

Township of Clearview
Long Term Sewage Collection and Treatment for
Stayner
Schedule B Municipal Class Environmental
Assessment

PROJECT FILE REPORT

Prepared by

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Executive Summary

The Township of Clearview, through their consultant, R.J. Burnside & Associates Limited, has completed a Class Environmental Assessment to evaluate options for Stayner to meet future and ultimate needs with respect to sewage collection and treatment, in accordance with the planning and design process for Schedule 'B' projects as outlined in the *Municipal Class Environmental Assessment* (2000, as amended, 2007), which is approved under the Province of Ontario's Environmental Assessment Act. A long term water servicing Environmental Assessment including Stayner has already been completed.

Stayner is a community within the municipality of Clearview. The 2007 population is estimated to be 3,400 persons. The ultimate future population within the settlement boundary has been calculated in this study to be 28,200 using Provincial Policy development densities. This future population is projected to generate an average daily wastewater flow of 15,750 m³/d and a peak daily wastewater flow of 42,000 m³/d.

In order to collect and treat the above wastewater quantities, the following alternative solutions have been considered in this document:

- Do Nothing no action is taken to provide future wastewater servicing.
- Improve Water Efficiency and Reduce Extraneous Flows reduce wastewater flows and treatment requirements through efficiency measures
- Upgrade and Expand Existing WWTP with discharge to Lamont Creek upgrade the existing plant and maintain Lamont Creek as receiver
- Upgrade and Expand Existing WWTP with discharge to Nottawasaga River upgrade the existing plant and an outfall is constructed to the Nottawasaga
 River.
- New WWTP with discharge to Georgian Bay a new wastewater treatment plant is constructed for the community and an outfall is constructed to Georgian Bay.
- Connection to a neighbouring WWTP wastewater is collected and pumped to a neighbouring municipality's sewage collection system and/or treatment plant.
- Sewage Collection Alternatives gravity, low pressure or vacuum collection systems.

The preferred solution determined from the evaluation is Connection to Existing WWTP in Wasaga Beach, in conjunction with continued use of the existing Stayner treatment plant. The works will consist of construction of a pump station and forcemains to pump additional sewage to the Town of Wasaga Beach Sewage System for treatment, and no additional expansion of the Stayner treatment works will be completed. Expansion of the gravity sewer system is recommended for the collection system. An agreement in principle from the Town of Wasaga Beach has been received. The impacts and mitigation measures for this preferred alternative were evaluated and are presented in this study.

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This study is associated with longer term planning. Clearview will proceed in a fiscally responsible manner in response to anticipated growth or servicing needs. The municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase.

The project requirements and phasing will continue to reflect the Municipal, Provincial and County policy frameworks on an ongoing basis. It is anticipated that the projects will be revisited and re-prioritized at five year intervals to match the five year review period of Municipal, County, and Provincial planning. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents.

A Notice of Study Commencement was sent to agencies and stakeholders and published for the general public in the local newspapers that serve Stayner as follows:

December 1, 2006 and December 8, 2006 – Creemore Echo November 29, 2006, and December 6, 2006 – Stayner Sun November 29, 2006, and December 1, 2006 – Alliston Herald and Enterprise Bulletin

A Notice of Public Information Centre (PIC) was sent to all stakeholders who may have been interested in the proposed project on May 1, 2008. The PIC was held on May 9th 2007 at the Stayner Community Center.

The Township, in consultation with the MOE, undertook an expanded consultation programme with a number of local First Nation communities. On March 13, 2009, the Project File Report was mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The First Nation bands were initially asked to provide comment within 30 days (April 12, 2009), but the Township extended the comment period to May 30, 2009 to allow sufficient time for review and comment.

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1.0 Introduction

The Township of Clearview (the "Township") has authorized R.J. Burnside & Associates Ltd. ("Burnside") to complete three separate Municipal Class Environmental Assessments (MEA, 2000, as amended 2007) for the Long Term Sewage Collection and Treatment for three specific settlement areas in the Township. Each area will have a separate Environmental Assessment (EA) report that will review and evaluate options for the respective specific settlement area to meet the future and ultimate needs with respect to sewage collection and treatment. This EA addresses the Stayner study area.

The study area was defined based on discussions with Township staff, which identified the settlement areas within the Township where development interest is greatest, and where municipal systems are known to be either at capacity or cannot meet anticipated development demands.

The study evaluated various sewage collection and treatment options for the Stayner study area with respect to the study objectives and potential impacts on the natural, social, economic and technical environments.

