

## Lakefield Campground Q & A

### **What does the term the definition of the wording "passive parkland" mean?**

Passive parkland would be defined as open spaces and trails. Parks that have sports fields (soccer, baseball), courts, playgrounds, outdoor fitness equipment would be considered an 'active park'.

### **Are campgrounds allowed to open as per the Stay at Home order (April 8, 2021)?**

**Note: some of these provisions no longer apply (Stay at Home Lifted and will change as the Province's Re-opening Plan rolls out).**

- The Stay at Home Order does not require trailer parks to be closed. However there are provisions in both the Shutdown Order and the Stay at Home Order that apply.
- ~~Campsites must be made available only for trailers and recreational vehicles that, are used by individuals who are in need of housing, or are permitted to be there by the terms of a full season contract.~~
- ~~Attendance at the property is permitted where:  
-an individual is there for essential reasons as outlined in the order (e.g. essential maintenance) and the individual will be at the residence for less than 24 hours.  
-an individual is attending the property with the intention that they will relocate to the residence (i.e. trailer) for 14 days or longer.~~

### **When will a final decision be made for the future of the campground?**

The Township is reviewing four options, which does include the option to continue camping opportunities. There is an option to discontinue camping as well. A final decision will not be made until July.

### **Are photos allowed to be taken of the campground, individual sites, the trail and surrounding area?**

The campground is adjacent to public lands so there is nothing to prevent someone from taking photos from a public space similar to photos being taken from a public road or sidewalk. However people should not be encroaching on an individual campsite or decks etc.

### **Does the review include the beach, playground, trail, tennis courts and/or baseball diamond?**

No – the review relates to the Campground portion however, it is important to consider how the Campground functions with the amenities in the area.

**The Lakefield Campground survey did not limit the number of entries per IP address. Does Selwyn Township feel that the information generated from the survey could be invalid or corrupt? Why did Selwyn choose not to limit survey entries per IP address?**

This was not an invalid survey. The survey was set up to ensure that any person with an interest in the Study can complete it. The consultant will review the data to provide meaningful and reliable advice to the Township and it does have protocols in place to disqualify responses that appear malicious. The survey is one component of a broader community consultation. The survey is not a referendum that we will total up to make a decision based on a majority.

**Will council consider the formation of a citizen's representative group to review options and make final recommendations for the future of the campground?**

Council is not considering a citizen's representative group to review the options. These lands are municipally owned and it is Council's job to review the options and make a decision.

**Why did Council come to the decision to not renew the current contract to remain a campground?**

A review of the use of the property has been raised through past Recreation Reviews and Strategic Planning reviews. There are infrastructure needs and before investing in these upgrades it's important to know the answer to how the property should be used. It is important that the campground operator and campers be aware of the plans to keep them informed.

**Has Selwyn Township considered leaving trailer park as is and formulate a nature area between the tennis court/pickle ball area and the baseball diamond?**

The review is looking at four options, which does include the option to continue camping opportunities. A final decision will not be made until July.

**Will there be a detailed financial analysis of all projected direct and indirect costs to Selwyn Township?**

An analysis of the costs for the various scenarios will be completed by Township staff and provided as part of this review. The intention of this review is for Council to decide the use; there are costs for all scenarios.

- Costs would be factored into any agreement with a third party operator i.e, payments structured to recoup the capital costs through an agreement with a private operator.
- If the Township were to operate the Campground, the rates would be structured to recoup these costs on a user pay basis to ensure that taxpayers are not supporting this operation.
- If the campground were to cease altogether there would be costs to decommission the services which would have an impact on taxpayers as well as the lost annual revenue that supports all parks operations.

**If the land use remains as a campground operated by a third party and there are large infrastructure fees, will taxpayers be expected to fund the capital investment?**

Taxpayers would not be expected to fund capital investments to benefit a private operator. If the decision is made to continue camping through a third party operator the agreement would be structured such that annual payments made by the operator to the Township would offset the capital costs of needed investments.

**Why is the campground permitted to use the lands next to the walking trail for occupancy?**

There is an area known as overflow camping. The overflow camping does not have any permanent services. It is used during peak times and not for the full season. The temporary camping uses are confined to the area between the campground road and trail.

**Why is the campground permitted docks when none of the residents along Hague Blvd have been allowed to do the same?**

Docks in various forms and the boat launch at the point have been present at the campground for decades. The docks currently in place are part of the Campground operation and the Operator is a legal entity and has insurance coverage for liability. The docks that were removed along Hague Blvd were privately owned on public property. Any liability for an incident that occurred on a privately owned docks on public property would mean that the Township and by extension the taxpayers would assume all of the liability and risk. The Township installed its own docks for rental to manage the liability and risk.

