



565 Wesley Acres Road, Prince Edward County

Planning Justification Report
Zoning By-law Amendment

April 29, 2024



Prepared for
Cope Development Corp.

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1.0 Introduction

1.1 Introduction

Fotenn Planning + Design has been retained by Cope Development Corp., on behalf of Campfire Circle, to prepare this planning justification report in support of an application for Zoning By-law Amendment for the site municipally known as 565 Wesley Acres Road in Prince Edward County (the “subject site” or “subject lands”). The purpose of this application is to permit the development of a tourist establishment, supporting a specialty summer camp.

A pre-application meeting with County staff was completed on (enter date of meeting, if known) which identified the application requirements. Additional consultation has occurred with County staff and the Conservation Authority via correspondence and at various subsequent meetings to confirm submission requirements.

Accordingly, the following are submitted in support of the application:

- / Archaeological Assessment;
- / Concept Plan;
- / Draft Zoning By-law and Schedule;
- / Environmental Impact Study;
- / Functional Servicing Report;
- / Application fee(s);
- / Completed Application forms; and
- / This Planning Justification Report.

The purpose of this report is to assess the appropriateness of the proposed development and the requested amendments in the context of the surrounding context and policy and regulatory framework applicable to the property.

1.2 Development Applications

The subject lands are designated Shoreland, Environmental Protection (associated with Provincially Significant Wetland) and Regional ANSI on Schedule A-3 Land Use Designations of the County of Prince Edward Official Plan. The lands are split-zoned Rural 2 (RU2) Zone and Environmental Protection – Provincially Significant Wetland (EP-W) Zone in the County of Prince Edward Comprehensive Zoning By-law 1816-2006.

A Zoning By-law Amendment is required to rezone the subject lands to the Tourist Commercial (TC) Zone to permit the proposed uses and establish appropriate site-specific provisions to reflect the proposed built form and existing site context.

A future application for Site Plan Control will be submitted for the proposed development.

Surrounding Area and Site Context

The subject lands are located southwest of the village of Bloomfield, on northeastern shore of West Lake. The site has an area of approximately 32 hectares with approximately 12 metres of frontage on Wesley Acres Road and over 700 metres of waterfrontage on West Lake. The property currently contains agricultural uses.

The surrounding area is predominantly comprised of rural and agricultural uses with limited residential and tourist commercial uses. North of the site are rural and rural residential uses, including a two-storey residential dwelling with associated outbuildings. West of the site are wetlands, with rural land outcroppings, known as the Hickory Islands, and limited rural residential uses. Further west is the Wesley Acres Retreat Centre and Campground, a large-scale tourist commercial establishment, including a conference and retreat centre, summer camp, and trailer park. Immediately east of the site are primarily rural and agricultural uses. Further east is County Road 2, which features a broader mix of rural residential and rural commercial uses. South of the site, on the other side of West Lake, is the Hideaway Trailer Park, a camp and trailer park with shared amenities.



Figure 1: Surrounding Area Context – Aerial (Source: Ontario AgMaps)

The following uses are located in proximity to the subject site:

- North:** Rural residential/ Agricultural
- East:** Agricultural/ Wetlands
- South:** West Lake
- West:** Rural/ Wetlands

Vehicular access to the site is available directly via Wesley Acres Road. The existing driveway offers separate ingress and egress onto the local street.

The nearby village of Bloomfield is currently serviced by Deseronto Transit, which offers public transit services between Picton/Bloomfield and Belleville four times a day, Monday to Friday. Prince Edward County has been granted funding to create and expand an on-demand transit network throughout Prince Edward County. It is not anticipated that transit stops will be located adjacent to the rural subject site.



Figure 2: Site Context – Aerial (Source: Ontario AgMaps)

3.0 Development Proposal

The applicant intends to develop the subject lands with a tourist commercial development, serving as the main camp for Campfire Circle. Campfire Circle is a privately funded charity that offers overnight camp programs for children at any stage of childhood cancer. The development will include accommodations for up to a maximum of approximately 387 campers and 144 staff, activity buildings, medical buildings and multi-use buildings, all of which contribute to the overall operation of the summer camp.

The existing driveway entrance is proposed to be maintained off Wesley Acres Road. A surface parking lot, accommodating approximately 300 vehicular spaces, is proposed on the northern portion of the site to serve the functional parking needs of the use, while providing ample separation and buffering by existing woodlands, so as to not negatively impact the rural look and feel of the site. Also proposed in the northern portion of the site is a maintenance shed, garbage collection area, stables, and greenhouse. These uses are concentrated in close proximity to the entrance to the site to allow for easy vehicular access. The stables will provide temporary seasonal shelter for therapy animals that will be trailered in/out of the site. A helicopter pad is also proposed adjacent to the surface parking area to serve in cases of medical emergency. A new dug pond is proposed to replace the existing pond.

The central “hub” of main camp will include a medical building, indoor and outdoor sports activity areas, and the main lodge. The lodge will include the dining hall and associated kitchen facilities. Accessory buildings surrounding the lodge will accommodate art and music activities, sporting activities and a pool maintenance building. The pool, flagpole field, and outdoor amphitheatre will round out activity amenities surrounding the central lodge, serving as gathering spaces for all users at camp.

West of the central hub, seven residential buildings for campers are proposed. Six of these residential buildings will sleep multiple campers in a communal layout, and the seventh will provide more flexible accommodation depending on the on-going needs of the camp. The buildings are proposed to be strategically placed within the existing woodlands to reduce the need for tree clearance. An accessible pathway is proposed to access the residential buildings and connect them to main camp. A small elevated accessory building is also proposed southwest of the main lodge to provide additional flexible programming space. While this building is denoted as the “treehouse” it is not intended to be constructed within an existing tree.

East of the central camp hub, six additional residential buildings are proposed. Three will serve as camper bunks, two will provide staff accommodations, and one is intended for the use of the camp director or similar administrative staff. These buildings will be accessed via the accessible pathway network and will be strategically located to maximize tree retention.

Water access is proposed along the southeast frontage of the site as it provides open water frontage to West Lake outside of the wetlands. A floating dock, small watercraft access (including canoes and kayaks), and a boat launch access are proposed. Shade shelters are proposed on the docks to provide greater user safety and to enhance recreational use of the waterfront.

Accessory uses, such as the proposed swimming pool and stable, as well as the shade structures are explicitly permitted within the proposed draft zoning to ensure clarity. It is expected that County and Conservation Authority staff may permit these uses as of right given the primary use of the site.