1.1 Relationship with Long Term Water Environmental Assessments

The Township is committed to ensuring the provision of full municipal water and sewer services for future development. The Township has completed a Water Supply EA for which the Notice of Completion was issued in February 2008, and final approval from the MOE was received in June 2008. The Township has undertaken this Sewage Treatment EA in order to identify the preferred solutions for the provision of full municipal services to support future new development. The provision of full services is consistent with Provincial Planning Statements, the County's Official Plan and the Township's Official Plan.

The initial council direction (June 2004) was to proceed with a study that would review the long-term water and sewage needs for the Township. In early 2005, the Nottawasaga Valley Conservation Authority (NVCA) announced that they, in conjunction with the Lake Simcoe Regional Conservation Authority (LSRCA), would be conducting Assimilative Capacity Studies (ACS) for the Nottawasaga River basin and Lake Simcoe. These studies form part of an Intergovernmental Action Plan (IGAP) or growth management study that was completed for provincial ministries and municipalities responsible for planning and development in Simcoe County, City of Barrie and City of Orillia. The ACS was completed in June 2006, and the IGAP study concluded in August 2006. Since it was unclear what implications these studies would have for the Sewage Collection and Treatment EAs, a decision was made to separate the water and sewage EAs and to delay the process until the results of these studies were available. The Township of Clearview Long Term Water Supply EA was

conducted as a single Environmental Assessment with focus on five separate growths areas, including Stayner.

1.1.1 Long Term Water Environmental Assessment - Stayner

The Township of Clearview Long Term Water Environmental Assessment (completed June, 2008) has selected the preferred alternative for Stayner. It is recommended that the additional water supply required to serve Stayner be obtained from the C-NT pipeline at an estimated capital cost of \$50.7 million.

The existing development in the Stayner Study Area is generally served by existing municipal water and wastewater services. Any new development will also occur on full municipal services.

1.1.2 Planning Timeline for EAs

All of the water and sewage projects identified in the EA are associated with longer term planning (with the exception of New Lowell water – which requires a short term solution to satisfy its EA objective), and once the various studies are complete, Clearview will proceed in a fiscally responsible manner in response to anticipated growth or the need to provide a safe water supply to existing communities.

In general the longer terms projects will be phased to existing residences, and planned and approved growth. Each phase will be designed to accommodate approximately 20-30 years of anticipated growth, with the remaining capacity of each facility being revisited annually. The design for each subsequent phase would be initiated when the capacity of the previous phase is 80 percent committed, or when it is anticipated that, based upon forecasted growth rates, the remaining capacity in the previous phase will accommodate less than five years growth. The municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase.

The long term requirements and phasing will be revisited and re-prioritized on an ongoing basis to continue to reflect the Provincial and County policy frameworks. It is anticipated that this would occur on a five year interval as phasing will occur in accordance with the policies and regulations of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan and the Township's Official Plan, all of which are subject to five year reviews. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents.

1.2 Background Description

1.2.1 General Description

The Township of Clearview is located in the County of Simcoe and has a total area of approximately 557 km². The Township is bordered by the Towns of Collingwood and Wasaga Beach to the north, Springwater Township to the east, Essa, Adjala-Tosorontio and Mulmur Townships to the south, and Grey Highlands Municipality and the Town of the Blue Mountains to the west. The City of Barrie is the closest major urban area to the Township. With its close proximity to Barrie and Alliston, the Township of Clearview has the potential to draw both Barrie commuters and manufacturing industry workers (Alliston), to reside in the Township. Please refer to Figure 1.1 for a map of the Township.

The Township has both municipal and private services. The majority of residences in the rural areas are on individual water and septic systems. There are six municipal water systems in the Township: serving the communities of Stayner, New Lowell and Creemore, and the McKean, Collingwoodlands and Buckingham Woods subdivisions. The Osler Bluff Estates subdivision is currently being serviced with municipal water from an upgraded Buckingham woods supply. The communities of Stayner and Creemore have municipal sewage collection and treatment systems. The Towns of Collingwood and Wasaga Beach both have municipal water and sewer services that extend near the municipal boundaries bordering Clearview.

1.2.2 Stayner

The community of Stayner is located centrally in the Township. Provincial Highway 26 runs through the community, giving easy access to the Town of Wasaga Beach, the Town of Collingwood and the City of Barrie. The community of Stayner currently has a population of approximately 3,400 persons (2007), and the majority of the settlement area is serviced by municipal water and sewer systems. There are many commercial establishments and some industries located in Stayner. Stayner has the greatest amount of commercial and industrial designated land of all the Township's settlement areas.

