

From: Paul.Shlaku@HydroOne.com
To: Robinson_Caitlin
Subject: Peterborough County - Part of Lots 3 & 4, Concession 11 - 15CD-18002
Date: March 9, 2018 3:24:23 PM

Hello,

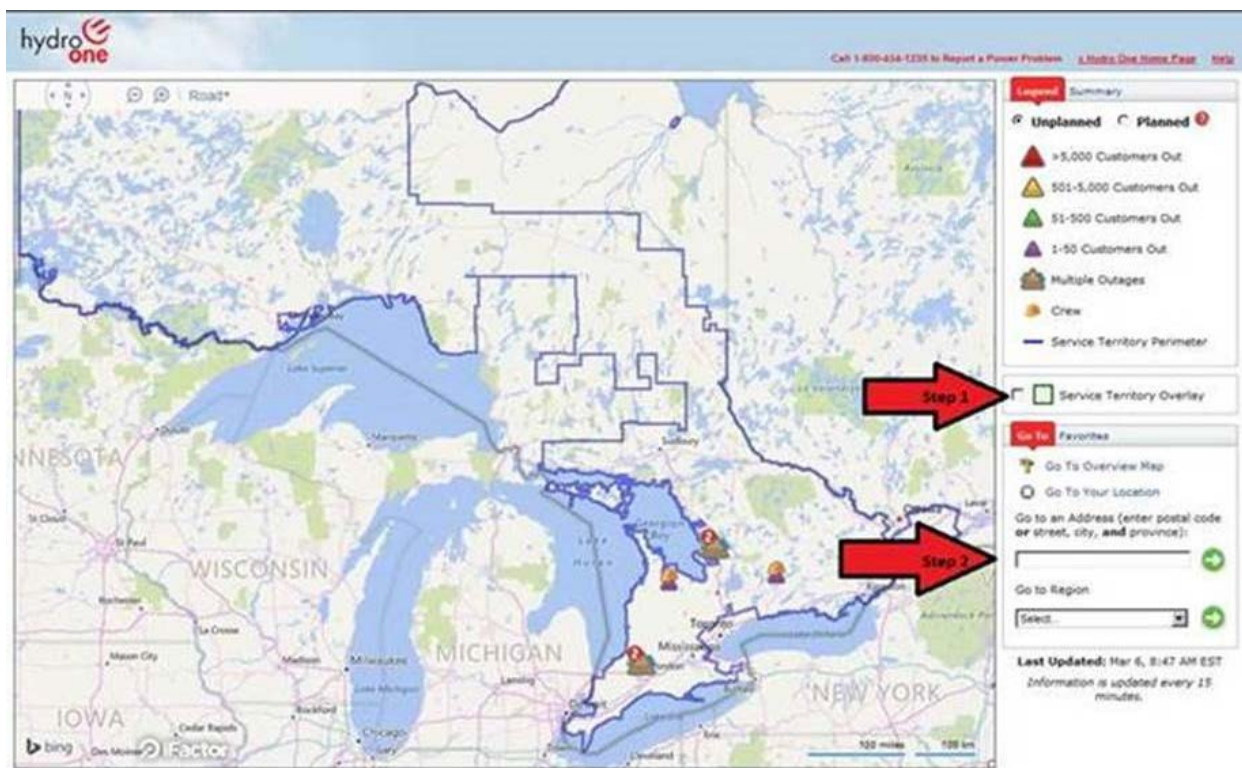
We are in receipt of your Plan of Condominium application, 15CD-18002 dated March 7, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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March 16, 2018

Caitlin Robinson, BES, RPP, MCIP
Planner
County of Peterborough
Planning Division
470 Water Street
Peterborough, ON K9H 3M3

Dear Caitlin,

Re: Draft Plan of Condominium, Official Plan Amendment, & Zoning By-law Amendment
Pilgrim's Rest Campground
Part Lot 3 & 4, Concession 11, Burleigh Ward
County of Peterborough
File No.: 15CD-18002 & 15OP-18002
Township File: Z-09-18

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea40@enbridge.com.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh



More Than You Expect.

Tuesday March 20th, 2018

County of Peterborough,
County Court House,
470 Water Street,
Peterborough, Ontario
K9H 3M3

Attn: Caitlin Robinson, B.E.S., MCIP, RPP - Planner

**RE: Proposed Plan of Vacant Land Condominium, Official Plan Amendment and Zoning By-law Amendment
Pilgrim's Rest Campground
Part Lot 3 & 4, Concession 11, Burleigh Ward
Township of North Kawartha
County File Nos. 15CD-18002 and 15OP-18002
Township File No. Z-09-18**

Nexicom Inc. ("Nexicom") is in receipt of your letter dated March 7th, 2018 in respect to the application for the proposed vacant land condominium to redevelop Pilgrim's Rest Campground – Part Lot 3 & 4, Concession 11, Burleigh Ward.

