

RESPONSE TO 3RD TECHNICAL COMMENTS

PORT PICTON, BLOCK 204

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December 9, 2025

Mr. Dale Egan
Planning Coordinator, Approvals
The Corporation of the County of Prince Edward

RE: Port Picton, Block 204
Response to 3rd Technical Circulation Comments
File # SP-11-24

Dear Mr. Egan,

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 responses to the third round of technical review comments dated July 3, 2025. The technical review comments reviewed below are in relation to the ongoing Site Plan Control application on the property, technical responses to the concurrent minor variance application have been submitted under separate cover.

The following revised items are being submitted:

- / Natural Light Calculations;
- / Revised Grading Plan;
- / Revised Servicing Plan;
- / Revised Site Plan;
- / Updated Architectural Drawing Package.

Technical Comments

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

Site Plan Drawing

1. We will redline the Ainley Plan for the western easement, "Utility Easement - Sanitary Forcemain" and for the eastern easement, "Utility Easement - Gravity Sanitary, Hydro and Gas Utilities".

Noted.

Floor Plans Drawing & Landscape and Parking Plan

2. The Architectural Plans have been redlined to show the measurements are in millimeters not meters.

Please refer to the updated architectural plans as the unit of measurement has been corrected.

3. The two spaces in the Basement Plan will not work for parking or backing out. We would want to see the turning movements with radii's labeled. As this is the County and we have a large majority of trucks being the preferred vehicle of choice, we would like to see if a pickup truck can make those turns. The garage door for the south units creates a one-way traffic situation which will not function properly. Remove the extra door and keep the larger garage door like the Site Plan shows. Please refer to markup plans of Drawing A-1 and Ainley's Landscape Plan.

Please refer to the prepared parking plan, which provides turning radius demonstrating functionality of all proposed parking spaces.

Building Department Comments

4. Development Charges and wastewater charges will be applicable.

Noted.

5. An architect and engineer will be required for the design of the proposed building.

The plans have been prepared by certified architects and engineers.

6. Applicant to provide calculations regarding average grade for all separate buildings to determine building height, basement, first storey.

Please refer to the architectural elevations.

7. Please confirm the servicing to each unit. OBC 7.1.2.4 prohibits plumbing serving a dwelling unit to be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement, or parking garage so that the piping is accessible for servicing and maintenance without encroachment on any private living space.

The individual servicing of each upper unit will be located in a central hanging sewer/water main in the common element parking garages so that the piping is accessible for servicing and maintenance without encroaching on private living spaces.

8. Retaining walls and guards on retaining walls will be required to be engineered in accordance with Part 4 of the OBC.

Noted.

9. Confirm and provide calculations that show compliance with natural light requirements including shared light being used through the balconies.

Please refer to the natural light calculations provided as they confirm compliance with these requirements.

10. Firewalls shall be masonry and maximum openings through a firewall shall comply with OBC 3.1.10.5 and 3.1.8.6 (access ways through the firewall)

Noted.

11. Drainage in the north corner of the building appears to drain over the adjacent property, please confirm no water is directed to adjacent properties.

Please refer to the updated drainage plan, which confirms that no water is directed to adjacent properties.

12. The proposed building is located within the Quinte Conservation Source Water Protection Zone; approval may be required from the Risk Manager.

Noted.

13. As per OBC 9.10.1.3. Basements exceeding 600m² in area shall conform to Part 3, average grade calculations will be required to confirm if the parking garage is considered a "basement", as per OBC definition.

Noted.

14. Access from the public parking area to a group C occupancy in a building more than 3 stories shall be through a vestibule as per OBC 3.3.5.7 (3)

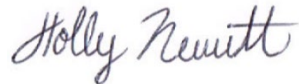
As demonstrated by the architectural drawing package previously submitted, the building is not greater than 3 storeys in height. The built form is essentially that of a three-storey back-to-back townhouse, though they are not horizontally aligned at the same grade, being offset to accommodate the natural slope of the site.

We trust that this addresses all comments. Please feel free to contact the undersigned with any additional comments or questions at 613.542.5454.

Respectfully submitted,



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Fotenn Planning + Design



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