Due to the seasonal nature of the summer camp, the site has been intentionally designed to accommodate additional, off-season activities that are compatible with the camp use and are equally permitted tourist commercial uses. For example, resort commercial uses providing accommodation and amenities for the vacationing public are permitted and may be accommodated when the site is not in use by the camp. The primary use is intended as a specialized summer camp, however flexible use of the buildings allows for a more efficient use of the land during off-seasons.

4.0 Supporting Studies

4.1 Environmental Impact Study

An Environmental Impact Study (EIS), titled Natural Heritage Impact Assessment, was prepared by Ecological Services, dated April 22, 2024. The focus of an EIS is to determine if significant natural heritage features are present, and if present, whether a proposed development will result in a negative impact to those features. The EIS identified several significant natural heritages of relevance, including Species at Risk, Significant Wildlife Habitat, Significant Wetland, and Significant Woodland, and makes recommendations for their mitigation. The EIS concludes that all potential negative impacts can be ameliorated through mitigation, best management practices, and/or compensation.

4.2 Stage 1 + 2 Archaeological Assessment

A Stage 1 + 2 Archaeological Assessment was completed by Earthworks Archaeological Services Inc., dated November 21, 2023. The site was found to contain evidence of archaeological potential through the Stage 1 review, as the location of the study area adjacent to West Lake and the presence of a registered archaeological site within the boundaries of the study area suggested the potential for locating Pre-Contact Indigenous archaeological material. Additionally, the location of the study area at the edge of Wesley Acres Road, a historically documented transportation route, suggested the potential for locating Historic Euro-Canadian archaeological material. A Stage 2 assessment was, therefore determined to be required. As a portion of the study area is a ploughed agricultural field, a combined Stage 2 test pit and pedestrian survey were determined to be required. No additional archaeological material was identified through the pedestrian survey. Two positive test pits containing indigenous ceramic were identified, triggering the recommendation to carry out a Stage 3 archaeological assessment, provided under separate cover.

4.3 Stage 3 Archaeological Assessment

A Stage 3 Archaeological Assessment was prepared by Archaeological Services Inc., dated October 10, 2023. The Stage 3 assessment was carried out by A.S.I. between May 23rd – 26th, 2023, to further define the nature and extent of the site deposits and to provide a basis for the evaluation of the cultural heritage value. This work involved the excavation of 15 one-metre square test units across the site area. A total of 168 Indigenous ceramic sherds, two lithic biface fragments, and one charred turtle carapace fragment was recovered during this work. No cultural features, settlement pattern and/or midden deposits were documented. The artifact assemblage in combination with an absence of cultural features, settlement pattern and/or midden deposits, suggests that the Wesley Acres (AIGh-83) site represents a small, short-term specific/special purpose site occupied during the Late Woodland (Middle to Late) period (1400 C.E. – 1650 C.E.). As such, a Phase 4 assessment was required, and prepared under separate cover.

4.4 Stage 4 Archaeological Assessment

A Stage 4 Archaeological Assessment was prepared by Archaeological Services Inc., dated March 20, 2024. Field work, initiated on September 25th, 2023, and concluded on October 20th, 2023, involved block excavation, mechanical excavation and feature excavation. A total of 91 units were block excavated and six cultural features were identified, recorded, and fully excavated. The portion of the Wesley Acres (AIGh-83) site within the proposed redevelopment project limits and outside of the mature tree root balls within the block excavation area was fully documented and excavated to the extent required under the Ministry's 2011 Standards and Guidelines for Consultant Archaeologists. Therefore, the Wesley Acres (AIGh-83) site has no further cultural heritage value or interest.

4.5 Hydrogeological Study

A Hydrogeological Study was prepared by ASC Environmental Inc., dated March 22, 2024. The on-site hydrogeological investigation was conducted to assess site groundwater supply conditions from one recently drilled well to determine support for the proposed development. Water quantity was assessed on the basis of the 24-hour pumping test; and water quality was assessed on the basis of chemical and bacteriological sample collection and analyses for water samples collected near the beginning and in the final hour of the pumping test; and potential interference was investigated through monitoring neighbouring and on-site wells. The Study concluded that sufficient aquifer storage and demonstrated yield is available to supply the well to meet the demand for the proposed development, without adversely impacting upon neighbouring resident water supply. The study recommends disinfection to ensure a long-term source of good quality groundwater for consumption purposes.

4.6 Functional Servicing Report

A Functional Servicing Report was prepared by Jewell Engineering, dated April 29, 2024. The report concludes that adequate services are available to support the proposed development. Fire suppression water, domestic water and sanitary septic will all be managed by private systems on site. Pressurized fire suppression water from a shore well at Lake Ontario will be supplied via 200 mm main to hydrants distributed throughout the site. Domestic water from a drilled well will be treated to ensure disinfection and distributed via a 50 mm main to all buildings. Sanitary sewage will be managed via two wastewater treatment systems on site. 3-phase electricity is available at the road frontage and will be supplied by the local utility. Existing drainage patterns to West Lake and surrounding wetlands will be maintained for stormwater management. No increase in runoff to adjacent lands, nor increase in water levels of surrounding water bodies, is anticipated due to increased imperviousness. Therefore, quality controls are not required for the proposed development. The proposed zoning change is supported from a servicing perspective.

4.7 Parking Justification Report

A Parking Justification Report was prepared by Ainley Group, dated March 29, 2024. The memo was prepared to review the parking demand for the proposed summer camp. Taking into account the nature of the development, which primarily operates overnight camp programs and receives guests based on its capacity (i.e., number of beds), the report found that the Zoning By-law overestimates parking demand. The report identifies the proposed number of vehicular parking spaces provided, including the allocation of parking spaces for buses which will aid the operation team to efficiently manage arrivals for campers arriving by bus.

5.0 Policy and Regulatory Framework

5.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS), which came into effect on May 1, 2020, provides high-level land use policy direction on matters of Provincial Interest as they relate to land use planning and development in Ontario municipalities. Decisions of municipal councils must be consistent with the PPS, which provides direction for issues such as the efficient use of land and infrastructure, the protection of natural and cultural heritage resources, maintaining a housing stock that appropriately addresses the demographic and economic diversity of households, supporting long-term economic prosperity, and preserving natural resources for future uses. PPS policies that are directly relevant to the proposed development are discussed below, with the policy cited in *italics*:

Section 1.0 – Building Strong and Healthy Communities

Section 1 of the PPS provides direction for the creation of strong and healthy communities. The efficient use of land is supported through sustainable development patterns which consider the needs of communities, the environment, public health and safety, and economic growth. This section will address those policies which are relevant to the proposed development.

