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December 16, 2019

City of Kawartha Lakes
Planning Division
180 Kent Street West
Lindsay, ON K9V 2Y6

APPENDIX # C
to
REPORT PLAN 2020-002
DO1-2019-004
FILE NO. DO0-2019-031

Attn: Sherry Rea

Re: **Response to Public Comments: Lindsay Exhibition Campground**
Lindsay Agricultural Society
EcoVue Reference: 18-1787

Dear Ms. Rea,

As per our telephone conversation, this letter addresses the comments received regarding the submitted OPA/ZBA applications for the above noted property. Specifically, this letter addresses public comments received at the following meetings:

1. The Statutory Public Meeting held on November 6th, 2019
2. The Public Open House, held on October 23, 2019.

The table below summarizes the public comments we received and our associated response:

Public Comment	Response and Associated Action
Parking has historically been an issue during exhibition events and this development will exacerbate the problem.	The Lindsay Agricultural Society recently added over 200 additional parking spots which resolved the parking issues that had occurred historically. Furthermore, an additional 185 parking spots will be added as a part of the campground design. Since the campground will only be available to event attendees when large events are occurring (thereby increasing parking available for events), it is our opinion that event parking impacts from this development is sufficiently addressed.

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Development Services
Planning Division

<p>Traffic on Angeline Street, specifically backed up vehicles on the Angeline/Highway 35 intersection, is an issue currently. This development will exacerbate this issue.</p>	<p>We recognize that traffic backup is an issue at the Angeline/Highway 35 in general, particularly on Friday evenings as residents leave town and during Exhibition events. The proposed campground will not exacerbate traffic during events as the accommodations will help reduce traffic coming and going from the site. Furthermore, it is our opinion that the Sunday afternoon traffic that would be generated at the intersection when events are not occurring does not exacerbate existing traffic issues that occur primarily on Friday evenings. It should further be noted that the submitted Traffic Impact Study demonstrates that the traffic generated by this proposal does not necessitate additional road improvements, although recognizes the existing traffic issues (particularly on Friday evenings).</p>
<p>The campground will disturb the use of Riverside Cemetery across the river (partying, people playing in the river, etc.)</p>	<p>There are significant buffers (100 feet of trees) between the river and any camping areas. Furthermore, the island and the oxbow shape where the water access is located will provide additional buffering. It is our opinion that these will ensure that the proposal will not impact the use of the cemetery across the river.</p>
<p>The development will increase the likelihood that there will be trespassers on the island within the river (which is owned by Riverside Cemetery)</p>	<p>Trespassing is an enforcement issue that cannot be addressed by this planning application. Lindsay Agricultural Society would be willing, however, to place signage clarifying land ownership at any future water access, at Riverside Cemetery's request.</p>
<p>Concern that there is not enough sewer and water capacity for the development</p>	<p>The submitted Functional Servicing Report, which has been reviewed by City of Kawartha Lakes engineering staff demonstrates there is adequate capacity for this proposal.</p>
<p>Any tent sites near Angeline</p>	<p>There will be no tent sites directly adjacent to neighbouring</p>



Street and neighbouring properties would be a concern for neighbours	properties or Angeline Street.
The proposal needs to include proper garbage pickup locations and service delivery	Acknowledged. Proper garbage disposal and service delivery will occur on the site and will be approved via Site Plan Control.
A neighbour asked whether they could gain a commercial access to their property via the Lindsay Exhibition Lands	This landowner should contact Lindsay Agricultural Society directly to discuss any arrangements. This comment does not impact the subject application.

Given the above, it is our opinion that the public comments received for this application have been adequately addressed. If you have any questions please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "B. Saunders", is written over a horizontal line.

B. Saunders, B.Sc., M.Sc., E.P.
Land Use and Environmental Planner