TSW staff have confirmed that the location of the docks and boat launch associated with the campground operation do meet the requirements of their policies.

**Has Curve First Nation (CLFN) been contacted to provide feedback in the campground study?**

Curve Lake First Nation has been engaged in the review. Township staff and the consultant Monteith Brown, who is coordinating the review on behalf of the Township, have been contact with CLFN representatives for opportunities to share information.

**Has Selwyn Township contacted other municipalities that have undergone a similar study to see how they proceeded and how they are currently using the land? i.e. City of Kawartha Lakes has recently decided to decommission their campground on public land at the Bobcaygeon Beach.**

Monteith has reviewed other Campground operations.

Monteith Brown investigated the recent decision to decommission the municipal Campground at the Bobcaygeon Beach. The City of Kawartha Lakes (CKL)

reviewed its role in operating two municipal campgrounds. CKL decided to continue operating one of its Campgrounds which has 172 sites and is profitable.

CKL did decide to discontinue the Campground it operated at the Bobcaygeon Beach Park. CKL determined that this area had the potential for a destination-type Community Park as it was located in the village of Bobcaygeon and on the Trent Severn Waterway. A plan was developed to intensify the uses by adding event space, gathering areas, a playground, a docking system, water sports, pavilion and expanded parking. The project is expected to cost \$6 million and is under construction and is now expected to cost in excess of \$7 million.

**How many acres does the Campground take up on Hague Blvd?**

The Campground comprises 12 acres (5 hectares) of the 30 acres (12.5 hectares) of Hague Boulevard.

**If the proposed development by Triple T. Holdings Ltd. in the “Lakefield South Development area” is approved how is Selwyn Township going to ensure that the ratio for developed land to greenspace/parkland is met?**

- Monteith Brown analyzed parkland inventory as part of the Recreation Services Review in 2018. Selwyn has 87.3 hectares of parkland which includes the Hague Point Property. In Ontario, parkland level of service ratios are 3.0 to 4.0 hectares per 1,000 persons. Selwyn’s ratio is 5.1 hectares per 1,000 persons; Selwyn has 19 hectares more parkland per capita than the Provincial Standard. Even if the area currently used for camping, which is about 5 hectares, is removed from the overall parkland total, there is still surplus parkland based on the standard.  
*\*Please note that this inventory doesn’t include the trail network, smaller parkettes or other public spaces such as schools, and the Imagine the Marsh property.*
- When a new subdivision is proposed, park areas are established within the development area to support the needs of the new development i.e. parkland areas are added to the Township’s parkland inventory.
- The current Triple T proposal recognizes the significant amount of intensification in this area. An additional 6 acres of parkland are planned within the Lakefield South Development area.

**With an increased population in Lakefield, proposed development and increased usage of trails and parks how does the Township plan to deal with the need for more parkland and greenspace?**

The Township plans for parkland in line with its Recreation Services Study and its Official Plan. Using the Provincial Standard, Selwyn has 19 hectares more parkland per capita than the Provincial Standard. The Township ensures that we maintain our parkland needs by also ensuring that when new developments are created, that suitable parkland is also set side in the new development.

**Will the density of sites/acre be considered in this review and will a future operator be required to comply with any agreements established to prohibit illegal structures such as decks and storage units?**

The type of camping, including density, will be considered with the options presented for Council's consideration.

Should Council make a decision to continue some form of camping through a third party operator a new agreement would be created with rules and regulations and enforcement provisions.

**Is Lakefield Trailer Park in conformity with By-law No. 2013-083 which regulates Trailer Parks in Selwyn?**

By-law 2013-083 applies to privately owned Campgrounds and does not apply to the Lakefield Campground as it is municipally owned. The campground is operating through an agreement that requires the operator to meet legal requirements.

**Why were the taxpayers in the Lakefield not polled separately?**

- The survey did include questions asking about residency (permanent or seasonal resident) and which area of the Township you live in, etc.... There was also a question about whether you owned a business in Selwyn. These statistics will be provided with the draft report provided in June.

**Given that as Styrofoam degrades as it ages, are there plans to remove the Styrofoam being used to float the docks at the Lakefield campground?**

- Staff regularly check for any loose Styrofoam. The operator is also aware of the concerns and will encapsulate the docking sections with mesh as a preventative measure to keep any potential Styrofoam out of the water. Staff and the Campground Operator are also aware of Bill 228 that is calling for docks that use Styrofoam floats to be encapsulated.