Section 1.1.1 outlines policies that sustain healthy, liveable and safe communities:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development provides an efficient land use pattern which optimizes use of an existing underutilized parcel within the County. The proposed development will reflect environmental protection and mitigation measures and integrate an efficient layout to minimize land consumption and paved surface area. The intensification of this underutilized rural parcel is not anticipated to impact the efficiency of existing and planned infrastructure. The proposed tourist commercial use will contribute to the viability and vibrancy of the County.

- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The proposed development represents a tourist commercial use that offers seasonal employment opportunities within the County. The proposed tourist commercial development will positive contribute to the economic sustainability of the rural area and has been strategically designed to offer adaptability to meet the long-term needs of users of the site.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
There are no anticipated risks to public health and safety as a result of the proposal.

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The proposed development will not result in the expansion of the settlement area.

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed development represents appropriate intensification of underutilized lands within the rural area. The use of rural lands for tourist commercial uses, such as a summer camps that require minimal services, mitigates the need to expand the settlement area unnecessarily, making use of existing and planned municipal infrastructure. The proposed development will efficiently utilize existing rural infrastructure and minimizes land consumption.

- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed development will comply with the standards of the Accessibility for Ontarians with Disabilities Act (AODA). This will help to ensure that accessibility is maintained for persons with disabilities. The proposed development has enhanced accessibility design considerations to accommodate campers requiring specialized medical care facilities and trained staff to attend summer camp safely.

- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development will utilize on-site private services.

- h) *promoting development and land use patterns that conserve biodiversity; and*

The proposed development has been strategically designed to respect adjacent natural heritage features and to optimize the efficient use of land. Trees and other vegetation on the site will be maintained where possible. Where vegetation cannot be preserved, it will be replaced elsewhere through high quality landscaping and planting of native vegetation.

- i) *preparing for the regional and local impacts of a changing climate.*

The proposed development has been strategically designed to respect adjacent natural heritage features. The proposed camp represents a low-density development on the site that seeks to concentrate development in areas that were previously cleared to support agricultural uses. As a result, the proposed development seeks to appropriately develop the lands while also promoting environmental protection and reducing impermeable surfaces.

Section 1.1.5 provides policy direction for development on rural lands.

1.1.5.2 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, that is locally appropriate;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses*

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

The proposed development represents a tourist commercial use that is compatible with surrounding rural land uses.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

The proposed development has been strategically designed to integrate with the existing rural landscape on the site, avoiding tree removal where possible. The proposed tourism commercial use can be sufficiently serviced with on-site well and septic services.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

The proposed development will not result in the unjustified or uneconomic expansion of infrastructure. The proposed tourist commercial use can be sufficiently serviced by existing rural services and will include private on-site water and septic facilities.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

The proposed development is not anticipated to impact existing or future more sensitive uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The proposed development is not anticipated to impact surrounding agricultural uses. The subject site is less desirable for agricultural uses due to its proximity to adjacent natural heritage features, including a provincially significant wetland and an Area of Natural and Scientific Interest (ANSI).

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

A Minimum Distance Separation Study was completed as part of this application. It was determined that the new tourist commercial use will not be impacted by surrounding livestock facilities. The proposed development includes a temporary, seasonal shelter for horses, and other potential therapy animals, and therefore does not qualify for evaluation under the minimum distance separation formulae.

Section 1.6 of the PPS provides policy direction regarding infrastructure and public service facilities.

1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

The design of the development promotes environmental conservation and sustainable development practices. This is done through the retention of mature vegetation where feasible, the planting of native plant species, and providing appropriate control of stormwater quality.

Section 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development is located within the rural area and will utilize private on-site well and septic services.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development is not anticipated to be included in future transit planning in the County due to its rural location. The proposed tourist commercial will promote the use of active transportation and recreational use of the waterfront on the site.

1.7.1 Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

The proposed development will result in the development of a tourist commercial use on the site, which will positively contribute to the municipality's tax base and the long-term economic vitality of the County.

e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

The proposed development represents a unique tourist commercial use that will positively contribute to the rural character of the County.

h) providing opportunities for sustainable tourism development;

The proposed development represents a tourist commercial development that has been strategically designed to enhance the rural landscape and protect adjacent natural heritage features.

i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agrifood network;

The proposed development is not anticipated to impact the surrounding agricultural area. The subject lands are less desirable for agricultural uses and is not anticipated to present any land use conflicts in the rural area.

k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and

The proposed development has been strategically designed to respect adjacent natural heritage features. The proposed camp represents a low-density development on the site that seeks to concentrate development in areas

that were previously cleared to support agricultural uses. As a result, the proposed development seeks to appropriately develop the lands while also promoting environmental protection and reducing impermeable surfaces.

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;*
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
- d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;*
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) maximize vegetation within settlement areas, where feasible.*

The proposed development represents a low-impact commercial use that seeks to highlight the surrounding natural environment with minimal impact on its ecological function. The design of the proposed development is sensitive to constraints, such as site topography and environmental features. The proposed development has been thoughtfully designed to minimize tree removal on the site. New landscaping and planting of native species of vegetation will be introduced across the site, where feasible.

Section 2.0 – Wise-Use and Management of Resources

Section 2 of the PPS gives consideration to the wise use and management of resources, which provide economic, environmental, and social benefits. This is achieved through policies which provide for the conservation of biodiversity, protection of the health of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources. The EIS prepared in support of this application concludes that no negative impacts are anticipated as a result of the proposed development.

Section 3.0 – Protecting Public Health and Safety

Section 3 of the PPS deals with protection of public health and safety. The policies in this section direct development away from naturally-occurring and human-made hazard lands, such as floodplains, erosion-prone areas, former mining and aggregate extraction operations, and other types of contaminated areas. Given the proposed and historical use of the site, there are no human-made hazards which have been identified. Detailed design matters pertaining to flood and erosion hazards will be addressed through the future site plan control application.

It is our professional planning opinion that the proposed development is consistent with the 2020 Provincial Policy Statement.