Over the last few years, the Township has seen significant development interest in Stayner. In 2002 Burnside completed a Master Servicing Plan, which predicted long term (20 year) water and sewage flows. This report identified new groundwater wells or a connection to the Collingwood-New Tecumseth ("C-NT") pipeline as potential sources of water, and as an expansion of the sewage treatment facility in Stayner subject to an assessment of Lamont Creek as a receiver (alternative being Georgian Bay) as a potential wastewater treatment option. Burnside completed a report in 2004 that identified the unallocated capacity of the municipal water and sewage systems and the report is updated annually by the Municipality

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1.3 Problem Identification

The problem statement was defined based in part on the original council resolution authorizing Burnside to proceed with the study, and has been modified following discussions with the Township and the completion of the IGAP and ACS. The problem statement is as follows:

"The Township of Clearview has identified the need for Long Term Sewage Collection and Treatment to ensure that there is adequate sewage collection and treatment to service the current and future needs of the New Lowell, Nottawa and Stayner settlement areas."

This need was identified in the Stayner Master Servicing Plan (2002), the New Lowell Master Servicing Plan (2002), and the Township of Clearview Official Plan (2001).

1.4 Municipal Class EA Planning Process

The planning of major municipal infrastructure projects or activities is subject to the Environmental Assessment Act, R.S.O. 1990, and requires the proponent to complete an Environmental Assessment. The Municipal Class EA process was developed by the Municipal Engineers Association ("MEA"), in consultation with the Ministry of the Environment ("MOE"), as an alternative to Individual Environmental Assessments for recurring municipal projects that are similar in nature, usually limited in scale and with a predictable range of environmental impacts, which are responsive to mitigating measures. The Municipal Class EA solicits input and approval from regulatory agencies, the municipality and the public at the local level. This process leads to an evaluation of the alternatives in view of the significance of environmental impacts and the choice of effective mitigation measures.

A flow chart, Figure 1.2, prepared by the MEA, shows the Class EA procedure. There are three categories of assessment within the Municipal Class EA procedure dependent on the complexity and potential for environmental impact (Schedule A and A+- negligible impacts, Schedule B – modest impacts, Schedule C – significant impacts).

The Municipal Class EA also provides an opportunity for any member of the public or agency to request the Minister of the Environment to order a Municipal Class EA project to become subject to an Individual Environmental Assessment. This is known as a Part II Order (or "bump-up") request and is made in certain circumstances where concerns are unresolved during the Municipal Class EA planning process.

The sewage collection and treatment option being considered as part of this study are expected to result in a Schedule 'B' project under the Municipal Class EA (MEA 2000, as amended 2007). Schedule B projects generally include improvements and extensions to existing facilities. The project has the potential for some adverse, yet

easily mitigated, environmental impacts and requires the completion of only Phases 1 and 2 of the Municipal Class EA procedure (Figure 1.2). Public consultation is required at two stages under a Schedule B project. At the completion of Phase 2, if there are no outstanding concerns, then the Town may proceed to implementation.

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide a pumping station and forcemain to direct the sanitary sewage (in excess of the existing Stayner Treatment Plant Capacity) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the excess Stayner Sewage.

1.5 The Assessment Project File Report

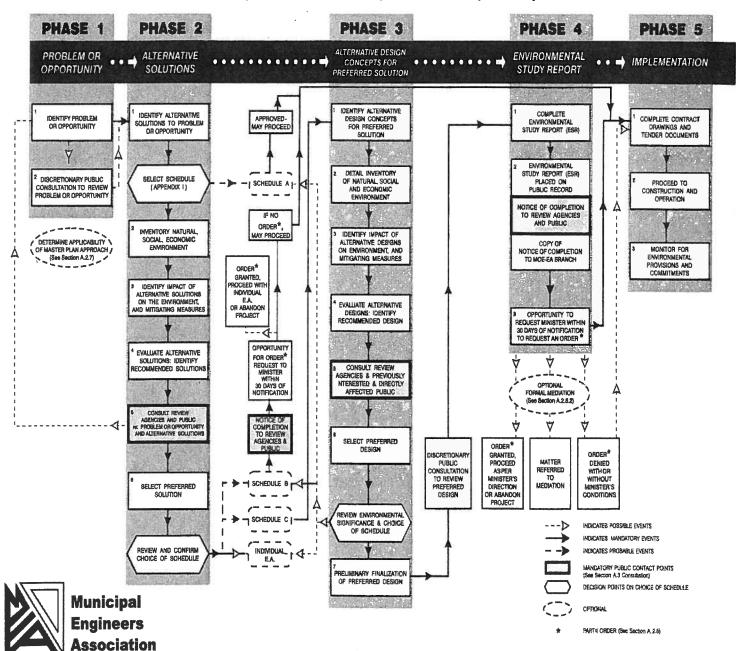
In accordance with the Municipal Class EA process for a Schedule B project, this Assessment Project File Report identifies the following:

