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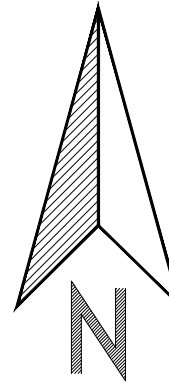
**Appendix A      Draft Plan and Pre-Consultation Summary**

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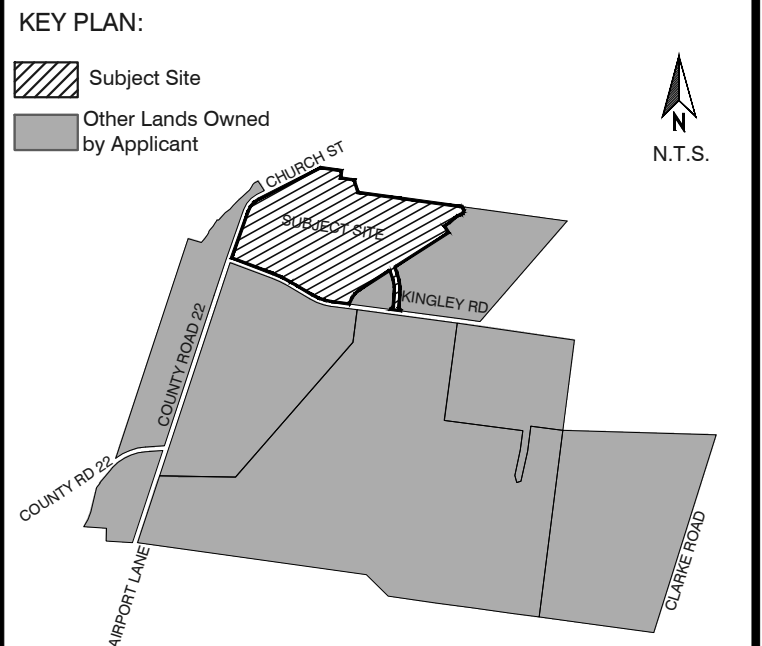


Schedule of Land Use - Phase 1				
Description	Lot / Block No.	Residential Units	Area (ha)	
Minimum Lot Width 9.20m (30')	X	41	1.18	
Minimum Lot Width 11.60m (38')	V	35	2.35	
Minimum Lot Width 15.24m (50')	Z	16		
<b>Total Single Detached</b>		<b>92</b>	<b>3.53</b>	
Street Townhouse Minimum Lot Width 6.10m (20')	L	81	1.46	
Street Townhouse Minimum Lot Width 7.62m (25')	G	10	0.28	
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	30	0.33	
<b>Total Townhouses</b>		<b>121</b>	<b>2.07</b>	
<b>Net Developable Total</b>		<b>213</b>	<b>5.60</b>	

Schedule of Land Use				
Description	Lot / Block No.	Residential Units	Area (ha)	
Minimum Lot Width 9.20m (30')	X	97	2.73	
Minimum Lot Width 11.60m (38')	V	103	7.33	
Minimum Lot Width 15.24m (50')	Z	57		
<b>Total Single Detached</b>		<b>257</b>	<b>10.06</b>	
Street Townhouse Minimum Lot Width 6.10m (20')	L	118	2.14	
Street Townhouse Minimum Lot Width 7.62m (25')	G	53	1.50	
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	30	0.33	
<b>Total Townhouses</b>		<b>201</b>	<b>3.97</b>	
Medium Density			4.02	
<b>Net Developable Total</b>		<b>458</b>	<b>18.05</b>	
Stormwater Management Pond			0.90	
Park			2.08	
Walkway			0.18	
Open Space			0.19	
Road Widening			0.35	
Right of Way (Public Laneways)	LANE A-I	734.89m	0.96	
Right of Way (Public Streets)	STREET A-L	4459.27m	8.11	
<b>Total Site Area</b>			<b>30.82</b>	

**DRAFT PLAN OF SUBDIVISION**

LEGAL DESCRIPTION:  
PART OF LOTS 1 AND 2  
CONCESSION 1  
SOUTHEAST OF CARRYING PLACE  
TOWNSHIP OF HALLOWELL  
COUNTY OF PRINCE EDWARD



REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:  
(a) SEE PLAN (b) SEE PLAN (c) SEE PLAN (d) SEE PLAN (e) SEE PLAN (f) SEE PLAN (g) SEE PLAN (h) SEE PLAN (i) SEE PLAN (j) SEE PLAN (k) SEE PLAN (l) SEE PLAN (m) SEE PLAN (n) SEE PLAN (o) SEE PLAN (p) SEE PLAN (q) SEE PLAN (r) SEE PLAN (s) SEE PLAN (t) SEE PLAN (u) SEE PLAN (v) SEE PLAN (w) SEE PLAN (x) SEE PLAN (y) SEE PLAN (z) SEE PLAN (aa) SEE PLAN (ab) SEE PLAN (ac) SEE PLAN (ad) SEE PLAN (ae) SEE PLAN (af) SEE PLAN (ag) SEE PLAN (ah) SEE PLAN (ai) SEE PLAN (aj) SEE PLAN (ak) SEE PLAN (al) SEE PLAN (am) SEE PLAN (an) SEE PLAN (ao) SEE PLAN (ap) SEE PLAN (aq) SEE PLAN (ar) SEE PLAN (as) SEE PLAN (at) SEE PLAN (au) SEE PLAN (av) SEE PLAN (aw) SEE PLAN (ax) SEE PLAN (ay) SEE PLAN (az) SEE PLAN (ba) SEE PLAN (bb) SEE PLAN (bc) SEE PLAN (bd) SEE PLAN (be) SEE PLAN (bf) SEE PLAN (bg) SEE PLAN (bh) SEE PLAN (bi) SEE PLAN (bj) SEE PLAN (bk) SEE PLAN (bl) SEE PLAN (bm) SEE PLAN (bn) SEE PLAN (bo) SEE PLAN (bp) SEE PLAN (bq) SEE PLAN (br) SEE PLAN (bs) SEE PLAN (bt) SEE PLAN (bu) SEE PLAN (bv) 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SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY SCHAEFFER OZALDOV BENNETT LTD.

DAN OZALDOV O.L.S.  
SCHAEFFER OZALDOV BENNETT LTD.

OWNER'S CERTIFICATE:  
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PRINCE EDWARD

PEC COMMUNITY PARTNERS INC.

**BASE31-VILLAGE A**

APPROVAL STAMP:

**PEC COMMUNITY PARTNERS INC.**

REVISIONS			
No.	Description	Date	Int.
3			
2			
1	REVISED PER 1ST SUBMISSION COMMENTS	25/08/12	MP

PROJECT No.: 21730  
DATE: August 15, 2024  
SCALE: 1:1500

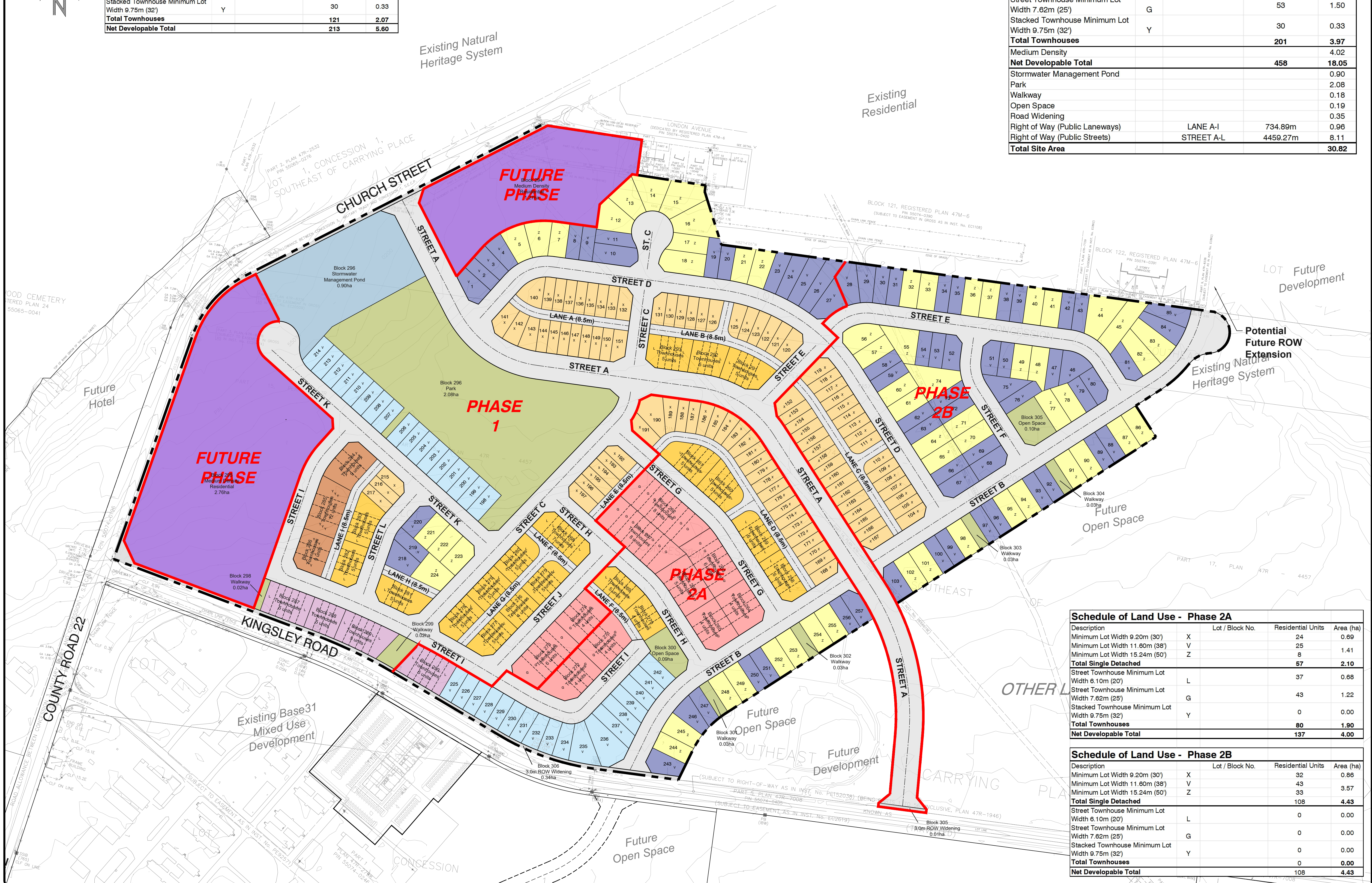
DRAFTED BY: MP  
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DRAWING No.: **DP-01**



