



# SUMMER VILLAGE on East Lake

## PERMITTING FACT SHEET

### **Site Facts:**

- The property is currently zoned as Trailer Park Commercial.
  - Our request is to change the zoning to Tourist Commercial to permit a seasonal cottage resort.
- The property is approximately 80 acres in size and is the largest commercially zoned property on East Lake and West Lake
  - Representing 46% of all commercial property on East Lake
  - Representing 17% of all commercial property on both East Lake and West Lake
- The property has approximately 1625 ft of frontage on the south side of East Lake
  - Represents 18% of the commercial shoreline on East Lake
  - Represents 2.3% of the total shoreline on East Lake

### **Tourism Market Information:**

- There are 3,900 commercial accommodation units in the County
  - Our resort would provide a 6% increase in accommodation units over a three to four year period
- Since 1990, PEC lost 565 accommodation units
  - Our resort would replace 237 or 40% of these lost units when completed

### **Economic Impact Estimates:**

- \$61,700,000 of GDP over 10 years
- Create 821 man years of work over 10 years
- Provide \$525,000 in development impact fees during construction
- Generate \$650,000 in municipal taxes when fully operational

### **Site Density:**

- Our proposed site plan protects natural features with a density that is 65% less than the average commercial density within the County
  - Our proposed density is 2.9 accommodation units per acre
  - The average accommodation unit density in the County is 8.22 units per acre
- Our proposed site plan utilizes only 25% of the allowable lot coverage
  - The PEC Zoning By-law allows 30% lot coverage



- Our proposed site plan utilizes 6.5% of the property for building coverage, with 84.7% of the site retained as landscaped open space and natural areas

### **Site Servicing:**

- Our proposed solution includes a waste water treatment plant called the Zenon Membrane Solution from GE Water & Process Technologies
  - This system returns the best effluent quality that can be achieved with existing technology. The returning water is 100% potable
- MOE stated A Municipal Responsibility Agreement is **not** required
- Well and lake water options are being considered

### **For More Information:**

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For more information on Cottage Advisors, please see: [www.cottageadvisors.ca](http://www.cottageadvisors.ca)

\*Please Note: All information provided is based on current status. Information may be subject to change. 9/2008.