- Alternative solutions to the proposed project;
- The existing natural, social and economic environment;
- Potential impacts of the alternative solutions on the existing environment and appropriate mitigation measures;
- An evaluation of the alternatives:
- The consultation process undertaken throughout the project; and,
- Selection of the preferred alternative.

Figure 1.2: Municipal Class EA Process

(Source: MEA, 2000, as amended 2007)

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA



2.0 Alternative Solutions

The following alternatives were considered to meet the future sewage servicing needs for the community of Stayner:

- 1 Do Nothing
- 2 Improve Water Efficiency and Reduce Extraneous Flows
- 3 Upgrade and Expand Existing WWTP with discharge to Lamont Creek
- 4 Upgrade and Expand Existing WWTP with discharge to Nottawasaga River
- 5 New WWTP with discharge to Georgian Bay
- 6 Connection to Existing WWTP in Town of Collingwood
- 7 Connection to Existing WWTP in Town of Wasaga Beach

These alternatives are discussed and assessed in the following sections.

2.1 Sewage Treatment Alternatives

2.1.1 Alternative 1 - Do Nothing

The "Do Nothing" alternative would involve no further action by the Township of Clearview to increase the treatment capacity for the future sewage flows from Stayner.

Capital upgrades would still be required to ensure that adequate treatment is provided for the flows allowed under the current Certificate of Approval and that new regulatory requirements are met.

The "Do Nothing" alternative would provide no increase in the treatment capacity, and would not meet the requirement to provide sewage treatment for the anticipated growth as directed by the Greater Golden Horseshoe Act and the County's growth study. As a result, this alternative can be eliminated from further consideration.

2.1.2 Alternative 2 – Improve Water Efficiency and Reduce Extraneous Flows

This alternative would involve two parts; the implementation of various water efficiency programs within the community of Stayner and the reduction of extraneous flows.

Implementation of water efficiency measures, for example the use of low flow toilets and other water saving fixtures in existing and new development, would be anticipated to reduce sewage flows in Stayner by approximately 30%. The assumption for this option is that all new construction would be equipped with efficient 6 L/flush toilets rather than the traditional 14 L/flush toilets.

The second part of this alternative would involve continued efforts to reduce the inflow and infiltration (I/I) to the sewers with measures such as sewer rehabilitation and encouraging residents to disconnect sump pumps, roof leaders or other storm connections to the sanitary sewer. Any reduction of extraneous flows will reduce the per capita sewage generation.

Improving water efficiency and reducing extraneous flows is encouraged, but as a stand-alone solution will not meet the sewage treatment capacity objectives for the Official Plan growth scenario or the Greater Golden Horseshoe growth scenarios. Water efficiency and the reduction of extraneous flows should be considered as a component of the overall sewage treatment servicing strategy, and efforts to reduce water use in the Township should be continued.

2.1.3 Alternative 3 – Upgrade and Expand Existing WWTP with Discharge to Lamont Creek

This alternative would include expanding the existing lagoon/mechanical wastewater treatment plant to accommodate additional flows from future development. It is anticipated that in order for Lamont Creek to accommodate the estimated effluent flows for the ultimate growth projection, the quality of the effluent would require an upgrade to tertiary treatment with effluent polishing/nutrient removal.

The feasibility of this option would be contingent on the assimilative capacity of Lamont Creek to accept a higher discharge rate. An Assimilative Capacity Study on Lamont Creek is currently underway to determine whether the waterway can accommodate an increase in effluent discharge, though it is considered highly unlikely that the Creek will be able to accommodate the ultimate flows.

2.1.4 Alternative 4 – Upgrade and Expand Existing WWTP with Discharge to Nottawasaga River

This alternative would include expanding the existing lagoon/mechanical wastewater treatment plant to accommodate additional flows from future development. To use the Nottawasaga River as an effluent receiver, an outfall would need to be constructed through the neighbouring municipality of Wasaga Beach. The existing 2,500 m³/d plant could continue to service part of Stayner and discharge into Lamont Creek, or direct all flow to the new outfall.

