

**Technical Review Comments**

**Project:** BLOCK 44, WEST MEADOWS  
ON K7M 6K6  
**Date Received:** 10-Mar-26  
**Application Type:** Site Plan Control  
**Technical Circulation:** Fourth Submission Comments

	<b>Site Plan Drawing A01.0 &amp; Zoning Compliance Table</b>	<b>Response</b>	<b>Action By</b>
<b>Site Plan</b>	1. Please indicate where the fire hydrants are located on the site plan.	Please see the updated plans	AWA
	2. Please illustrate Water Main Easement on the Site Plan.	Please see the updated plans	AWA
	3. Please remove reference to "Phase 2" for parking statistics.	Please see the updated plans	AWA
	4. Section 5.1.5.i) of Zoning By-law 1816-2006 requires parking spaces to have a minimum area of 16.7 sq. metres with a minimum width of 2.7 metres. a. There are deficient parking spaces shown on the Site Plan, as they have a dimension of 5.5 metres by 3.0 metres which results in an area of 16.5 sq. metres. b. Deficient parking stalls must either be increased to result in an area of 16.7 sq. metres or relief must be sought through an appropriate Planning Act Application (i.e. Minor Variance).	Please see the updated plans	AWA
	5. Please provide a pedestrian connection to the Beasley Crescent sidewalk for Building #2. Connectivity to the street is encouraged to avoid pedestrians walking through the parking lot or across landscaped areas.	Please see the updated plans	AWA
	6. Please illustrate snow storage area on the Site Plan. A snow storage area is indicated on the Civil Drawings and Landscape Plan. Will this area provide sufficient snow storage for the size of the parking area? Will this snow storage area interfere with the 0.2m deep v-notch swale or impede drainage??	Please see the updated plans	AWA
<b>Architectural Drawing Package</b>	7. The Architectural Drawing Package provided is only for Building #1. Please provide the drawing package for Building #2	Please see the updated drawing package.	AWA
	8. The Floor Plans now illustrate laundry facilities on the 2nd and 3rd floors. The Floor Plans also illustrate office spaces on the 2nd and 3rd floors as well. Please confirm the intent/purpose of the use of "Offices" within the proposed residential apartment	Please see the updated drawing package.	AWA
<b>Landscape Plan Drawing</b>	9. The West Meadows Phase 2 Subdivision Agreement included "DWG C901, dated 08/24/2022" as an approved drawing. Street Trees are shown on the private property line side within the approved subdivision drawing. The Trees on the landscape plan prepared by Basterfield & Associates are shown within the municipal ROW. Please correct this discrepancy.	Tree positions and types were changed to more appropriate locations and types to suit the evolution of development in the area since the site plan agreement was prepared. More recent factors taken into account for these upgrades were the location of the sidewalk along Beasley Crescent, the site plan requirements to the south of Beasley Crescent and clearances for servicing. Only native species and those that are adaptable to a streetscape scenario were specified. However the design intent and quantity of trees was maintained with the exception of there now being all large canopy trees rather than some	B&A
<b>Functional Servicing Report</b>	10. Section 4.3 Domestic Water Demand. FSR is utilizing a population of 25,000 from the MECP Table for peaking factors but it should be under 10,000 to represent the Picton/Bloomfield System. Section 5.1 Average daily capita flow is to be 320, not	The maximum day factor and peak hour factor are revised in section 4.3. The average daily capita flow is revised to 320 in section 5.1.	Insite
	11. The County had previously requested updated modelling for downstream impacts. County Staff have confirmed that further modelling is not required currently for the proposed development. Please note that for future phases of the West Meadows Subdivision, additional modelling downstream will be required to	Noted.	Insite

<b>Servicing Plan</b>	12. Install a 2" blow off tapped off the watermain cap at the current dead end of Beasley Crescent. This will allow sediment/debris to be flushed from the dead-end section of the watermain if necessary, and can be used for commissioning purposes in the next phase of development.	Blow-off added. Servicing plan and P&P updated	Insite
	13. The County requires another valve on the southern side of the tee fitting at the intersection of Beasley Crescent and the watermain in the easement. There are currently two valves, one on the east and one on the west side of the tee fitting at the intersection of Beasley Crescent and this watermain in the	Valve added. Servicing plan and P&P updated.	Insite
<b>Building Comments</b>	14. Please confirm the location of fire hydrants and the distance to the principal entrance of each building. The unobstructed distance shall not exceed 90m with max 45m to a fire truck. Please refer to OBC 3.2.5.5.(3).	Please see the updated plans	AWA
	15. Provide area (sq. foot) proposed for combined living/dining/kitchen area and how the minimum percentage of required natural light will be met.	Please see the updated drawing package.	AWA
	16. The applicant is advised to review the borrowed light policy where the second bedroom does not have direct access to an exterior window, further review will be provided at the building permit application.	Please see the updated drawing package.	AWA
	17. As previously stated, all pedestrian entrances are to be barrier free (3.8.1.2.(1)).	not all of the exterior doors on the buildings will be entrances; doors labeled only will only have door hardware on the interior side of the	AWA
	18. Based on the building area and height, please confirm that the building faces min. 2 streets as per OBC 3.2.2.10.(4).	More than 50% of the perimeter of the building is located within 15m of the street and or fire route (2nd street)	AWA
<b>Fire Department Comments</b>	19. Looking at the information provided, the access and waterflow appear to be satisfactory. The associated drawings did not indicate if a stand pipe connection was provided on the front of the building and the plans did not indicate the location of fire	As per 3.2.5.8 we do not require a stand pipe	AWA
<b>Accessibility Advisory Committee Comments</b>	The comments from the Accessibility Advisory Committee have been included for your reference. Within the revised site plan submission, please ensure that all of the drawings are consistent with the building design for accessibility.  20. Specific barriers related to Building 1 (on page 6 of Civil-Drawing-Binder): a) Building 1 north (side) entrance ramp leading to 4 steps to entrance. 20. Specific barriers related to Building 2 access (on page 6 of Civil-Drawing-Binder): a) Building 2 north (side) entrance ramps leading to 5 or 4 steps to entrance. b) No pathway from Beasley Road to north (side) Building 2 that is barrier free. Must go back to main entrance and through the parking lot to gain barrier free access to the building. The County has not received a revised photometric plan with this resubmission. The County understands that a revised plan is to be provided based on the submission letter provided by Nancy Dione dated February 11, 2026.	not all of the exterior doors on the buildings will be entrances; doors labeled only will only have door hardware on the interior side of the door.	AWA