



May 31, 2024

Mr. Matt Coffey, MCIP, RPP
Planning Coordinator, Approvals
Planning Division, Development Services
The Corporation of the County of Prince Edward
280 Main Street, 2nd Floor
Picton, Ontario
K0K 2T0

Dear Matt:

**RE: Application for Site Plan Control & Removal of the Holding “H” Symbol–
558 Welbanks Road, Ward of Athol – Quinte Isle Campark, Pebble Beach
East Expansion – Fourward Holdings Inc.**

On behalf of Fourward Holdings Inc., I am pleased to submit an application for Site Plan Control for the property legally described as Part Lots 19 & 20, Concession 2 South Side of East Lake, Athol, Part 1 47R8797 (PIN 55078-0177), known municipally as 558 Welbanks Road, Ward of Athol, County of Prince Edward.

The submission of this application for Site Plan Control follows approximately 8 years of cumulative work by the owners and design team to prepare the planning framework, site plan and associated environmental and engineering design drawings required to support this development. Associated Official Plan & Zoning By-law Amendments have been approved by the Ontario Land Tribunal after those instruments were approved by Council, appealed by Friends of the South Shore (FOSS), and then resolved by way of a settlement. Following the Tribunal’s Order and in accordance with Minutes of Settlement, the Applicant and FOSS retained Trophic Design and Spruce Lab Landscape Architects to prepare an Ecological Landscape Restoration Design Brief and associated Landscape Drawings for the proposed Landscape Corridors across the site. During this time, Trophic has

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consulted with representatives from FOSS in order to obtain their input. The OLT order has been attached for the County's reference.

Also, as noted in the OLT order, the Friends of South Shore (FOSS) are required to be circulated on the site plan submission 15 days in advance of submission to the County to ensure that they have the opportunity to review. The application package has been forwarded to FOSS on May 15 for their review.

Since we met with you and Michael Michaud on April 17, the design team has revised their plans to account for widened wildlife corridors at the northern limit and along the shoreline. These corridors are now 60m and 90m wide respectfully, from the 25m width as mandated by the terms of the OLT settlement. The trailer sites have been redistributed elsewhere on site, as suggested by Mr. Michaud. At the conclusion of these adjustments to the plans, Beacon Environmental requested that some minor adjustments be made to the positioning of the sites near the protected tree preservation area on the south side of Lighthouse Lane. The RFA Site Plan drawings have made these adjustments to the sites as requested by Beacon; however the engineering and landscape drawings have not, since these are quite minor and can be part of the final drawings upon approval by PEC.

In support of the application, the following has been submitted:

- 1 cheque totaling **\$7,477.36** (\$5,875.07 Site Plan Application – Major Fee - \$534.10 Pre-Consultation Fee + \$2,136.39 Agreement Deposit) made payable to the County of Prince Edward for Site Plan Control Application fees;
- 1 cheque totaling **\$1,363.55** (\$1,182.49 Removal of the Holding Symbol Application Fee + \$181.06 Advertising Fee (including HST))
- 1 copy of Site Plan Control Application form, signed and commissioned by Fourward Holdings Inc.;
- 1 copy of the PIN Map and Parcel Register Page for PIN 55078-0177;
- 1 copy of the OLT Decision, January 3, 2023;
- 1 copy of the OLT Final Order, May 23, 2023;
- 5 copies of the Plan of Survey with 1:100 Year Flood Elevation, IBW Surveyors, April 3, 2023;
- 5 copies of the Pebble Beach East Site Plan, Schedule B1, RFA Planning Consultant Inc., May 14, 2024;
- 5 copies of the Pebble Beach East 911 Plan, Schedule B2, RFA Planning Consultant Inc., May 14, 2024;

- 5 copies of the Pebble Beach East Wildlife Corridor, Schedule B3, RFA Planning Consultant Inc., May 14, 2024;
- 1 copy of the Stage 3 Archaeological Assessment, Ground Truth Archaeology, December 6, 2023;
- 5 copies of the Review and Entry into the Ontario Public Register of the Stage 3 Archaeological Assessment for Site AIGH-75 site, Ministry of Culture and Multiculturalism (MCM) letter of May 27, 2024
- 5 copies of the ECA Certificate, MECP, March 4, 2019;
- 5 copies of the Water Taking Permit, MECP, July 2019;
- 5 copies of the Welbanks Road Engineering Drawing Set, Greer Galloway Group, May 30, 2024;
- 5 copies of the Stormwater Management Brief for Pebble Beach East, WSE Consulting, May 2024;
- 5 copies of the Quinte Isle Campark Engineering Drawing Set, Pebble Beach East, Greer Galloway Group, May 30, 2024;
- 5 copies of the Pebble Beach East Landscape Restoration Plans Drawing Set, Trophic Design and Spruce Lab, May 30, 2024;
- 5 copies of the Pebble Beach East Ecological Landscape Restoration Design Brief, Trophic Design/Spruce Lab, May 30, 2024;
- 5 copies of the Evaluation of the Site Plan Conformity with the EIS, Beacon Environmental, May 14, 2024;
- 5 copies of the Natural Hazard Assessment Report, Shoreplan Engineering, May 13, 2023;
- 5 copies of the QC Cover Letter and Permit Application, Shoreplan Engineering, Filed January 2, 2024; (Has been previously filed and copied to FOSS and PEC);
- 5 copies of the Cost of Works Estimate, Greer Galloway Group, May 30, 2024;
- 5 copies of the Detailed Cost of Works Estimate for Landscape Plantings, Trophic Design, May 30, 2024;
- 5 copies of the Response Letter to PEC Engineering Comments RE: Welbanks Road Engineering Package, Greer Galloway Group, May 30, 2024;
- 5 copies of the Response Letter to PEC Engineering Comments RE: Engineering Design Draw Package, Greer Galloway Group, May 31, 2024;
- 1 USB Stick containing all the above noted drawings, plans, letters and responses in PDF Format.

Should you have any questions surrounding the above noted materials, please do not hesitate to contact us at ruth@rfaplanningconsultant.ca or 613.966.9070.

Yours truly,



Ruth Ferguson Aulhouse, MCIP, RPP
RFA Planning Consultant Inc.

RFA/de

c.c. Fourward Holdings (Steve & Tim Ward)
FOSS (sent May 15, 2024)