Nexicom is familiar with the location of the proposed plan amendment and rezoning area. Nexicom does not have any revisions to the plans that were sent to us.

Please advise us when the tentative start date is set for the project.

Sincerely,



Clayton Zekelman

Nexicom Inc.

5 King Street East • Millbrook • Ontario • L0A 1G0

Phone 705-775-6394 • 1-888-NEXICOM • Fax 705-932-2329 • www.nexicom.net



County Plan Review

To: Caitlin Robinson

From: Dylan Adams

CC: Doug Saccoccia

Date: March 28, 2018

**Re: Pilgrim's Rest Campground
Township of North Kawartha**

County Engineering and Design staff have received an application for the approval of a vacant land condominium to redevelop Pilgrim's Rest Campground in the Township of North Kawartha. The proposed Vacant Land Condominium application would create 30 building lots for single detached (seasonal) dwellings. Documents provided for review to this office include the following:

- Traffic Impact Statement prepared by Tranplan Associates, dated August 29, 2016,
- Preliminary Stormwater Management Report & Jack Creek Floodline Commentary prepared by Dobri Engineering Ltd. Dated June 24, 2017.

Upon review of the above noted documents, County engineering staff has the following comments related to this proposal.

1. Please include an updated traffic analysis for the intersection of County Road 56 and Cheboutequion Drive. It is the County's understanding that the last Traffic analysis that included this intersection was completed in 2011.

The above comments are based on the latest information received by this office, should additional information become apparent or changes to the plans occur in the future, County engineering staff will review said changes and may provide additional comments. If you have any questions related to this correspondence, please contact our office.

Sincerely,

Dylan Adams

Engineering Technician,
Peterborough County,
705-775-2737 Ext 3205



470 Water Street • Peterborough • Ontario • K9H 3M3

Phone: 705.743.0380 • Toll Free: 1.800.710.9586

www.ptbocounty.ca

From: [Julie Kapyrka](#)
To: [Robinson, Caitlin](#); planning@northkawartha.on.ca
Cc: [Kaitlin Hill](#)
Subject: Pilgrim's Rest Campground. County File: 15CD-18002 and 15oP-18002. Township File: No. Z-09-18
Date: April 5, 2018 2:57:01 PM

Greetings Caitlin and North Kawartha Planning Department:

After reviewing the various assessments done on the Pilgrim's Rest Property Curve Lake First Nation still has some concerns, mainly pertaining to the ecosystem within and surrounding the proposed development. First, the development area is surrounded by four significant natural areas: Eels Creek Prairie, Pine Island South Provincially Significant Wetland, Petroglyphs Provincial Park, and Hull South Bay Provincially Significant Wetland. Also, the three water receiving features from the developmental run off are Jacks Creek and its associated wetlands, Stony Lake and the associated Hull South Bay Provincially Significant Wetland and, a small unnamed tributary of Stony Lake – all of which house medicines, SAR and wildlife from which our citizens harvest for sustenance. As you can imagine this is a highly significant area that needs to be protected as the intertwined ecosystems that surround it are themselves highly significant.

We understand that the conclusion in the Environmental Impact Study (EIS) states that the new condominium would have less environmental impacts than the existing trailer park, however, there will be an increased long-term impact to the landscape. This could, in turn, have effects to the immediate and surrounding ecosystems as well as the instinctive habits of wildlife. So, in terms of the development footprint itself we have a few questions:

- How many hectares will need to be cleared for this development?
- How many hectares (ha) is the property as a whole? The EIS indicates 28.5ha with a 0.5ha island while the ESA indicates 29.5ha and a 0.43ha island, please specify.
- What is the average proposed lot size of each condominium?
- What stipulations will these lots have when it comes to tree cover and lawn maintenance setbacks?
- Why are currently degraded sections around wetlands and Jacks Creek area not being rehabilitated and protected opposed to simply reducing the set back?

As you are aware Curve Lake First Nation holds water in high importance when it comes to development and environmental impacts. We have reviewed the Storm Water Management Report as well as the Hydrological Report and below are some specific questions regarding the proposed condominium:

- Will there be any storm water management ponds or will all run-off be directed to Jacks Creek and Stony Lake?
- If so, where will salt run-off from the new roadways be directed? And what impact might this have?
- Will this run-off have effects to the Musky and Pickerel that spawn in Jacks Creek?
- Will this run-off have any effects to the flora and fauna in the wetlands?
- Mitigation using straw bales for run-off during development is not sufficient and is not a

dependable method, what other measures can substitute for this?

