



March 12, 2026

Mr. Scott Pordham

Policy Coordinator, Development Services

The Corporation of the County of Prince Edward

332 Picton Main Street

Picton, ON, K0K 2T0

SENT VIA EMAIL

Re: Site Plan Application (SP-06-21) – Revised Stormworks and Site Layout Resubmission

Bloom Resorts Sandbanks

37 Lake Avenue Lane, Cherry Valley, Ontario

Our File: D3858

Dear Mr. Pordham,

Additional comments were received from your office on August 20th, 2025 via email regarding the proposed stormworks along the north side of Lake Avenue Lane. These comments pertained specifically to the potential impact of the proposed drainage swale and storm piping on the trees bordering the property boundaries between Bloom Resorts Sandbanks and 59 Lake Avenue, 61 Lake Avenue Lane, 67-73 Lake Avenue Lane, and 77 Lake Avenue Lane and the need to redesign the proposed stormworks to address the neighbouring cottage owners' concerns or retain an arborist to comment specifically on the proposed impacts.

This letter is to be reviewed in conjunction with Gunnell Engineering Ltd. Drawings SPCA-1 to SPCA-8, REV. 10, dated February 19, 2026, the Bloom Resorts Sandbanks Stormwater Management Brief: Drainage System Adjacent to Neighbouring Properties, Revision 2, dated February 26, 2026 and the Bloom Resorts Sandbanks Functional Servicing Report, Revision 3, dated March 2026.

In an effort to address the further concerns relating to the impact on the trees, a revised stormworks design has been engineered. The revised design incorporates the proposed stormworks in-road, through the implementation of an inverted crown road design to direct overland flow to a catchbasin for conveyance to surface through underground storm piping. This design avoids the construction of a drainage swale along the property boundary, and impacts to trees by avoiding unnecessary disturbance to their roots, while still providing for adequate conveyance and quality control of the stormwater.

Engagement by the previous and current property Owners; Castle Amalco Real Estate Holdings ULC and Castle Amalco Real Estate Holdings Inc., with the neighbouring cottage owners has been ongoing throughout the Consent and Site Plan Application processes. In addition to email correspondence,

meetings with all of the neighbouring cottage owners occurred on November 13, 2023, February 13, 2024 and June 5, 2024 with a separate meeting involving only the Owner of 59 Lake Avenue Lane occurring on February 11, 2026. Concerns and requests raised by the cottage owners in those meetings are summarized below while revisions to the plan to accommodate the concerns and requests are provided in italics.

November 13, 2023 Meeting

- Request for a 3m (10') privacy fence to be constructed along the northern property boundaries in lieu of vegetative plantings.
 - *Fence design options for a 1.8m (6') board-on-board pressure treated (p/t) wooden fence were circulated for review.*
- Sight triangles should be considered at every driveway.
 - *Sight triangles are not required on private roads however the proposed fence will provide for better visibility than vegetative plantings when exiting each property.*
- Can Lake Avenue Lane be renamed as it turns east so as to provide clearer directions for guests of the cottage owners?
 - *The road would not be renamed but signage for the cottages would be considered.*
- Speed of vehicles travelling along Lake Avenue Lane is a concern and speed bumps should be considered.
 - *Speedbumps were included on the design as a traffic calming measure along with additional speed limit signage.*
- 59 Lake Avenue Lane had concerns about the drainage further impacting her property.
 - *A drainage swale and catchbasins were incorporated along the northern property boundary to capture overland flows and direct them to a storm outlet located west of 59 Lake Avenue Lane.*
- 77 Lake Avenue Lane requested that the proposed ROW and road construction align with current driveway location.
 - *Proposed ROW alignment was altered to accommodate this request.*

February 13, 2024 Meeting

- 59 and 61 Lake Avenue Lane requested the construction of a 2.4m (8') high fence with horizontal board construction plus an additional section of fence along the west side of 59 Lake Avenue Lane.
 - *A 18.m (6') tall P/T board-on-board fence was included along a portion of the west property boundary.*
- 59 Lake Avenue Lane was concerned about the location of the stormworks outlet location as the water intake for the property is located approximately 6.1m (20') from the shoreline.
 - *The location of the proposed storm outlet is dictated by the existing gradation of the property and cannot be relocated however quality control measures form part of the proposed stormworks and will be reviewed by the relevant commenting agencies.*

