chamber will be provided with a “water tight lid” which is ideal. Instead of a DCVA backflow prevention device in this chamber, a Krohne branded flowmeter should be installed for billing purposes. The domestic water line will need to tee in after the flowmeter so that all flows to the back of the No Frills and Shoppers Drug Mart buildings are metered. The backflow prevention devices for the domestic and fire suppression lines should be located in the buildings so they are easily serviceable, no risk of water submergence and they will be located in a climate-controlled environment. There will need to be valves installed on both sides of the flowmeter, with a valve on the bypass line, so if flowmeter maintenance is required the bypass could be used to maintain water to these buildings. We would | As discussed with County staff on December 4, 2025, and confirmed by County staff on December 8, 2025, the backflow regulator at the property line has been replaced with a meter and bypass system. |

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| <p>recommend valves on each of the fire suppression lines so they can each be isolated, if necessary. We would also recommend a valve on the domestic service so that it can be isolated as well. The existing domestic water service will need to be properly decommissioned at the watermain. A flowmeter will likely take 4-6 weeks for delivery, in our experience, so at the time of ordering the flowmeter, we can provide a particular specification for the meter. Please see example diagram below of water meter chamber, piping and valving from the Millenium Trail to the No Frills and Shoppers Drug Mart buildings.</p> <p>Replace the backflow preventor at the property line with a Khrono meter specified by the municipality. The attached drawings shows the suggested configuration to allow for maintenance of the meter and avoid future disruptions. This will be placed so that it services both the NoFrills and Retail B building.</p>                                                                                                                                                                                                                                         |                                                                                                                                            |
| <p>Site Servicing and Stormwater Management Report shows the Total Expected Peak Flow for the Existing Condition as 7.30L/s and the Proposed Connection as 7.72L/s. Both of these are well within the 250mm diameter pipe capacity at 0.28% slope of 31L/s on the Millenium Trail. The sanitary pipe from the property line to the Millenium Trail is 150mm in diameter. Is 7.72L/s well within the pipe capacity limits for the 150mm sanitary pipe? What is the capacity of the 150mm sanitary line from the property line to Millenium Trail?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Yes, the 7.72L/s is within capacity of the 150mm pipe at 2% slope. Q=22L/s, and a note to this effect has been added to the report.</p> |
| <p>Report states “as the site is zoned for commercial use it is expected that adequate flows have been provided to the site by the County of Prince Edward... During the original development the pressures and flows were found to be sufficient for peak hour conditions and under fire conditions as established by the MOEE and the Fire Under Writers Survey booklet once the loop was completed... As the added uses are standard retail units it is expected that the addition of the retail building will not significantly alter the current site conditions as the food store would be the determine the highest fire flow requirement and domestic usage.”</p> <p>They are assuming that adequate water flows have been provided to the site because the property is zoned for commercial use. Is this acceptable to assume this or is there a requirement for flow data calculations to be provided here? We do realize that there are already a few fire hydrants on this property, in certain locations, and so fire flows were likely calculated and achievable at the time of No Frills construction, but do we assume this or should proper calculations be provided to verify this?</p> | <p>A flow test was conducted on July 24, 2025, on site, and the FUS calculations have been included in the report.</p>                     |

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| Development Engineering had previously requested updates to the report to show that fire flows have been met. If this has not been done, we will once again request that the report be updated to verify this.                                                                                                                                                     |                                                                                       |
| <b>PEC – Operations Comments</b>                                                                                                                                                                                                                                                                                                                                   | <b>Applicant Response</b>                                                             |
| Operations is in agreement with the proposed cash-in-lieu for the deficiency of replacement trees on-site required under the County’s Tree Management and Preservation Policy. Operations agrees with the \$350.00 cash-in-lie payment for the required 74 replacement trees. The developer will be responsible for a one-time cash-in-lie payment of \$25,900.00. | Acknowledged.                                                                         |
| <b>PEC – Building Comments</b>                                                                                                                                                                                                                                                                                                                                     | <b>Applicant Response</b>                                                             |
| No comments.                                                                                                                                                                                                                                                                                                                                                       | Acknowledged.                                                                         |
| <b>PEC – Fire Department Comments</b>                                                                                                                                                                                                                                                                                                                              | <b>Applicant Response</b>                                                             |
| No comments.                                                                                                                                                                                                                                                                                                                                                       | Noted.                                                                                |
| <b>PEC – Planning Comments</b>                                                                                                                                                                                                                                                                                                                                     | <b>Applicant Response</b>                                                             |
| Please confirm location of exterior garbage storage for Building B.                                                                                                                                                                                                                                                                                                | Garbage will be stored in bins at the rear of the building, east of the loading area. |
| <b>PEC - Engineering</b>                                                                                                                                                                                                                                                                                                                                           | <b>Applicant Response</b>                                                             |
| Section 1.0 Background, states that water and sanitary connections for each phase are provided via separate existing connections to the existing development. However, there is no separate existing connection for either service at Retail C location.                                                                                                           | Report has been updated to indicate future property connection to future Retail C.    |

## SUBMISSION

As part of the complete application submission, the following electronic materials have been provided:

- Architectural drawings, including site plan and details;
- Civil drawings, including servicing, grading, erosion and sediment control, and details;
- Landscape drawings and details;
- Photometric Plan;
- Site Servicing and Stormwater Management Report; and,
- Tree Preservation Plan.

If hard copies of any of the above-noted materials are required, please advise and these can be provided.

We trust that the enclosed information is satisfactory, and we look forward to a timely approvals process. If you have any questions, or require further information, please do not hesitate to contact our office.

Yours very truly,

**ZELINKA PRIAMO LTD.**

A handwritten signature in black ink, appearing to read 'Laura', with a stylized, flowing script.

Laura Jamieson, B.Sc.  
Intermediate Planner

cc. The Client