**Would Council consider a referendum of the taxpayers to decide what to do with the land/park?**

- The Township is not considering a referendum. Under the Elections Act a referendum is noted as a Question on the Ballot and generally these Questions are asked as part of a municipal election. The next municipal election is October 24, 2022 and a Township decision is needed well in advance of this date in order to effectively implement whatever the final decision is related to the use.
- In addition, Questions on the Ballot are answered by all eligible electors in the Township – an elector is not just a taxpayer i.e. not just someone who is an owner. An elector can also be tenant, boarder etc...

**Why is the perspective of seasonal trailer site tenants being considered as they have a bias on the topic? Is Council open to hearing the wishes of the taxpayers?**

- The Township is listening to all stakeholders. Trailer site tenants are a stakeholder just as Township ratepayers, community groups and business owners, etc... are. No one perspective is more important or valued over another perspective.

**The Lakefield South Development area (area bounded by Lakefield Road, 7th Line and the location of the Water Tower) is proposed for development. If Triple T develops a portion of this area is the parkland going to be private? How can it be counted in the Township's park inventory?**

- The Lakefield South Development area includes provision for the development of approximately 6 acres of parkland for the whole development area. This **parkland will be publically accessible** and included in the Township's Park Inventory, including any parkland created when Triple T develops a portion of the lands in this area.
- *Note: the Triple T project known as Lilacs Subdivision in Lakefield is a privately owned condominium development and all amenities (parks, roads, water and wastewater services) are owned and maintained by the condo owners in the development. These lands are privately owned and any parkland in this particular development **is not included** in the Township's parkland inventory.*

**What is the parkland breakdown for just Lakefield?**

- The Township's parkland inventory and associated ratios are calculated Township wide i.e. it is not based on individual communities as all Township ratepayers contribute to and use all of our parks systems. It would also mean for smaller hamlets where the population is so small that parkland would not even be a factor as the ratio would not rise to an appreciable number.
- A specific review of the inventory of parkland for the Lakefield Settlement Area does show that there is **approximately** 53 acres of parks and open spaces, with approximately 50 acres of that being maintained by the Township. Of this 53 acres in the settlement area, approximately 12 acres is comprised of the Campground, approximately 36 acres is community parkland and 5 acres is neighbourhood parkland.
- Ratios and parkland targets are important for planning purposes to ensure that when new residential developments are approved, that sufficient parks and open spaces are planned for.
- Council agrees that parkland is important to our community's well-being and residents can be assured that the desire for additional parkland will be considered in the decision making process.

**Why are trailer owners storing other items beyond just their trailer e.g. boats, canoes, lawn furniture etc..**

- The Campground agreement does permit winter storage of trailers. Boats, canoes and other related items are not specifically noted as being permitted however the winter storage of other items has been permitted under the current the Agreement with the Operator.

**It appears that the number of docks at the campground has increased. Why are these docks permitted and not included in the current Agreement?**

- The Township acknowledges that the current Agreement does not specifically note the docking system – which is a common docking system located near the boat launch. The issue of whether docks will be permitted - or not – will be addressed in the next Agreement (should Council decide that some type of Campground operation will be permitted to continue).
- Docks in various forms and the boat launch at the point have been present at the campground on and off for decades.
- In 1995 a group of citizens was appointed by the Village Council to provide advice on the possible future uses of Hague Point. This Advisory Committee recommended reducing the size of the Trailer Park which at the time included 107 seasonal sites and 38 transient sites and 10 overflow/tent camping for a total of 155 sites. The recommendation included eliminating water access sites that were adjacent to the Marsh in favour of creating a public green belt. This recommendation included eliminating a number of individual docks that were installed along the waterfront to ensure that the greenspace was clearly public. Shortly after 1995, the Imagine the Marsh Property (which was a former Marina) was purchased and eventually became part of the Lakefield Trail in 2000.

**Concern that the number of sites has expanded beyond the original Agreement.**

- Following the recommendation of the 1995 Hague Point Advisory Committee the Trailer Park was reduced in size from 155 sites to 117 sites. This included the elimination of the sites along the Marsh to create delineated public space that later became part of the Lakefield Trail in 2000. A third party operator was also selected to operate the Campground in 1996.
- Permission was granted (and added to the 2011 agreement) to add overflow camping during peak times (area noted in blue). These are not permanent sites.
- In 2018, the Campground Operator asked to improve the services at sites 91-95. The actual work did not take place until 2020.
- Trees were cut down **without the Township's permission** and upon learning of the work staff halted the work. In addition the Campground Operator was responsible for re-planting 8 maple trees to replace those that were removed.

