

SUPPLEMENTAL SUBMISSION

PICTON TERMINALS – 62 WHITE CHAPEL

1

July 26, 2019

Mr. Paul Walsh

Manager of Planning
Corporation of the County of Prince Edward
280 Picton Main Street
Picton, ON K0K 2T0
T. 613.476.2148 x 2025

Via email: pwalsh@pecounty.on.ca

**RE: Cover Letter
Zoning By-law Amendment & Site Plan Control
62 White Chapel Road – Picton Terminals**

Dear Mr. Walsh,

Fotenn Consultants Inc. is pleased to submit the following supporting documentation on behalf of 1213427 Ontario Corporation, operating as Picton Terminals, for the property municipally known as 62 White Chapel Road, commonly known as Picton Terminals, in the County of Prince Edward.

Zoning By-law Amendment

Additional materials were requested by the County to complete the application for a Zoning By-law Amendment. The list of request materials is provided below, with the documents being submitted to address each in **bold**:

- / Supplemental Planning Justification Letter analyzing the option of a Site-specific General Industrial (MG-#) Zone.

Response Letter, prepared by Fotenn Consultants Inc., dated July 26, 2019.

- / An Environmental Evaluation as per Part III Sections 1.2.6 and 1.7.6 of the Official Plan.

Environmental Evaluation, prepared by XCG Environmental Engineers & Scientists, dated July 26, 2019.

- / A source water risk management plan, or a statement from the County's Risk Management Official that no risk is being imposed onto the County's public drinking water supply (Intake Protection Zones)

Quinte Conservation Authority letter dated July 11, 2019.

- / Rural Design Brief/Preliminary Elevations prepared by an Urban Designer or an Architect (OAA) for all buildings, machinery, and other facilities;

Response Letter, prepared by Fotenn Consultants Inc., dated July 26, 2019 and Cross-Section, prepared by Fotenn Consultants Inc., dated June 27 2019.

- / Servicing Options Report;

Servicing Options Report, prepared by Josselyn Engineering Inc.

- / Geo-technical and Hydrogeological Assessment;

The site is serviced from a shore well, therefore, a hydrogeological report is not appropriate. Instead, the 2018 Annual Monitoring Report prepared by XCG Environmental Engineers & Scientists dated January 31, 2019 and Phase 2 Interim Action Plan, prepared by XCG Environmental Engineers & Scientists, dated July 8, 2019 will be submitted for this requirement.

/ Site Contaminations report; and,
Phase 2 Interim Action Plan, prepared by XCG Environmental Engineers & Scientists, dated July 8, 2019.

/ Noise and Vibration Assessment
Acoustic Assessment Report, prepared by Pinchin, dated June 24, 2019.

Site Plan Control

Additional materials were requested by the County to complete the application for a Site Plan Control. The list of request documents is provided below, with the documents being submitted to address each in **bold**:

/ A completed Site Plan Control application with original signatures.
Signed and completed Site Plan Control Application.

/ To-scale site plan illustrating the top and toe of banks (existing and proposed), parking areas, dimensions and locations of outdoor storage areas (lot coverage calculations included), buildings (existing and proposed), docks (existing and proposed, showing dimensions and scaled relative locations and maximum length), fuel storage/containment areas
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Building and Facilities Elevations – existing and proposed;
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Floor Plan of existing and proposed buildings;
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Grading Plan and Drainage Plan & Erosion and Sediment Control Plan, including shoreline works description;
Grading & Drainage Plan prepared by Josselyn Engineering Inc., dated July 12, 2019. Erosion Hazard Assessment prepared by Cambium Inc., dated October 17, 2017. Stormwater Management and Drainage Report, prepared by Josselyn Engineering Inc., dated January 24, 2019.

/ Servicing Plan for existing and proposed buildings and boat services;
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Emergency Services Plan;
Fire Plan Map (labelled as Site Map Overview), Fire Safety Plan dated July 2, 2019, and Occasional Use Facility Security Procedures dated July 6, 2019.

/ Landscape Plan, including screening plan (e.g. landscaped berms, trees, fences, etc.). Include a design that softens views from the water.
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Exterior Lighting-Illumination Plan;
Site plan prepared by Josselyn Engineering Inc., dated July 12, 2019.

/ Utilities Plan;
Utilities are provided underground from White Chapel Road to current on-site buildings. All other electrical is dispersed from the main building to everything on site. This would remain the same for future on site electrical requirements.

/ Signage;
Image showing the Notice sign.

/ Statement of hours of operation.

Picton Terminals Letter re: Statement of hours of operation.

In addition, the following items are also being submitted in support these applications:

- / Stage 2 Archaeological Assessment prepared by Abacus Archaeology, dated June 28, 2019;
- / Department of Fisheries and Oceans Letter re: Fisheries Act Authorization, dated May 2, 2019;
- / Ministry of Natural Resources and Forestry Letter re: Aggregate Excavation for the "Primary Purpose" of Picton Terminal Structure, dated September 5, 2018.

We trust the submission of these documents are sufficient. If you have any questions or would like to discuss further, please feel free to contact us at 613.542.5454.

Respectfully,



Mike Keene, MCIP RPP
Principal, Planning + Development
Fotenn Consultants Inc.



Youko Leclerc-Desjardins, MCIP RPP
Senior Planner
Fotenn Consultants Inc.