

Date: May 14, 2024

BEL 217153

Mr. Matt Coffey, MCIP, RPP
Planning Coordinator, Approvals
The Corporation of Prince Edward County
332 Main Street
Picton, ON K0K 2T0

Re: Evaluation of Revised Site Plan for Conformity with Environmental Impact Study; Pebble Beach East Campground, Prince Edward County, Ontario

Dear Mr. Coffey:

Further to the Site Plan Conformity letter (dated December 12, 2023) prepared by Beacon in support of the Site Plan Application (SPA) for the Pebble Beach East Campground (subject property; **Figure 1**), this letter summarizes our review of the revised Site Plan developed for the subject property by RFA Planning Consultant Inc. (May 2024) and associated technical reports. The purpose of this letter is to confirm that the revised Site Plan addresses recommendations provided in the Revised Environmental Impact Study (EIS; Beacon – May 2020) and December 12, 2023 letter, and that these recommendations have also been incorporated, as applicable, into relevant technical reports and plans prepared in support of the SPA.

In preparing this letter, the following plans and reports were reviewed by Beacon:

- Site Plan – Prepared by RFA Planning Consultant Inc. (May 2024);
- Landscape & Restoration Plans – Prepared by Trophic Design (May 2024);
- Grading, Servicing, Drainage and Erosion & Sediment Control Plans – Prepared by Greer Galloway (May 2024);
- Stormwater Management Design Brief – Prepared by WSE Consulting Inc. (May 2024); and
- Shoreline Report – Prepared by ShorePlan Engineering (Revised May 12, 2024).

It should be noted that, at the time of review, a previous version of the Site Plan was identified in the Greer Galloway (2024), WSE Consulting Inc. (2024) and ShorePlan Engineering (2024) plans, which included a minor encroachment into the tree preservation area south of Lighthouse Lane. The updated Site Plan (RFA Planning Consultant Inc. May 2024), which is shown on **Figure 2**, has been revised to avoid encroachment into the tree preservation area, and also reflects the following changes:

- The width of the north and south wildlife corridors have been increased to 60 and 90 m, respectively, relative to the original proposed width of 25 m; and
- Re-location of five sites to the south side of Lighthouse Lane, west of Chearnley Lane.

The revised Site Plan results in the additional preservation of 0.06 ha of treed area along the Lake Ontario shoreline and conforms to all of the recommendations outlined in the Revised EIS (Beacon 2020) and December 12, 2023 letter prepared by Beacon.

Prepared by:
Beacon Environmental Ltd.



Jesse Campbell, B.Sc., Cert. Eco. Restoration
Senior Ecologist,
ISA Certified Arborist (ON-1540A)

Reviewed By:
Beacon Environmental Ltd.



Shelley Gorenc, M.Sc., P.Geo.
Senior Geomorphologist



Attachment A



Lake Ontario





Site Location

Rankin Road
Kings Road
Kelly Road
Welbanks Road

County Road 24
Army Reserve Road

Lake Ontario

Site Location		Figure 1
Pebble Beach East		
		Project: 217153 Last Revised: May 2024
Client: Quinte Isle Campark		Prepared by: BD Checked by: JC
	1:10,000	Inset Map: 1:90,000
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Attachment B

Pebble Beach East

Legend

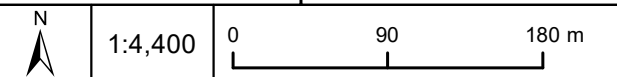
- Subject Property
- Proposed Development
- 30 m from Lake Ontario per Shoreland Policies in Part IV Section 4.0 of County OP
- Wave Up Rush Limits (Shoreplan Engineering, October 10/18)
- Wetland to be Preserved
- Provincially Significant Wetland + 30 m
- Soup Harbour Provincially Significant Wetland (MNR 2017)
- Wildlife Corridor



BEACON ENVIRONMENTAL Project: 217153
 Last Revised: May 2024

Client: Quinte Isle
 Campark

Prepared by: BD
 Checked by: JC



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