5.2 County of Prince Edward Official Plan (2021)

The County of Prince Edward Official Plan was adopted by Council on February 24th, 2021 and approved by the Ministry of Municipal Affairs and Housing on July 7th, 2021. The Official Plan will guide development activity and County initiatives for the next 25 years. It intends to provide strong, clear policy direction aimed at enhancing the liveability and quality of place in the County. The relevant policy considerations of the Official Plan are discussed below, with policies cited in italics.

The following sections of the Official Plan will be addressed:

- / Section 2.0 – County Context and Future Direction
- / Section 3.0 – Shaping the County
- / Section 4.0 – County Land Use Designations
- / Section 5.0 – Implementing Plan Picton-Hallowell

The subject lands are designated Shoreland, Environmental Protection (associated with Provincially Significant Wetland) and Regional ANSI on Schedule A-3 Land Use Designations of the County of Prince Edward Official Plan. Portions of the site are identified as Significant ANSI and Provincially Significant Wetland on Schedule B Natural Features and Areas of the Official Plan.

Section 2.0 – County Context and Future Direction

Section 2.0 of the Official Plan outlines the historic context and future growth projections that will help inform the vision for the County's future. It also establishes the County's vision for the future, which will provide the contextual framework for long-range planning in the County and the principles for protecting and enhancing the quality of life and quality of place that will define the County over the next 25 years. The vision will inform how the County makes decisions that will protect and enhance quality of life and place.

Section 2.3. A Vision for the Future

2.3.1 Principles

Principles express key directions for protecting and enhancing the quality of life and quality of place that define Prince Edward County over approximately the next 25 years. The following principles apply throughout the County:

v. The Countryside is important to the County and its quality of life and quality of place; there is a significant and growing rural community and tourism activities are encouraged. The Prince Edward County countryside, including scenic vistas, farmlands demarcated by tree-lines/fence bottoms and abundant cultural heritage assets, is a fundamental component of the County's identity and character. Rural Lands, Rural Industrial Lands and Aggregate Resource Lands are interconnected with the County's Settlement Areas in terms of markets, services, resources and amenities. It is important to leverage rural assets and amenities including traditional and emerging agricultural and non-agricultural uses, such as diversified tourism, alongside limited residential development, while protecting the environment and agricultural resources as a foundation for a sustainable economy. Further, the County supports the sustainable development of mineral aggregate resources in the Countryside which recognizes the complex balance between the economic, social, and environmental factors in land use planning.

vi. The Shore Lands and Open Space Lands support a broad range of land and waterbased recreational, tourism-related commercial and residential uses, which will continue to be developed in a sustainable manner that protects water resources, shore line features, and enhances the public's access to the water's edge.

The site is designated Shore Lands on Schedule A-2 – Land Use of the Official Plan. The proposed development represents tourism commercial uses in the rural area that is compatible with surrounding agricultural uses and the rural landscape. The proposed development has been thoughtfully designed to integrate waterbased recreational opportunities while protecting the environmental significance of the surrounding wetlands and shoreline. The proposal will not impact agricultural or aggregate resource industries within the County. The proposed development will positively contribute to the economic sustainability of the rural area.

Section 2.4. Growth Management

2.4.1 Approach

- b) It is anticipated that growth opportunities in the County over the next 25 years will include:*
- iv. Tourism development within Shore Lands is geared to seasonal residents, as well as tourist accommodations and tourist-related commercial activities that may increase public access to the waterfront.;*

The proposal will result in the development of a tourist commercial use in the rural area. The proposed resort establishment will include accommodations and commercial activities that will further contribute to the economic prosperity of the rural area. The proposed development represents a tourist development that is compatible with surrounding rural and agricultural uses, as well as adjacent environmental features.

Section 2.5 Policies

a) This Plan accommodates growth in various locations throughout the County. Notwithstanding this flexibility, the identified Urban Centres shall be the primary focus for new growth. Villages and Hamlets will also play a key role in accommodating new growth, in concert with their ability to provide context appropriate levels of infrastructure, whether municipal, communal or individual servicing systems/facilities.

f) In the Countryside and specifically on lands designated as Rural Lands, Rural Industrial Lands, Open Space Lands and Shore Lands of the County, new development applications shall be reviewed by the County with consideration of the following criteria:

- ii. Shore Lands are an important resource that shall be managed in a way that promotes appropriate and sustainable development, with a focus on tourism and enhancing public access to the waterfront;*

The proposed development has been thoughtfully designed to ensure compatibility with adjacent environmental features. The design of the proposed development is also sensitive to environmental constraints, such as the existing woodland, wetlands, and waterfront. The proposed development represents a tourist commercial development on shore lands. The proposed development will enhance the existing waterfront on the site and provide greater recreational opportunities for users of the site.

Section 3.0 – Shaping the County – General Development Policies

Section 3.0 of the Official Plan outlines policies intended to shape the growth of the County over the next 25 years. The policies will help ensure that growth occurs in the way envisioned by the County and in a manner that contributes to the sense of place in the County. These policies are focused on environmental protection, park and trail networks, stable and diversified economy, housing, arts and culture, and cultural heritage.

Section 3.1 Environmental Protection and Enhancement

The subject site contains various components of the Natural Heritage System, including wetlands, woodlands, and shoreline.

3.1.3 Natural Heritage System Policies

6) The natural environment is one important consideration in the determination of how development can proceed. The Plan promotes the following general approaches:

- c) Tourist commercial development, industrial development and other major developments, have a greater potential for adverse impacts on the natural environment. Such development can be properly located within the Countryside and can be planned to ensure that there are no negative impacts on the natural environment.*

The EIS prepared in support of this application concludes that all potential negative impacts can be ameliorated through mitigation, best management practices, and/or compensation, as such, the proposed development is not anticipated to impact the ecological function of the natural heritage features on, and adjacent to, the site.

Section 3.1.4 Feature Specific Policies

2) Development shall not be permitted within an identified Wetland – Other feature or within 50 metres of an identified Wetland – Other feature (i.e. unidentified wetland) unless the ecological function of the feature has been evaluated through an Environmental Impact Study (EIS) that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no negative

impacts on the natural feature, or its ecological functions. The EIS must also demonstrate how any development activities are to be compatible with the feature.

The site is adjacent to a provincially significant wetland. No development or site alteration is proposed within the wetland. The EIS prepared in support of this application concludes that no negative impacts to the ecological function of the wetland are anticipated as a result of the proposed tourist commercial development.