**Concerns about dogs running at large and encroachment of uses on the Lakefield Trail**

- The Township's Animal Control By-law requires dogs to be on a leash when not on private/leased property. The Campground Operator has advised all Seasonal Campers, and has committed to advising any Transient Campers, of the rules related to the care and control of dogs. The Peterborough Humane Society enforces the Township's Animal Control By-law and will respond to complaints, including biting complaints.
- Any encroachment of uses (e.g. barbequing) on the Lakefield Trail on the part of Campers or members of the public can be reported to the Campground Operator and the Township's Recreation Department for follow-up.

What are the infrastructure needs at the Campground and who will pay for the improvements if some form Campground is retained?

Scope of Work:

- Improvements to the infrastructure at the Campground would be proposed for sites in Area 1 and Area 2.



- Area 3 - no improvements have been identified – services are in good condition.



**Sewer System – there are 54 sites with sewer service identified for improvement (Area 1)**

- The sewer system in Campground was installed in 1972.
- Camera analysis of the sewer main shows that the main is in good condition and does not need to be replaced.
- It is estimated that approximately 50% of the lateral connections from the main line servicing the individual trailer lots have been repaired over the years and that these connections are due for replacement. Further camera analysis of the remaining laterals will confirm whether more laterals are due for replacement.
- The sewer system is connected to the Township's municipal sanitary sewer system, which is regulated by the MOECP.

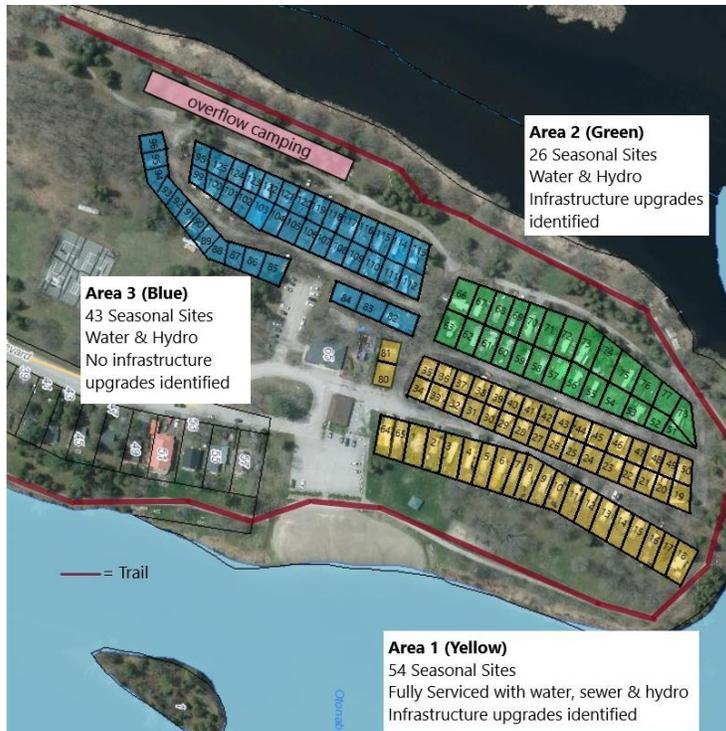
**Water System – there are 80 sites with water service that are identified for improvement (Area 1 and Area 2)**

- It is estimated that the watermain was installed around the same time period as the sewer system and it is expected to be due for replacement.
- When the main is replaced the lateral connections would also be replaced.

**Hydro System**

Options proposed to upgrade the hydro system are dependent on the type of configuration.

- Area 1 – option to upgrade to 50 AMP service – 54 sites
- Area 1 – option to maintain current 30 AMP service – still requires some updates – 54 sites
- Area 2 – option to upgrade to 50 AMP service – 26 sites OR option to upgrade to 30 AMP service
- Area 3 – no upgrades needed.



Note: site rehab is also factored into the infrastructure upgrades (excavation, materials, rehab of the lanes that service the campground)

Any infrastructure investments would be financed over a 15-20 year timeframe. Annual repayment amounts would be recovered from a portion of the third party operator payments to the Township.