The feasibility of this option would be contingent on the assimilative capacity of Nottawasaga River

2.1.5 Alternative 5 – Construct New WWTP with Discharge to Georgian Bay

This alternative would involve the construction of a new mechanical wastewater treatment plant to accommodate the additional sewage flows generated by the future development in the community of Stayner. Georgian Bay would be the effluent receiver. Possible treatment plant types include: conventional activated sludge, extended aeration, sequenced batch reactor, and membrane bioreactor. The new plant could either be constructed on the existing plant site, or on a new site closer to Georgian Bay. The existing 2,500 m³/d plant could continue to service part of Stayner and discharge into Lamont Creek, or direct all flow to the new outfall.

2.1.6 Alternative 6 – Connection to an Existing WWTP in Town of Collingwood

This alternative would involve the construction of sanitary pumping stations and forcemains (or possibly gravity sewer) to convey the wastewater from Stayner to the existing plant in the Town of Collingwood.

Since it is unlikely that the Town of Collingwood WWTP would have the capacity to meet the ultimate sewage demands of Stayner, this alternative would require phasing. This alternative would also be contingent on an agreement where the receiving Municipality would guarantee future reserve wastewater capacity to accommodate Stayner's projected future sewage flows. The existing 2,500 m³/d plant could continue to service part of Stayner and discharge into Lamont Creek.

2.1.7 Alternative 7 – Connection to Existing WWTP in Town of Wasaga Beach

This alternative would involve the construction of sanitary pumping stations and forcemains (or possibly gravity sewer) to convey the wastewater from Stayner to the existing plant in the Town of Wasaga Beach.

Since it is unlikely that the Town of Wasaga Beach WWTP would have the capacity to meet the ultimate sewage demands of Stayner, this alternative would require phasing. This alternative consists of a two-phase plan for accommodating the sewage generation from the growth of Stayner.

This alternative would involve the construction of sanitary pumping stations and forcemains sized to convey 5,000 m³/d of Stayner's wastewater flow to the existing plant in the Town of Wasaga Beach. The Wasaga Beach plant would be required to guarantee a capacity of 5,000 m³/day for accommodating Stayner sewage in perpetuity.

The existing Stayner plant will continue operation up to its approved capacity of 2,500 m³/d.

This alternative will accommodate approximately half of the projected ultimate wastewater of 15,750 m³/d by sending 5,000 m³/d to Wasaga Beach and treating an additional 2,500 m³/d at the existing plant with discharge into Lamont Creek (for a total of 7,500 m³/d). This will address the short term development pressure, and allow the Township to prepare for the long term development and ultimate wastewater flows.

2.2 Sewage Collection Alternatives

The existing sewer system in Stayner is a gravity collection system. It has been determined that it would not be practical to incorporate a separate technology for sewage collection. As such, it is proposed that all future sewer system expansions for new developments or servicing will continue to be constructed as gravity collection systems.

3.0 Description of the Environment

3.1 Bedrock Geology

The portion of the Township of Clearview where the study areas are located is underlain by the Ordovician limestone of the Lindsay Formation (Telford, 1973). Depths to bedrock range from approximately 2.5m to 39m below the surface (ODM, 1974a).

National Building Code of Canada mapping indicates that the study area is located in Zone 1 on a scale of 0 to 6 for the estimated magnitude of ground motion and seismic activity (NRCC, 1995).

3.2 Physiography

The Township of Clearview is located in the Nottawasaga Basin of the Simcoe Lowlands (Chapman and Putnam, 1984). This area is characteristically a broad flat plain consisting of deposits of deltaic and lacustrine origin from glacial Lake Algonquin. The area in which the majority of the study areas lie is known as the Stayner clay plain. This consists of a variety of depositional environments including beveled till plain, deep calcareous clay deposits and also areas of sand over clay.

As noted above, surficial deposits are of glacial origin and consist of glaciolacustrine, outwash or localized pond deposits of a wide range of textures; silty clay to clay beveled tills and sandy silt till (ODM, 1974b).

Mapped surface soils are typically indicative of the underlying quaternary geology. Soils in the Stayner study area are dominated largely by outwash derived sands and gravels of the Sargent, Tioga, Alliston, Berrien and Edenvale series. Small areas of the lacustrine clay derived Smithfield series and till derived Parkhill loam series are found towards the west and south respectively of the Stayner study area.