Section 3.1.5 Unmapped Natural Heritage Feature Policies

- 1) *Buffering of watercourses is important to ensure the protection of these natural functions. Coldwater systems require larger buffers than warm-water systems:*
 - a. *All watercourses, together with a riparian zone extending a minimum 15 metres from their shorelines or top of bank, are to be protected; and*
 - b. *The shorelines of Lake Ontario, the Bay of Quinte and all inland lakes shall be protected by riparian zone/natural buffer of at least 30 metres from the normal high-water mark. With only minor exceptions, subject to the approval of the County, in consultation with Quinte Conservation and any agency having jurisdiction, grading will not be permitted within this riparian zone/natural buffer.*

The proposed development has been thoughtfully designed to respect the top of bank and high-water mark buffers along the shoreline. Hardscaping features, such as the boat launch and amphitheater are not anticipated to impact the riparian buffer. The EIS prepared in support of this application concludes that no negative impacts are anticipated as a result of the proposed development. Recreational docks are proposed, pending approval from the Quinte Conservation Authority.

- 4) *Permitted development proposals must be supported with an Environmental Impact Study (EIS) in consultation with the MECP. This is to ensure water quality protection. The study will take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.*

The EIS prepared in support of this application concludes that no negative impacts to the ecological function of the wetland are anticipated as a result of the proposed tourist commercial development.

Section 3.2 Economic Prosperity

3.2.3 Economic Development Policies

- 5) *Tourism opportunities shall also be encouraged, supported and permitted in other land use designations as long as they satisfy the intent of the designation*

The subject site is designated Shore Land and Environmental Protection Area. The proposed development represents a tourist development that is compatible with the surrounding rural area and has regard for the adjacent shoreline and natural heritage features. As discussed herein, the proposed development satisfy the intent of the designation and will positively contribute to the economic prosperity of the County.

Section 3.4 Infrastructure

3.4.3.5 Servicing Policies for Rural Lands, Agricultural areas and Shore Lands

- 1) *On Rural Lands, the Agricultural areas, and Shore Lands, the Municipality may permit individual on-site sewage services and individual on-site water services, only where municipal sewage services and/or municipal water services are not provided.*
- 2) *On Rural Lands, Agricultural areas and Shore Lands, proponents of multi- unit commercial or industrial developments that go through Site Plan Approval, shall undertake a Servicing Options Investigation to ascertain the most appropriate form of water and sanitary sewage servicing. Where communal servicing is shown not to be a viable option through the Servicing Options Investigation, to the satisfaction of the Municipality, private servicing may be permitted if supported by the appropriate hydrogeological study. The County will not be responsible for the maintenance or replacement of failed communal systems. It is the property owner's sole responsibility to provide, maintain and replace any and all services to their development.*

The proposed development will be sufficiently serviced by individual on-site services, as municipal services are not available in the rural area. The Functional Servicing Report prepared in support of the proposed development outlines the most appropriate form of water and sanitary sewage servicing. A communal system is not proposed on the site and the County will not hold any liability for the functionality of the system.

3.4.3.6 Individual on-site water services and on-site services Policies

- 1) *Individual on-site sewage services and individual on-site water services may only be permitted where site conditions are suitable for the long-term provision of such services with no negative impacts. In addition, these services may only be used for infilling and minor rounding out of existing development.*
- 2) *Development that involves 5 or more residential units, or equivalent, within approximately a 5-hectare area, shall only be given consideration when subject to a hydrogeological study that indicates no negative impact upon the groundwater from the development.*

The proposed development will utilize individual on-site services, as confirmed by the Functional Servicing Report. A hydrogeological study was also prepared to support the proposed individual on-site servicing, which concluded that no negative impact is anticipated on groundwater as a result of the proposed development.

3.4.4 Stormwater Management Policies

- 1) *The Municipality shall require appropriate stormwater management facilities and outlets for new developments that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new major development with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.*
- 3) *In the Rural Lands, Agricultural areas and Shore Lands, best practices including Low Impact Development (LID) for stormwater management will be encouraged, including the use of tree cover and natural vegetation and other permeable surfacing that reduces run off and facilitates groundwater recharge. Grading and drainage shall also mitigate to erosion and siltation that occurs with stormwater management.*

The proposed development has been thoughtfully designed to include low impact development features, including the retention of tree cover, enhanced landscaping, and a maximization of permeable surfaces across the site. Due to the scale of the site, stormwater quantity and quality are not anticipated to be of concern for the proposed development; as such, a Stormwater Management Plan was not identified as a required supporting study by County staff for the subject rezoning application. It is anticipated that stormwater management design will be addressed in greater detail through the future site plan control application.

- 3.4.8.4 *Where Public and/or private utility infrastructure is permitted and deemed necessary by the Municipality, it shall be provided in advance of or concurrent with any new development, to the satisfaction of the Municipality.*

The Servicing Report concluded that the proposed development will utilize private services and existing rural infrastructure.

Section 4.0 – The County Land Use Designations

Section 4.0 of the Official Plan provides policies related to the various land use designations in the County. The site is designated Shore Land and Environmental Protection Area in Schedule A-3 – Land Use Designations in the County Official Plan, which falls within the Rural Waterfront designation of Section 4 of the Official Plan.