### What is the condition of the water main and sewer main on Hague Boulevard?

- The water main along Hague Boulevard was rehabilitated through cement mortar lining in 2015 and is estimated to have at least 25 years of useful life.
- The sewer main runs along the trail side and was installed around 2000-2001 and is also in good repair

### Has Peterborough Public Health (PPH) inspected the Campground water and sewer system?

- The Campground is serviced by the municipal water and wastewater systems. These systems are not under the authority of Peterborough Public Health (PPH) and are **not** inspected by PPH. The systems operate in accordance with the requirements of the Environmental Compliance Approval issued by the Ministry of the Environment, Conservation & Parks. The systems are operated by an accredited operation authority, Peterborough Utilities Group, via a contract with

the Township. Annual reports are provided to the Ministry and the Ministry conducts inspections of the system in accordance with their protocols.

- When the Campground is opened each year by Township staff, the system is inspected for any leaks and appropriate repairs are made.

### **How were the lands where Hague Point is located acquired?**

- These lands were not donated to the former Village of Lakefield.
- Lakefield purchased the lands in 1911.
- In the recitals in the deed of land, it was noted that Lakefield purchased the lands for park purposes. Recitals are often used to assist in explaining the purpose of a purchase. The lands were purchased by Lakefield without any restrictive covenants i.e. Lakefield purchased the lands in fee simple without limitations.
- In the early 1990's the leased lots along Hague Blvd that were part of the original 1911 purchase were sold as individual lots.
- The remaining lands are currently used as the campground, beach, ball diamond, tennis courts, playground, and trail.

### **Who is responsible for issuing permits for the installation of docks and in particular for docks located on the marsh side of Hague Point?**

- The Trent Severn Waterway/Parks Canada has jurisdiction over permitting in-water works, including docks in this area as well as on the marsh side of the **campground**.
- TSW/Parks Canada staff have confirmed that the location of the docks and boat launch associated with the campground operation do meet the requirements of their policies.
- **ORCA regulates land from the normal high water mark and up and has confirmed that it does not** regulate the bed of the river or lake along the TSW, confirming the TSW/Parks regulates in-water works, including docks.
- ORCA further clarified that **new upland development** would require a permit e.g. installation of a new rock wall that is used to affix a docking system too. In this example, the upland works would be regulated by ORCA and in-water works would be regulated by TSW/Parks Canada.

### **Did the 1991 CAUSE Study consultants recommend that the Campground be removed?**

- The CAUSE (Community Assist for an Urban Study Effort) study was program similar to a *first impressions* program. A 9 member team of planners, architects and professors who were members of the Ontario Association of Architects

(OAA) visited the Village over 4 to 5 days and made a number of recommendations. **Their recommendations for the Campground were:**

- Develop the peninsula point into a resort hotel complex. The complex will require sensitive design and planning. Careful expansion and development of the beach should also occur as part this resort/hotel/development
  - Maintain the existing ballfield and provide additional tennis courts
  - Provide facilities for an annual festival on the Peninsula Park
  - Maintain a 100 to 150 foot setback distance from the shoreline for any development. Provide a walkway system through this open space system. This walkway will connect to the Katchawanooka Boardwalk and the Riverfront walkway to the east.
- Not everything in the CAUSE study was implemented - **the concept of the resort/hotel was explored however was set aside due to strong public desire to maintain these lands in public ownership.**
  - The CAUSE Study did include public feedback and some comments made by the public included ensuring the Lakefield Park be maintained as public land. Some members of the public noted that campers should be removed from the Park while others noted that Campgrounds are an asset.
  - The full CAUSE study included several recommendations and is 61 pages (note: **the 10 pages posted on the *Friends of Lakefield Park* website does not include the pages that have the CAUSE team recommendations as noted above**).

**Do Mayor Mitchell and Deputy Mayor Senis have a conflict of interest in deciding whether ORCA should be a potential operator of the Lakefield Campground because they are on the ORCA Board of Directors?**

- There is no conflict of interest.
- This type of scenario exists for many Board appointments and is accounted for in legislation. Other examples include Police Service Boards, Health Boards, etc... Routinely members of Council are appointed to an outside Board or Committee as local representation is required. *See below for a copy of Section 4 (h) of the Municipal Conflict of Interest Act*
- Members will act in their respective role when they participate in decision making i.e. the Mayor and Deputy Mayor will act in their role to represent Selwyn when making the decision about the Campground and should the decision be made to pursue an agreement with ORCA they will represent the interests of ORCA when considering the decision when it comes to the ORCA Board for consideration.

*Municipal Conflict of Interest Act R.S. O. 1990*

*EXCEPTIONS*

*4. Sections 5 and 5.2 do not apply to a pecuniary interest in any matter that a member may have,*

*(h) by reason only of the member being a director or senior officer of a corporation incorporated for the purpose of carrying on business for and on behalf of the municipality or local board or by reason only of the member being a member of a board, commission, or other body as an appointee of a council or local board;*