3.3 Climate

Stayner is located within the Simcoe and Kawartha Lakes Climatic Region (Brown et. al, 1968). This is a relatively broad, linear climatic zone which follows the base of the north slope of the Oak Ridges moraine from Erin to Ivy Lea and stretches north almost to the south shore of Georgian Bay in the west and follows the north shore of the Kawartha Lakes and the Precambrian shield contact zone in the east (Brown et al. 1974, p. 6). This Region includes Lake Scugog and Rice Lake along its southern boundary and Balsam Lake and Lake Couchiching near its northern boundary. Climatic conditions are distinctly less favourable to plant growth in this region than in the Toronto-centered area. The growing season is shorter (195 days vs. 210 days) and

cooler (3,200 growing degree-days vs. 3,700 growing degree-days) than in the Toronto region. Although the average precipitation values are 5 cm lower than in the Toronto region, the Simcoe and Kawartha Lakes Climatic Region area receives an additional 50 cm of its precipitation as snow than does the Toronto area.

3.4 Land Use

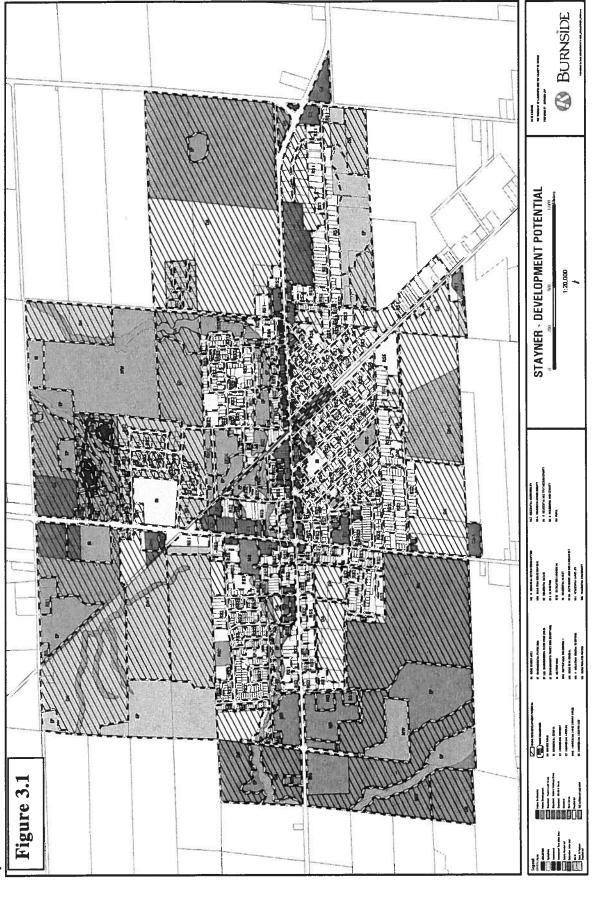
The Township Official Plan (OP) dated September 2001 (approved January 2002) and the Comprehensive Zoning By-law adopted October 2006 were used to identify the boundaries of the Stayner settlement area and to determine the land use designations within the area.

The Township of Clearview Official Plan and the Comprehensive Zoning By-law Schedules, which show land use designations within each settlement area, are included in **Appendix A**. The Stayner settlement area, including land use designations, is shown in Figure 3.1.

Stayner is the largest settlement area in the Township and primarily consists of residential, however an even mix of future development, industrial, rural and commercial land exists within this study area. The land use designation breakdown for this study area is as follows:

Land Use Designation	Total Area (ha)
Commercial	60.8
Industrial	77.6
Residential	709.6
No Development	156.2
Total	1,004.2

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3.5 Terrestrial and Aquatic Environment

The Stayner study area is located within the Great Lakes-St. Lawrence forest region (Rowe, 1972). This region consists of a mix of tree species characterized by Eastern White Pine, Red Pine, Eastern Hemlock and Yellow Birch. There are certain broad leaf species common to the Deciduous Forest region including Sugar and Red Maple, Red Oak, Basswood and White Elm. Other coniferous and broad leaf species can also occur within this region, though to a lesser extent.

The following provides a general overview of environmental features located within the Stayner study area based on a review of the MNR Natural Heritage Information Centre (NHIC) database and from information provided by the Nottawasaga Valley Conservation Authority (NVCA).

There have been two occurrences of species at risk in the Stayner area within the last thirty years. A grey fox (Threatened, SARA Schedule 1) sighting was recorded, as well as an American Hart's-tongue Fern (Special Concern, SARA Schedule 1).