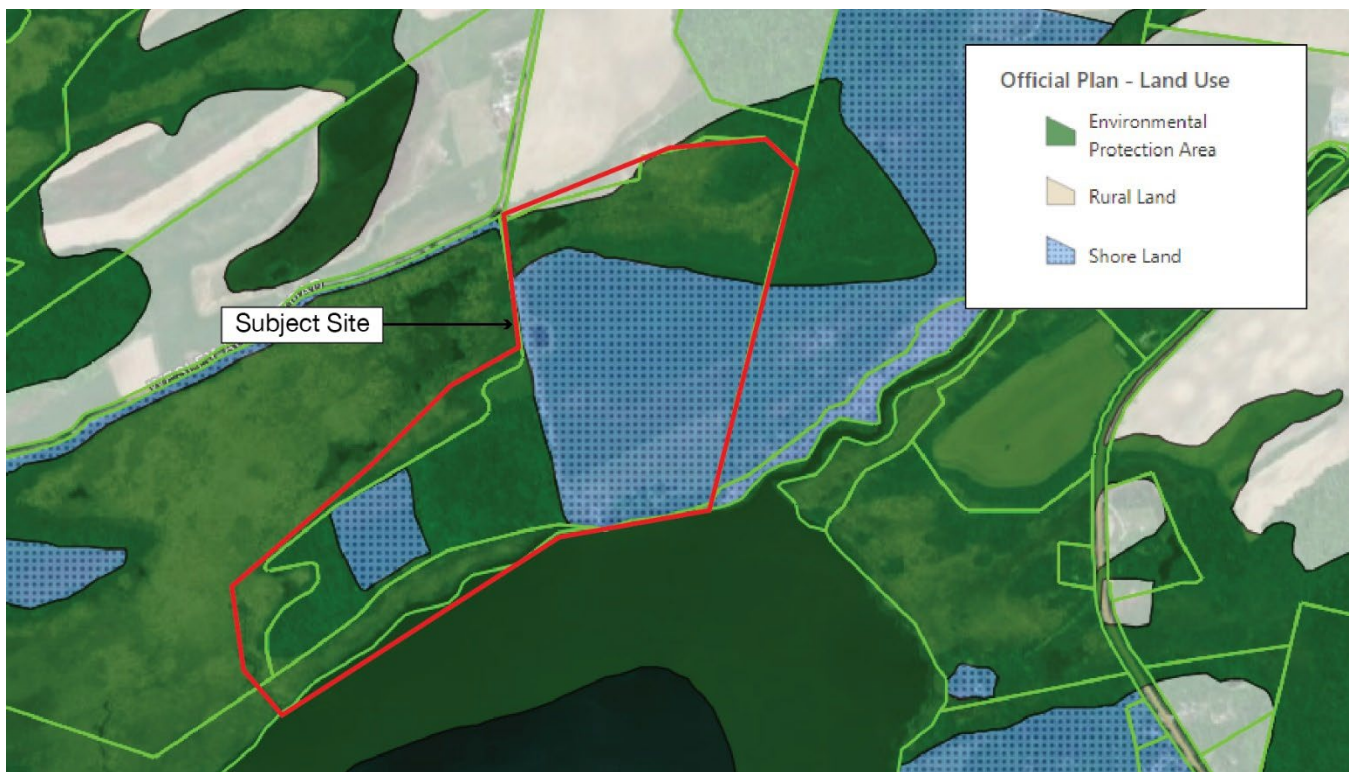


Figure 4: Schedule A-2 – Land Use (Source: Prince Edward County Public GIS Viewer)

Section 4.3 Rural Waterfront

Section 4.3 outlines policies for rural waterfront areas in the County, including Shore Lands. Section 4.3.1 of the Official Plan provides policy direction for lands designated Shore Lands.

4.3.1.2 Policies

2) In addition, commercial uses may be permitted within this designation, including:

- a) Resort commercial uses which provide accommodation and amenities for the vacationing public;*
- b) Resort institutional uses which provide camping and resort type accommodation.*

The proposed development represents a tourist commercial use that will support resort commercial uses. While the primary use is intended as a specialized summer camp, resort commercial uses providing accommodation and amenities for the vacationing public are permitted and may be accommodated when the site is not in use by the camp.

6) Expansion into or development that will conflict with farming operations in the Agricultural area will not be permitted.

The proposed development is not anticipated to conflict with surrounding rural uses, including farming operations. A Minimum Distance Separation Study was prepared in support of the proposed development, and determined that the proposed development will not impact surrounding livestock facilities.

8) The beds of waterbodies are public lands in Ontario. All new development, including but not limited to docking facilities, shall be required to ensure all necessary authorizations from MNR have been received.

Authorization from the required provincial ministries is being sought as part of this application.

9) All new development shall be required to meet the Minimum Distance Separation (MDS) Formulae established by the Province, as amended from time to time.

A Minimum Distance Separation Study was prepared in support of the proposed development, and determined that the proposed development will not impact surrounding livestock facilities.

10) All new development shall reflect, as appropriate, the Design Policies for Shore Lands outlined in Appendix C of this Plan.

The proposed development conforms with the Design Policies for Shore Lands. The Design Policies consider the visual impact of development and safe and efficient access. The site is accessed by Wesley Acres Road, a local public road, and the proposed development will utilize the existing entrance. The proposed development has been strategically designed to minimize disturbance on the site and retain as much vegetation as feasible. The large quantity of retained vegetation, including the forested areas, will serve as natural buffers for the proposed use. The proposed tourist development represents a high standard of architectural design, with façade treatments reflecting the surrounding rural area, so as to not significantly impact views from the water. The proposed built form maintains a low profile to blend into the natural landscape. The existing shoreline will remain natural, with the inclusion of a boat ramp and docks to minimize the impact of recreational uses on the shoreline.

13) Permitted resort, tourist and marine commercial uses may only be located on land parcels in the Shore Lands designation which are large enough to accommodate buildings, parking, water and sanitary sewage services, landscaping and recreational facilities.

The subject site is sufficiently sized to accommodate buildings, parking, water and sanitary sewage services, landscaping, and recreational facilities, as discussed herein.

14) Adequate and safe access to a maintained public road that has the capacity to support the increased traffic shall be provided. Where appropriate, safe and adequate boat access and swimming areas shall be provided.

The proposed development will utilize the existing entrance on Wesley Acres Road, a publicly maintained road. The proposed development includes passive recreational use of the waterfront, including boat access and swimming areas.

15) The following criteria will be considered as part of the comprehensive evaluation of a development application in order to confirm the suitability of a new resort, tourist and/or marine commercial use or a major expansion of existing uses:

a) The adequacy of the shoreline frontage for related active and passive recreational uses;

The proposed tourist development will include recreational use of the existing open shoreline on the eastern edge of the waterfront. The remaining shoreline frontage represents wetland frontage that will not be disturbed by the proposed development.

b) The suitability of the proposed density and scale of the development in relation to the site and surrounding land uses, including access and impact on the existing road infrastructure;

c) The adequacy of parking and docking facilities;

The proposed development represents a low profile built form that will maintain the rural landscape. The proposed development is not anticipated to impact surrounding rural land uses. The site is accessed by Wesley Acres Road, an existing public road. Sufficient parking facilities are proposed on the site to accommodate the needs of the tourist development. Docking facilities for water access to the site are not proposed as part of this development, though recreational use of the waterfront is considered in the form of a small boat ramp and docks for swimming and leisure craft, such as canoes and kayaks.

d) The suitability of the site for sanitary sewage disposal facilities and water supply, as determined through a servicing options investigation;

e) The impact of the development on surface and subsurface water, as determined through a hydrogeological study and a stormwater management investigation;

The proposed development will be sufficiently serviced by private, on-site services. The hydrogeological study prepared in support of the application confirms that there is no anticipated impact on surface and subsurface water as a result of the proposed development.

f) The incorporation of large areas of passive and active open spaces into the development scheme;

The proposed development incorporates large passive and active open spaces for a variety of recreational uses and retention of the natural landscape.