- The report states that site will require the 'Enhanced Protection' level for permanent water quality control due to areas that are very sensitive to sediment and siltation, what sensitive areas have the potential to be impacted by this?
- What is an end-of-pipe control for permanent storm water controls? More specifically in relation to wetlands? Please confirm this will not need to be implemented.
- How will set-backs to shoreline grass cutting as well as pesticides and herbicides be monitored in these new condominium sites?
- Is the current trailer park site's drinking water extracted from Jacks Creek?
- Is there a sustainable and sufficient amount of drinking water on site for each structure to have its own reliable well?

Though only four species at risk were observed on or immediately adjacent to the subject property (Butternut, Snapping Turtle, Western Corus Frog and Whip-poor-will) there have been numerous accounts of other SAR within 1km of the site including the Black Tern, Eastern Bittern, and the Red Shouldered Hawk. There is also a high likelihood that the Northern Map Turtle as well as the Blanding's turtle could occur proximal to the new condominium as it states in the NHIC, these species including a restricted species have been historically observed within the two 1km squares. Seeing as there is a high likelihood that these other five SAR could be using the site as foraging, migrating or nesting why are they not being protected and mitigated with the same intent as the species observed?

We would also like to reiterate that the area in which your project resides is directly south of the Petroglyphs and on the northern shore of Stoney Lake. This area holds high significance to our community. It was a historic traveling route on foot as well as through Jacks Creek as it is a navigable waterway to the petroglyphs and the potential for this route having crossed right through the proposed area of development is high, which increases the possibility of uncovering culturally significant features and materials.

Curve Lake First Nation has reviewed the archaeological assessments and we have a couple concerns. It was unexpected that no major concentrations of artifacts were found on the project site – as this area is high for archaeological potential. We know that the Trent Severn Waterway was severely flooded in the course of its development and that many acres of our traditional territories were lost under water. For this reason we believe there is a high potential for there to be cultural resources under water near the shoreline of this development. Will the proponent be developing any of the shoreline, putting in docking, or anything thing else in that vicinity? And if so, we would require an underwater archaeological assessment be completed.

Furthermore, Curve Lake First Nation understands that the island property included in this project will not be developed due to the high potential for cultural resources and that registered on title will be a stipulation that no development, soil alteration, nor camping activity shall be undertaken on the subject island property until such time as required archaeological work has been completed. Can you please explain how this will be done? How will the island be protected from boaters, campers, the general public etc.? How will the cultural resources be protected?

Thank you very much.
Best regards,



Dr. Julie Kapyrka
Lands and Resources Consultation Liaison
Curve Lake First Nation
Government Services Building
22 Winookeeda Street, Curve Lake, ON K0L 1R0
P: 705.657.8045 ext 239 F: 705.657.8708
W: www.curvelakefirstnation.ca
E: JulieK@curvelake.ca



Parks Canada Parcs Canada



Peterborough County
Administration Office

MAY 31 2018

RECEIVED

Ontario Waterways Unit
Trent Severn Waterway Office
P.O. Box 567, 2155 Ashburnham Drive
Peterborough, ON K9J 6Z6
Phone: (705) 750-4924
Fax: (705) 742-9644

File: 8520-P-023

14 May 2018

Caitlin Robinson
Planner
Peterborough County
Email: crobinson@county.peterborough.on.ca

Subject: Proposed Plan of Vacant Land Condominium, Official Plan Amendment and
 Zoning By-law Amendment
 Pilgrim's Rest Campground
 Part Lot 3 & 4, Concession 11 (Burleigh Ward)
 Township of North Kawartha
 County File Nos: 15CD-18002 and 15OP-18002
 Township File No: Z-09-18

Caitlin,

Thank you for circulating Parks Canada – Trent-Severn Waterway Office on the applications for plan of vacant land condominium, official plan amendment and zoning by-law amendment and supporting studies in support of the conversion of the Pilgrim's Rest Campground into a 30 unit seasonal residential development on lands contiguous to Stoney Lake, part of the Trent-Severn Waterway National Historic Site of Canada.

The proposed plan of vacant land condominium will comprise 30 buildable lots for seasonal residential use and will maintain existing shared common elements such as a shoreline recreation area and open space areas. The shoreline recreation area includes a beach, 24 single finger docks, a boat launch and supporting amenities.

Canada



Parks
Canada

Parcs
Canada



- An annual waterlot licence may be required for the communal docks and boat launch.
- Removal of debris and vegetation from the shoreline or the water will not be permitted.
- The wetland is protected under the *Federal Wetland Policy* and is to remain unaltered. No construction, such as filling or dredging is permitted in the wetland area.

Once again, thank you for the opportunity to comment on this application. Please inform this office of any decisions made with regard to this application.

Sincerely,

Beth McEachern
Realty Manager
Ontario Waterways

Canada