Schedule of Land Use - Phase 2A				
Description	Lot / Block No.	Residential Units	Area (ha)	
Minimum Lot Width 9.20m (30')	X	24	0.69	
Minimum Lot Width 11.60m (38')	V	25	1.41	
Minimum Lot Width 15.24m (50')	Z	8		
<b>Total Single Detached</b>		<b>57</b>	<b>2.10</b>	
Street Townhouse Minimum Lot Width 6.10m (20')	L	37	0.68	
Street Townhouse Minimum Lot Width 7.62m (25')	G	43	1.22	
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	0	0.00	
<b>Total Townhouses</b>		<b>80</b>	<b>1.90</b>	
<b>Net Developable Total</b>		<b>137</b>	<b>4.00</b>	

Schedule of Land Use - Phase 2B				
Description	Lot / Block No.	Residential Units	Area (ha)	
Minimum Lot Width 9.20m (30')	X	32	0.86	
Minimum Lot Width 11.60m (38')	V	43	3.57	
Minimum Lot Width 15.24m (50')	Z	33		
<b>Total Single Detached</b>		<b>108</b>	<b>4.43</b>	
Street Townhouse Minimum Lot Width 6.10m (20')	L	0	0.00	
Street Townhouse Minimum Lot Width 7.62m (25')	G	0	0.00	
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	0	0.00	
<b>Total Townhouses</b>		<b>0</b>	<b>0.00</b>	
<b>Net Developable Total</b>		<b>108</b>	<b>4.43</b>	



**From:** [Willis, Stephen](#)  
**To:** [Christopher Marchese](#); [Alexandra De Gasperis](#); "[Kathryn Randle](#)"  
**Cc:** [mmichaud](#); [Chris Sellors](#)  
**Subject:** FW: Base 31 Pre-con - Village A  
**Date:** Friday, May 17, 2024 2:01:20 PM  
**Attachments:** [doc00250120240515104930.pdf](#)

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Here is the County's preconsultation comments on the subdivision application.

Required studies:

- Planning Justification report, (which should reference the ask for the MZO)
- Functional servicing report,
- Stormwater management report and preliminary pond design,
- Preliminary grading plan,
- Updated and refined traffic study (including impacts at all proposed intersections and Kingsley and CR#22),
- Proposed road cross sections as well as those for sidewalks and pathways, traffic circle/roundabout design,
- Updated EIS if there is any potential impact on wetland area in northeast,
- Tree preservation plan to be in compliance with the PEC Tree Policy document,
- Vibration study (if there is to be blasting),
- Geotech study

Please note that there is the potential for the above noted studies to be in greater depth resulting from technical circulation of the file or that a different study may be required resulting from new information or resulting from the technical circulation.

The County would like you to consider revisions to the design shown in the attached drawing. "B2B" refers to back to back townhouse product.

If it would be helpful to have a call to walk through the logic of these asks, I am happy to set them up.

The County does not support a connection to CR#22. The NE road alignment with Vineridge needs to meet what the OLT decides. They prefer a more direct connection of the north south road from Vineridge to bring residents and traffic straight to the parking area associated with the commercial and institutional services to be provided within the Revitalization District. They would prefer some of the internal intersections to be roundabouts (and the County has a standard design which you can use). They also prefer the swm pond to be adjacent to the park.

The reconfiguration of the park in the attached drawing provides more flexibility in programming. We were concerned with the narrow configuration in the original proposal.

Here are some other key points from the County review:

1. From a water circulation point of view, there needs to be two connection points to ensure proper looping.
2. PEC Fire Department requests a 5ac parcel at the corner of Kingsley and CR#22 for the purposes of developing a required fire station in the near future. My understanding is that

this was discussed a while back relative to the existing fire station.

3. In regards to the rear laneways - who owns the lanes? who maintains the lanes? Will any sort of infrastructure be going down or within the lanes?

4. The units that front the proposed municipal road within the Condo in dark orange (NW corner), are they to be freehold or part of the condo?

5. Any private hydrants on condo blocks will require agreements with PEC to ensure they are maintained properly.

**Stephen Willis, RPP, MCIP, PLE**

Senior Principal

Community Development/Développement urbain

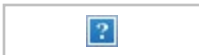
Stantec

400-1331 ave Clyde Ave

Ottawa, ON, K2C 3G4

Mobile (613) 296-3014

Working on the traditional unceded, unsurrendered territory of the Algonquin Anishinaabe People.



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