- g) *The protection of shoreline and other natural heritage features;*
- h) *The impact on natural heritage features (both on and off site); and,*

The EIS prepared in support of this application concludes that all potential negative impacts can be ameliorated through mitigation, best management practices, and/or compensation, as such, the proposed development is not anticipated to unduly impact the ecological function of the natural heritage features on, and adjacent to, the site.

- i) *Contribution toward the development of an identified and or integrated trail system.*

There are no opportunities for connection to the public trail system surrounding the site.

Section 4.4.3 Environmental Protection Designation

The subject site contains lands that are designated Environmental Protection due to the presence of a provincially significant wetland on and adjacent to the site. All significant natural heritage features and areas within the Environmental Protection Designation are also components of the identified Natural Heritage System.

4.4.3.2 Policies

1) Schedule 'A': Land Use Designations identifies the Environmental Protection designation. The Environmental Protection designation includes:

- a) Provincially Significant Wetlands (PSW) and Provincially Significant Coastal wetlands.*

2) Schedule 'B': Natural Features & Areas identifies boundaries of PSWs/ANSIs as well as ANSI – Candidate sites. ANSI- Candidate sites shall be reviewed for their conformity to provincial guidelines of significance, and if qualified, may be identified as Regionally or Provincially Significant ANSIs, without the need for an amendment to this Plan. Where such PSWs/ANSIs have been identified, adjacent development shall be subject to the requirements of the County, as articulated in this Plan and through consultation with Quinte Conservation.

The Environmental Impact Statement prepared in support of this application identified the boundaries of the provincially significant wetland through ground truthing. As such, the boundaries of the Environmental Protection Area designation on Schedule 'A' and the boundaries on Schedule 'B' are proposed to be refined without amendment to the Official Plan (as per Section 4.4.3.2.2), to reflect the confirmed boundaries. No development is proposed within the identified boundaries of the natural heritage feature. The EIS concluded that the proposed tourist development is not anticipated to impact the ecological function of the wetland.

Section 5.1 Plan Administration

Section 5.1 of the Official Plan provides implementation policies related to plan administration. More specifically, in the context of this application, Section 5.1.1 provides specific direction regarding Zoning By-laws.

5.1.1 (3) The Municipality may further refine the list of permitted and/or prohibited uses outlined within the Comprehensive Zoning By-law within the land use designations identified in this Plan based on the merits of an individual development application and with conformity with this Plan

A Zoning By-law Amendment is required to permit the proposed development, which conforms with the intent of the Official Plan, as discussed herein.

It is our professional planning opinion that the proposed development conforms with the County of Prince Edward Official Plan.

Current and Proposed Zoning

The subject lands are split-zoned Rural 2 (RU2) Zone and Environmental Protection – Provincially Significant Wetland (EP-W) in the County of Prince Edward Comprehensive Zoning By-law No. 1816-2006. A zoning by-law amendment is being sought to permit the proposed tourist commercial development and align the environmental protection area with the natural features observed on the site. A site-specific zone is proposed to permit the proposed uses and establish appropriate performance standards.



Figure 5: Current Zoning (Source: Prince Edward County Public GIS Viewer)

It is proposed to rezone the project lands to a site-specific Tourist Commercial (TC-X) Zone to permit the proposed development on the site. The boundary of the EP-W Zone will be amended in accordance with the field work completed in preparing the Environmental Impact Statement.

The following table assesses the performance standards of the proposed development against the applicable provisions of the proposed zone.

Tourist Commercial (TC) Zone			
	Required	Proposed	Amendment Required?
Permitted Use	<ul style="list-style-type: none"> - Tourist establishment - Motel - Hotel - Tourist inn - Resort establishment - Golf course - Miniature golf course - Golf driving range - Mobile restaurant - Marina and accessory uses - Summer camp - Any use, building or structure accessory to a permitted use including recreational facilities, convenience store and restaurant - Public uses 	<ul style="list-style-type: none"> - Summer camp - Tourist establishment - Resort establishment - Accessory uses 	No
Lot Area (min)	0.8 ha	+/- 36 ha	No
Lot Frontage (min)	60 m	12 m – Wesley Acres Road 700 m - water frontage	Yes
Front Yard (min)	15 m	>15 m	No
Exterior Side Yard (min)	15 m	n/a	n/a
Interior Side Yard (min)	6 m	>6 m	No
Rear Yard (min)	7.5 m	> 7.5 m	No
Lot Coverage (max)	30%	+/- 3%	No
Landscaped Open Space (min)	30%	>30%	No
Height of Buildings (max)	10.5 m	12 m	Yes
Distance Between Buildings (min)	3 m	>3 m	No
General Provisions			
Docking Facilities	<p>Notwithstanding the yard provisions of this By-law to the contrary, a dock, detached private boat house or pump house may be erected and used in a required yard of a lot abutting a water body, provided that such building or structure:</p> <ul style="list-style-type: none"> i. is accessory to the principle use of the lot; ii. is not located closer than 2 m (6.6 ft) to a side lot line or a 	<p>Complies</p> <p>Complies</p>	No