The Stayner Wetland Complex is located to the south east of Stayner. It is a provincially significant wetland comprised of seven individual wetlands including fern, swamp and marsh habitats.

The study area is crossed by both Lamont Creek, a warm water system, and by the west branch of the McIntyre Creek, a cool water ecosystem.

3.6 Natural Hazards

The NVCA regulates development on hazard lands through the *Development*, *Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (O.Reg. 97/04). This regulation, also known as the "Generic Regulation", includes watercourses, floodplains, erosion-prone slopes, wetlands and the areas directly adjacent to these hazardous features.

It must be recognized that the Generic Regulation limit does not constitute a "no development" zone. It simply identifies a "screening area" where study of the identified feature is required and a permit must be obtained.

Watercourses are present on or adjacent to the study area, and as such any activity around these features, will be subject to regulatory requirements or permits issued by the NVCA.

3.7 Socio-Economic Environment

A high proportion of the population is employed in the manufacturing and construction industries and wholesale/retail trade. As a result of a growing economy, the employment level median, incomes and average housing value in Clearview Township are comparable to the provincial average.

There is a clear indication that the Township of Clearview is expanding both demographically and economically. From 1996 to 2001, the population of Clearview grew by 11.2%, which is above average compared to Ontario as a whole.

3.8 Built Environment

The Township of Clearview is located in western Simcoe County and is one of the southern most municipalities in the Georgian Triangle. The Township was established on January 1, 1994 by the amalgamation of the Town of Stayner, the Village of Creemore and the Townships of Nottawasaga and Sunnidale.

Population mobility within the Township is limited and immigration to Clearview Township is typically lower than provincial averages.

The Township of Clearview is serviced by two hospitals, namely Collingwood General & Marine Hospital and Royal Victoria Hospital in Barrie. The Clearview Fire Department is comprised of the former Sunnidale Township Fire Department, Creemore Fire Department and Stayner/Nottawasaga Fire Department. The fire department primarily consists of volunteers, but includes 3 municipal employees. The Ontario Provincial Police provide law enforcement in the Township.

3.9 Archaeological/Cultural Heritage

If the preferred alternative will have the potential to impact cultural heritage resources, then the Ministry of Culture generally recommend that a heritage assessment be conducted prior to the initiation of construction activities.

4.0 Population Growth

4.1 Population Densities and Number of Dwellings

For the purpose of this study, the population density used to project the future populations for the settlement area has been determined based on figures available from the Statistics Canada Community Profile for Clearview Township (2006). The community profile reports the total number of private dwellings in the Township as 5,814 and a total population of 14,088 people (which represents a population increase of 2.1% between 2001 and 2006). This results in an average population density of 2.42 persons per dwelling unit. Consequently a population density of 2.5 persons per unit has been carried throughout this study.

4.2 Existing Population

The current population of Stayner is approximately 3,400 people. The 2006 wastewater flow data at the Stayner WWTP, which includes existing residential, commercial and industrial flows, will take precedence over projections based on the existing population data.

4.3 Future Population Projections

Three different growth scenarios were used to determine the future population projections for the community of Stayner: i) the Township of Clearview Official Plan, and the Growth Plan for the Greater Golden Horseshoe, ii) with and iii)without intensification. However, only one growth scenario will be carried forward throughout this study, that which most reasonably represents the projected development and future growth in Stayner. The settlement area boundary contained in the Township of Clearview Official Plan was used in conjunction with the Zoning By-law land use designations to project the ultimate population for Stayner.

4.3.1 Official Plan

This population projection is based on the Township of Clearview Official Plan (dated September 2001, approved January 2002). The low density residential description outlined in the Official Plan predicts 12 units/ha for single detached dwellings, and 15 units/ha for semi-detached and duplex dwellings, while the medium density residential zoning is defined as not more than 50 units/ha. For the purpose of this study, low density development has been assumed for all future residential development in Stayner, and has been split equally between single detached dwellings (12 units/ha) and semi-detached dwellings (15 units/ha).

4.3.2 Greater Golden Horseshoe

The second population projection is based on the Growth Plan for the Greater Golden Horseshoe (GGH), which was developed under the Places to Grow Act, 2005. The Growth Plan sets out a minimum employment and/or residential density of 50 jobs and/or people per hectare in undeveloped residential land. By applying a population density of 2.5 persons per unit, this results in a minimum of 20 units/ha in residential areas, which forms the basis for this population projection.