- 59 Lake Avenue Lane requested that the dock be moved further from the property boundary.
 - *The existing dock location was moved west by an additional 1.8m (6') prior to the 2024 operating season and is now 3.3m (11') from the property boundary. Additionally, the angle of the dock was adjusted from parallel to a 13-degree angle from the property boundary.*
- 59 Lake Avenue Lane requested landscaping (boulders or hedging) from the termination of the proposed fence along their west property boundary to the lakeshore.
 - *Vegetative plantings were included.*
- 77 Lake Avenue Lane requested that the speed bumps be removed so as to avoid boat trailers having to cross them.
 - *Proposed speed bumps were removed from the site plan.*
- 77 Lake Avenue Lane requested vegetative plantings along the south side of the proposed fence to provide additional screening given the lands south of the residence are at a higher elevation, which raised privacy concerns.
 - *A proposed vegetative planting comprised of Rhus typhina (Staghorn Sumac) were included on the revised drawings. This species was selected as it is a fast-growing native species that will provide additional screening through the operating season. Additional coniferous plantings were also detailed at the west property boundary, north and south of the easement.*
- 77 Lake Avenue Lane requested that the ROW be centered on their 12m western property boundary.
 - *The drawings were not revised to accommodate this request. The proposed ROW and road were designed to match their southern property boundary and current driveway location.*
- Request for additional signage denoting private property.
 - *No additional signage was proposed as each cottage currently contains a 911 address sign.*
- Concerns were raised about boat launching obstructing Lake Avenue Lane as the current practice is to use the portion of the road in front of 59 Lake Avenue Lane to back boat trailers up to the boat ramp.
 - *Castle Amalco Real Estate Holdings ULC agreed to review current practices and ensure an alternative boat launching route was identified for patrons.*
- Concerns were raised by all cottage owners regarding the cost of a legal review of the proposed ROW alteration.
 - *Castle Amalco Real Estate Holdings ULC agreed to cover a reasonable legal cost for review of documentation relating to the ROW only for each of the cottage owners.*

June 5, 2024 Meeting

- 59 Lake Avenue Lane was concerned that the proposed stormworks would not address the drainage concerns at the driveway and along the western property boundary and suggested the inclusion of additional culverts and storm grates.
 - *An earthen berm along the west property boundary was added to deflect any existing overland flow towards East Lake.*
 - *No additional stormworks were proposed as they were not required. The proposed stormworks were adequate to capture and convey all overland flow.*
- 59 Lake Avenue Lane was concerned about the potential impact to property line trees as a result of the proposed stormworks.
 - *An Arborist was retained to tag and assess the health of all trees 10cm diameter or greater within 5m of the property boundary that could be impacted by any construction works. These trees were surveyed by an Ontario Land Surveyor. At the time of the assessment, the trees most at risk of being impacted were of poor health or dead.*
- A request for a reduction in the 3m gap in the fencing at driveway locations was raised.
 - *Owners were advised to provide individual requests in writing if a reduction in the opening was desired.*
 - *Written requests received were incorporated into the revised drawings.*
- Concerns were raised over property title updates once the new ROW has been established.
 - *Cottagers were advised to forward their attorney's costs to Castle Amalco Real Estate Holdings ULC.*
- 77 Lake Avenue Lane noted that the proposed ROW was only detailed at 6m wide and not 7m wide.
 - *The proposed ROW was widened to 7m.*

February 11, 2026 Meeting

- Concerns over the impact of the proposed stormworks were expressed
 - *The proposed stormworks (inverted crown in road with in-road storm piping) was reviewed with the owner*
- Concerns were raised over the location of proposed site J98, directly south of 59 Lake Avenue Lane. The concerns related to the proposed parking spaces having the potential to obstruct the driveway, the proposed trailer location obstructing vehicles turning east on Lake Avenue Lane, the proposed trailer location meeting required setback from the road and the current use of this space for dock storage.
 - *Proposed site J98 has been relocated to the southeast corner of the development.*
- Concerns were raised about boat launching obstructing Lake Avenue Lane as the current practice is to use the portion of the road in front of 59 Lake Avenue Lane to back boat trailers up to the boat ramp.

- *Castle Amalco Real Estate Holdings Inc. agreed to review current practices and ensure an alternative boat launching route was identified for patrons.*

Engagement with the neighbouring cottage owners, as summarized above, highlights the efforts made by Castle Amalco Real Estate Holdings ULC and Castle Amalco Real Estate Holdings Inc. , to resolve their concerns in a constructive and respectful manner. We trust that the submission of the revised stormworks proposal, the revision of the site plan drawings to include items specifically related to the concerns and requests of the neighbouring cottage owners will adequately address the comments in your August 20, 2025 email and allow the preparation of a Site Plan Agreement to be created.

Sincerely,
GUNNELL ENGINEERING LTD.



Brock Cross, Dipl. ET
Senior Project Manager

Encl: Bloom Resorts Sandbanks Stormwater Management Brief: Drainage System Adjacent to Neighbouring Properties, Revision 2, dated February 26, 2026

Bloom Resorts Sandbanks Functional Servicing Report, Revision 3, dated March, 2026

Gunnell Engineering Drawings SPCA 1 – SPCA 8, Revision 10, dated February 19, 2026

C Bryce Stewart – Bloom Resorts
Chelsea Killick – Bloom Resorts
Len Radomski – Ruth Victor & Associates