	<p>projection of the side lot line; and</p> <p>iii. complies with Section 4.25, SPECIAL SETBACK PROVISIONS, and all other provisions of this By-law</p>	Complies	
Swimming Pools	<p>Private swimming pools, including in-ground and above-ground pools, may be constructed and maintained as accessory uses to a dwelling provided that such a use:</p> <p>i. shall only be permitted in the interior side yard or rear yard of the lot; and</p> <p>ii. shall not be located within 1.5 m (5 ft.) of a side or rear lot line, or within any front yard or exterior side yard and no water circulating or treatment equipment such as pumps or filters shall be located closer than 3 m (10 ft.) to any side or rear lot line; and</p> <p>iii. shall be considered part of the landscaped open space area for the purpose of calculation lot coverage; and</p> <p>iv. shall be totally enclosed by a fence not less than 1.5 m (5 ft.) in height made of a sturdy material and having a self-closing gate capable of being locked and/or a main wall of a building. No fence shall be required in the case of a swimming pool whose water level is substantially above ground level provided that the deck around the pool is more than 1.5 m (5 ft.) above the ground and the access</p>	Accessory recreation facility	Yes

	to the pool is guarded by a self-closing gate capable of being locked.		
Livestock	The keeping of livestock shall only be permitted in the following zones: Rural 1 (RU1) Zone Rural 2 (RU2) Zone Rural 3 (RU3) Zone	Stables	Yes
Minimum Distance Separation Requirements	No livestock or manure storage facilities otherwise permitted in a Rural 1 (RU1), Rural 2 (RU2) or Rural 3 (RU3) Zone shall be constructed, established or enlarged unless it complies with the Minimum Distance Separation Formulae (MDS II), as amended from time to time.	Refer to Minimum Distance Separation Study	No
Special Setback Provisions	<p>i. No buildings or structures shall be permitted within a horizontal distance of 15 m of the regulatory flood plain, or within a horizontal distance of 30 m from the high water mark where the regulatory flood plain elevation is unknown.</p> <p>ii. Notwithstanding the provisions of Section (i.) above, an unenclosed deck, driveway, boathouse, dock, shore well, or other marine facility may be permitted within 15 m of the regulatory flood plain or within 30 m of the high water mark, but only with the written approval of Quinte Conservation.</p>	<p>Complies</p> <p>Docks are proposed to have a sun shade</p>	Yes
PSW Setback	No development shall be permitted within 40 m (130 ft.) of a Provincially Significant Wetland or lands zoned the Environmental Protection – Provincially Significant	Refer to Environmental Impact Study	No

	Wetland (EP-W) Zone without the completion of an Environmental Impact Study (E.I.S.), scoped in consultation with the Conservation Authority, Ministry of Natural Resources and the County. No development shall proceed unless it is in accordance with the requirements of an approved E.I.S., in addition to any other requirements of this By-law.		
Parking	Other Commercial Uses: 1 space for every 33m ² of gross floor area or portion thereof (437 spaces required)	300 spaces	Yes

Minimum Lot Frontage

The minimum lot frontage is proposed to be reduced from 60 metres to 12 metres to reflect existing conditions of the site. The existing frontage is sufficient to accommodate a functional vehicular entrance to Wesley Acres Road. The existing lot is irregular in shape and features extensive untraversable waterfrontage. Access to the site by water is possible but is only proposed for passive recreation and emergency access. The proposed reduction reflects the existing irregular shape of the lot and will serve to further buffer the proposed tourist commercial use from the surrounding rural landscape.

Maximum Height of Building

The required maximum building height is proposed to be increased from 10.5 metres to 12 metres. The moderate increase in maximum building height is not anticipated to impact the functionality of the site, nor is it anticipated to generate compatibility concerns with adjacent rural uses. The increased maximum building height is not anticipated to contribute to compatibility implications such as shadowing, intrusive overlook, or wind increase. The subject site is large in size and development has been strategically concentrated centrally on the site to ensure extensive yard setbacks and landscaped buffering. The remainder of the buildings on the site are anticipated to comply with the existing maximum height.

Accessory Uses – Swimming Pool + Livestock

The general swimming pool and livestock provisions are proposed to be amended to permit a swimming pool and stable on the site as accessory recreational facilities. The proposed swimming pool and stable are reasonable accessory recreational uses for a tourist commercial use, as is proposed. The swimming pool will comply with the building code requirements concerning health and safety provisions. The proposed stable will serve as temporary, seasonal accommodation for therapy animals, predominately horses, and is not anticipated to impact surrounding rural uses. As the stable is only intended to provide temporary shelter, an MDS II study is not required.

Special Setback Provisions

An amendment to the special setback provisions is proposed to permit a covered dock/deck within 15 metres of the regulatory flood plain. The proposed sun shade, representing a roof only, is proposed to ensure sun safety for users of the recreational docks on West Lake. The shades are important for the enjoyment and health and safety of both campers and staff. The proposed covered dock/deck is not anticipated to impact the ecological function of the shoreline, nor it is anticipated to negatively impact the visual appearance of the waterfront property.

Parking Provisions

The minimum parking provisions are proposed to be reduced from 437 vehicular parking spaces to 300 spaces. The minimum required number of spaces in the zoning by-law is calculated as a function of the gross floor area of commercial uses proposed on the site, however the proposed building footprints includes a disproportionate amount of floor space in relation to the parking needs of the tourist commercial use. The primary use of the site as a summer camp will result in two peak traffic periods, representing camper pick-up and drop-off times. For the remainder of the season, parking will only be utilized by staff and visitors to the site. Further, accessory uses, such as the various recreational facilities, represent more passive uses that will not generate their own parking needs, as the site will predominately be used as a collective. Emergency overflow parking on the grass surrounding the parking area is possible only on an as needed basis. The reduced number of parking spaces is sufficient to service the needs of the proposed tourist development. A reduced number of parking spaces on the site will improve the functionality of the site overall and increase aesthetics and safety at the pedestrian level.

7.0 Conclusion

The proposed development reflects a new tourist commercial use in the rural area. The proposed development will include a central lodge, accommodations, and accessory recreational uses typical of a camp/resort use, as well as specialized uses and design features to meet the unique needs of the users, including approximately 387 campers and 144 staff of the site. A parking area with 300 vehicular spaces is also proposed to functionally accommodate the pick-up/drop-off needs of the camp. The proposal carefully balances recreational activation of the waterfront with the preservation and protection of the natural heritage features on and adjacent to the site. The proposed development is compatible with surrounding rural uses and will be sufficiently serviced by private on-site services and existing rural infrastructure. The tourist development will positively contribute to the economic prosperity of the County's rural area and will increase the County's reputation as a unique tourist destination.

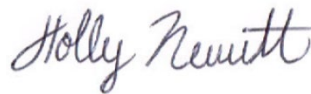
The proposal is consistent with the Provincial Policy Statement and conforms to the policies of the County of Prince Edward Official Plan. Based on our review of the proposal from a land use planning perspective, the proposed zoning by-law amendment is appropriate, allowing the development of an appropriately scaled tourist development that is designed with consideration of the surrounding community and the natural environment.

It is our professional opinion that the proposed zoning by-law amendment represents good land use planning. Should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454 x 221 or at weekes@fotenn.com.

Respectfully,



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