



October 2, 2020

Mike Michaud MCIP RPP, Manager of Planning, and
Matt Coffey MCIP RPP, Planning Coordinator, Approvals
The Corporation of the County of Prince Edward
280 Main Street, 2nd Floor
Picton, ON K0K 2T0

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Dear Matt and Mike:

RE: Quinte's Isle Campark and Fourward Holdings Inc., OPA2-2018/ Z25-18

I am following up from our meeting with you on September 15 where we discussed some outstanding public issues regarding the OPA and ZBA. One issue you raised is the "Wildlife Corridor" or Linkage between the South Shore Natural Core Area (NCA) and the Sandbanks Natural Core Area as shown on Schedule B of the Draft PEC OP. This matter was addressed in the EIS prepared by Beacon Environmental and peer reviewed by MNA, however; another overland corridor to the north of Fourward Holdings and Pebble Beach West campground that connects the two Provincially Significant Wetlands (PSW) was suggested. The implementation of such a corridor could be formalized during the Site Plan Approval process. The following specifics are noted, with input from Ken Ursic, Senior Ecologist at Beacon Environmental:

- ✓ The existing and proposed campgrounds do not overlap with the Natural Core Areas (Sandbanks and South Shore).
- ✓ The existing and proposed campgrounds do not interfere with the Natural Core Area Linkage between the two NCAs.
- ✓ The existing and proposed campgrounds will retain landscape permeability by not introducing barriers to wildlife movements and migrations.

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- ✓ A 30 m wide natural corridor has been provided along the shoreline to enhance connectivity between the two PSWs.
- ✓ The applicant has agreed to a supplementary 100m+wide inland wildlife corridor to enhance connectivity between the two PSWs.

We have prepared a drawing (attached) on an overlay of the Google Earth aerial photography. The wildlife corridor (shown in green) would extend from the Soup Harbour PSW, across the “other lands” owned by Fourward Holding on the east side of Welbanks Road to lands along the north side of Fourward Holdings, across the “Quinte’s Isle Campark Property” to the Salmon Point PSW. These lands are all vacant; there is zoning for a future golf course, which would not be limited by the ‘corridor’.

The attached plan will allow for wildlife movement across the lands relatively unimpeded; there are no physical barriers such as buildings, fences or major roads that would interfere with their movements. Human activity should not interfere with wildlife migrations/movements as most migrations happen in the spring and fall when the campsite activity is low.

The following components could be implemented in the Site Plan Agreement with the municipality:

1. The purpose of the Wildlife Corridor Management Area is to maintain and enhance connectivity for wildlife between the Soup Harbour PSW and the Salmon Point PSW, as well and to the Sandbanks Natural Core Area.
2. The Wildlife Corridor Management Area is not intended to prohibit use of the lands for which they are designated/zoned, but rather to ensure that the use of the land respects wildlife movement through design considerations.
3. Any future development or site alteration within the Wildlife Corridor Management Area must be supported by a plan demonstrating how connectivity can be maintained or enhanced.
4. Enhancements to be considered include maintaining east-west oriented landscape strips, treed shelterbelts, or other linear greenspaces.
5. Any conditions relating to uses and activities in the corridor should allow for maintenance/replacement/upgrades to existing infrastructure.
6. The owners, Steve and Tim Ward, would also be willing to guarantee protection of their portion of the Soup Harbour PSW together with a 30-m wide buffer from the limits of the wetland. This had previously been contemplated as a form of easement or parkland dedication, however the particulars may be determined by the municipality or with other agencies.

We would be pleased to meet with you to discuss this proposal and to answer any questions.

Yours truly,

A handwritten signature in black ink that reads "Ruth Ferguson Aulhouse". The signature is written in a cursive, flowing style.

Ruth Ferguson Aulhouse, MCIP, RPP, President
RFA Planning Consultant Inc.

/ Encl.

C.c. Steve and Tim Ward

Ken Ursic, Beacon Environmental

Wildlife Corridors and Natural Area Linkages



Sandbanks Natural Core Area

South Shore Natural Core Area

Soup Harbour PSW

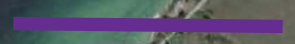
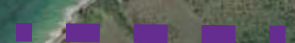
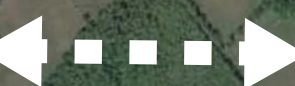
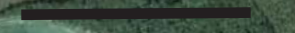
Quinte's Isle Campark Property

Fourward Holdings

Salmon Point PSW

SOUP HARBOUR
LAKE ONTARIO

LEGEND

-  Natural Core Area Schedule B Draft PEC OP
-  Natural Core Area Linkage
-  Other Natural Area Linkages
-  Wildlife Corridor
-  Property Outline

Wildlife Corridor

Natural Feature Linkage 30m along shore



Oct. 2/ 2020