

PUBLIC CONSULTATION – WHAT WE HEARD

565 WESLEY ACRES ROAD

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December 9, 2024

Mr. Matt Coffey

Planning Coordinator, Approvals
Prince Edward County

Via email: mcoffey@pecounty.on.ca

**RE: Public Consultation – What We Heard
Zoning By-law Amendment
565 Wesley Acres Road, PEC**

Dear Mr. Coffey,

Fotenn Planning + Design is pleased to submit this letter on behalf of Campfire Circle and Cope Group Inc. for the property municipally known as 565 Wesley Acres Road in Prince Edward County. This letter provides a summary and response to the questions and comments received from the Public Information Centre, held on November 27, 2024. The feedback has been summarized into key themes to provide comprehensive responses.

Site Servicing

The proposed development will be serviced with private on-site well and septic systems. A Hydrogeological Study and Servicing Options Report was prepared by ASC Environmental as part of the feasibility review for the subject site. This report included a review of well records available through the Ministry of the Environment, Conservation and Parks (MECP) database, as well as an on-site hydrogeological investigation, which was conducted to assess the site groundwater supply conditions. Subsequently, a Functional Servicing Report was prepared by Jewell Engineering. The reports concluded that there is sufficient aquifer storage and demonstrated yield is available to supply the demand for the proposed development, without adversely impacting the neighbouring water supply. Water for fire protection will be supplied indirectly from Lake Ontario through a shore well and pumped through a pressurized watermain to seven hydrants distributed throughout the site. Further, informed by a Wastewater Servicing Brief completed by Groundwork Engineering, the servicing report confirms that two wastewater systems (septic beds) will be required to manage the estimated load and that adequate space is available on site for management of the sewage treatment requirements of the proposed development while maintaining environmental and zoning setbacks.

Camp Operations

Campfire Circle currently operates two overnight camps, located in Waterford and Muskoka (Rosseau), as well as administering community and in-hospital programs for kids with cancer or serious illness and their families. The organization is a privately funded charity. The proposed camp will operate weekly camp sessions in the summer months and offer weekend programming in fall, winter and spring. At full capacity, the proposed development will accommodate 160 campers and approximately 200 staff/volunteers. Each camper has an individual medical plan specialized to meet their needs, as informed by their care team, and the camps all feature an onsite medical clinic designed to meet the treatment needs of campers. The proposed development is, therefore, not anticipated to impact local health services.

Traffic

The proposed development is not anticipated to generate a significant amount of traffic. The majority of campers will arrive via bus on a weekly basis, significantly reducing the amount of drop-off and pick-up traffic and providing communal meet-up points close to their homes. Staff and volunteers are similarly encouraged to carpool. Sufficient onsite parking is proposed to accommodate the needs of the camp.

Employment Opportunities

The proposed development is anticipated to generate local employment opportunities both in the construction phase and the ongoing operations of the camp, including program staff, site maintenance, janitorial services, and kitchen/catering services.

Location Selection

Campfire Circle owns and maintains the former Camp Trillium property located on Garratt Island. This site is currently closed due to significant flood damage to the property. A detailed review of the island site is ongoing to assess opportunities for future camp use, which includes determining the scope of renovations required to operate on this property, such as construction, upgrades, flood protection and increased accessibility. The island site would only support summer programming, requires water transportation, and would not meet all the accessibility and medical requirements required to serve children with serious illness in Eastern Ontario. In the meantime, the Wesley Acres site offers a mainland location that would support the diverse needs of the camp and its campers. Primarily, the subject site offers an opportunity for year-round camp activities on a site that is sufficiently sized to serve children and families from Eastern Ontario and to meet the medical and accessibility needs of the camp.

Environmental Policy Considerations

The subject site is identified in Natural Core Area F; South Bloomfield Area on Schedule 'B'; Natural Features & Areas of the Prince Edward County Official Plan (OP). A Natural Core Area is a broad zone in which there is a concentration of natural features which are critical to the ecological health of the County as a whole. The purpose of identifying Natural Core Areas is to maintain, and where possible improve, the ecological integrity of that area, and its contribution to the ecological health of the County. The Natural Core Area over the subject lands intends to capture the variety of environmental features nearby, including an Area of Natural and Scientific Interest (ANSI) and a Provincially Significant Wetland (PSW). Section 4.4.3.2(3) of the OP clearly states that the boundaries of the features are generalized and precise boundaries shall be defined through an Environmental Impact Study. Minor adjustments to the boundaries of the Natural Heritage System will not require a formal amendment to the OP. As such, the proposed development does not trigger the need for an OPA, as the EIS has ground-truthed the boundaries of the natural features. As such, Section 4.5.4(3) of the OP does not pertain to the proposed development. The Environmental Impact Study, prepared by a licensed ecologist, has equally informed the proposed site layout. The proposed development seeks to maintain all required setbacks and buffers to the natural features on the site while increasing natural landscaping and tree cover on the site, improving its ecological integrity. Passive recreation opportunities, such as nature trails, bird watching and seating along the shoreline will allow users of the site to reconnect with nature and gain a greater understanding and appreciation for the natural significance of the site.

Archaeological Report

A full Stage 1 to 4 Archaeological Assessment was completed by Earthworks Archaeological Services Inc. and Archaeological Services Inc. The site was found to contain evidence of archaeological potential through the Stage 1 review, and 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 conducted. Two positive test pits containing Indigenous ceramic were identified, triggering the recommendation to carry out a Stage 3 archaeological assessment. No additional archaeological material was identified through the pedestrian survey. The Stage 3 assessment was carried out 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 were recovered during this work. No cultural features, settlement patterns and/or midden deposits were documented. A Stage 4 Assessment was then conducted, consisting of block excavation, mechanical excavation and feature excavation. The portion of the site that is 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

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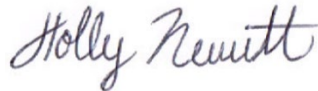
Archaeologists. The Assessment concluded that the Wesley Acres site has no further cultural heritage value or interest. Local Indigenous Communities were involved throughout the archaeological assessment process, including reviewing fieldwork methodology and participating in fieldwork. These communities remain in ongoing consultation with the development team.

We trust these responses address the concerns identified in the correspondence received. If you have any questions or would like to discuss further, please feel free to contact us at 613.542.5454.

Respectfully,



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