



# WOLLASTON TOWNSHIP

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Staff Report on Public Comments

May 22, 2018

## **Zoning By-Law Amendment and Site Plan Control Amendment Application Bear Ridge Campground and Cottages**

As of the date of the presentation of the by-law to Wollaston Council, 178 letters or pieces of correspondence have been received by the Clerk in relation to this application. 15 community members spoke at the public meeting held March 9, 2018.

92 of the 178 letters were nearly identical, except for the name of the person submitting the comments.

The majority of the comments were not related to the specific changes proposed in the zoning by-law amendment or site plan agreement amendment applications.

Council has been provided with a copy of all correspondence received.

Following is a summary of the issues raised within these representations that are applicable to the details of the applications and/or the changes proposed by the applications.

Comment:

- Keeping these provisions in the zoning by-law ensures their ongoing provision and maintenance. As the recreational facilities are already in place, this imposes no new burden to the Campground Owners.

Response:

All of the existing recreational facilities have been included in the site plan control agreement and mapping. The site plan agreement ensures the ongoing provision and maintenance of these existing facilities. Major changes would require an amendment to the agreement, approved by Wollaston Council.

Comment:

- The swimming pool reduces the risk of pedestrians crossing the road to the beach area

Response:

The swimming pool is an existing amenity in the site plan agreement. Additional measures are being taken by both the Township and the Campground owners to address the safety of campers crossing The Ridge Road, as per the recommendations of the Pedestrian Safety Assessment.

Comments:

- Removal of recreational alternatives to the lake could result in additional usage of the lake.
- The importance of maintaining the additional recreational facilities to prevent additional stressors on the lake

- The pool will reduce the stress on the lake environment that may result from intensive use of the waterfront area.
- Environmental study or lake capacity study be undertaken to examine how the changes might affect the Lake and the environment of the waterfront area

#### Response

The original recommendations provided by the Hastings County Planning Department (report of February 17, 2015) did recommend a swimming pool to compensate for the size of the waterfront area. The recommendation was concerned with the overcrowding of the beach area. The environmental impact of the use of a waterfront area by swimming is not addressed in the OP or the zoning by-law.

Further study would have to be completed to attempt to establish the impact from bather's use of the Lake, if any.

#### Comment

- The expansion to the campground was only permitted under the condition that a swimming pool be installed. This was a basic requirement to address the concerns put forth at the time of the original application.
- The limited water frontage at the campground should still be a factor of consideration
- No reason to remove the provisions that were put in place to accommodate the expansion of the park
- The expansion was allowed under the condition of the installation of a swimming pool. The expansion has now been completed, why would the conditions be removed? This application should only be considered before the expansion from 50 to 100 sites.
- The requirements were to address the limited waterfrontage. The waterfrontage has not changed.

#### Response

All required recreational facilities have been installed. All required recreational facilities have been included in the site plan agreement and associated mapping. Staff maintain that the site plan agreement is a more appropriate planning document in which to include these types of requirements and controls.

#### Comment

- The Township provides public recreational opportunities and facilities.

#### Response

The provisions for recreational facilities within the Campground were put in place in consideration of the OP policies for tent and trailer parks. The 2015 report provided by the Hastings County Planning Department emphasizes that "A tent and trailer park exists by virtue of its recreational amenities, notably the extent of its access to a recreationally suitable shoreline, but other recreational facilities are often provided. Given that the number of campsites is exceeding the Official Plan maximum of 50, the

Applicant is asked to demonstrate the recreational capacity of the beach (i.e. how many square feet per person? How many docks and boat slips will be provided?). If its capacity is limited resulting in potential overcrowding, the Applicant should provide additional recreational amenities, such as open space sport venues (volleyball/ basketball, swimming pool, etc.) internal to the site.”

Comment

- Lake capacity study should be completed before changes are considered.

Response

See attached research submitted by Cristal Laanstra.

Comment

- Concerns about increased garbage and compliance with recycling regulations

Response

The tenants of the park do create waste, as all residents of the Township do. Municipal records show that in 2017 the Bear Ridge created about 10 bags of garbage per site. The Manager of the Wollaston Waste Site confirms that the Bear Ridge Campground has been very compliant in their sorting of recyclables before transportation to the waste site, and to date there have been no concerns.

A large number of letters had general comments on allowing or disallowing the expansion of the campground, which was approved in 2015 and is not a consideration of this amendment.

A large number of letters and comments concerned the expansion of the dock facility on the shore of Wollaston Lake and the potential to the increase in boats and boat traffic on the lake.

The dock is not constructed on land owned by the Campground. Therefore, permission will have to be obtained for any changes to the existing dock facility. A building permit will not be issued for this construction until such permissions are obtained.

This is addressed with the provision in the holding symbol of the zoning by-law requiring a land use agreement with the Township regarding the site’s waterfront access area. Council may consider referring back on the comments received during this planning process to aid in future decisions when this land use agreement is discussed.

Respectfully submitted,

Jennifer Cohen  
Clerk