4.3.3 Greater Golden Horseshoe with Intensification

The third population projection is also based on the Growth Plan for the Greater Golden Horseshoe; however this projection includes intensification of the existing built area. The community of Stayner is targeted for intensification by the Growth Plan.

This projection takes into account that future development will consist of both undeveloped residential land and intensification of the existing built area. According to the Growth Plan, by 2015, a minimum of 40% of all residential development occurring annually will be within the existing (as of 2007) built up area of Stayner. For every 100 units built (beyond 2015) a maximum of 60 units will be allowed in the undeveloped residential land, and a minimum of 40 must be within the existing built area (intensification). Similarly, for every 20 units built on a hectare of undeveloped residential land, 13.33 units would have to be built within the existing built up area. Therefore, the *minimum* intensification development required to meet the Growth Plan is essentially equivalent to 66.7% of the development occurring on the undeveloped residential land in the Stayner settlement area.

4.3.4 Population Projections

The following is a summary of the unit and population density parameters used for each growth scenario to project the ultimate populations for the Stayner settlement area:

Official Plan

Future Development Unit Density (50%) 12 units/ha
Future Development Unit Density (50%) 15 units/ha
Population Density 2.5 persons/unit

Greater Golden Horseshoe

Future Development Unit Density 20 units/ha
Population Density 2.5 persons/unit

• Greater Golden Horseshoe with Intensification

Future Development Unit Density 20 units/ha

Intensification 66.7% of undeveloped residential

land development

Population Density 2.5 persons/unit

Stayner is currently the Township's largest settlement area and development interest continues to increase. In 2002, a Master Servicing Plan was completed for Stayner. The proposed population was 5,600 for 2021, which is the same as targeted in the Township OP. For this study, the three population projections are being considered, which are based on the future development area identified in the OP and the Zoning By-law. Tables 4.1 and 4.2 summarize the population projection scenarios, which also include the existing population for Stayner.

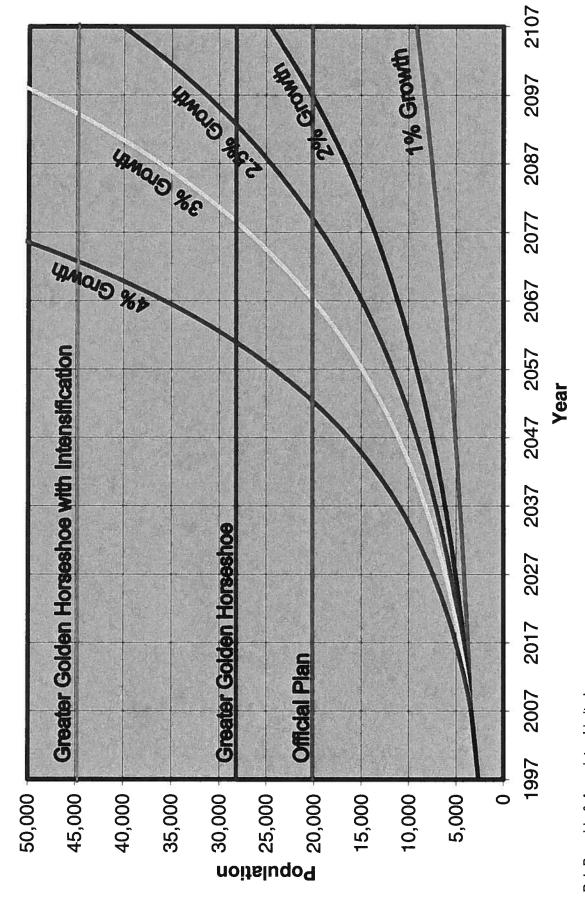
Land Designation	Area (ha)	Population Density (ppu)	Unit Density (units/ha)	Total Units	Ultimate Population
Existing Population	213.6	2.5	6.4	1,360	3,400
Future Development (12 units/ha)	248.0	2.5	12	2,976	7,440
Future Development (15 units/ha)	248.0	2.5	15	3,720	9,300
	•		OP Total	8,056	20,140

Table 4.2: Population Projections for Stayner (Greater Golden Horseshoe)					
Eand Designation	Area (ha)	Population Density (ppu)	Unit Density (units/ha)	Total Units	Ultimate Population
Existing Population	213.6	2.5	6.4	1,360	3,400
Future Development	496.0	2.5	20	9,920	24,800
			GGH Total	11,280	28,200
			Intensification	6,613	16,533
			GGH with Intensification Total	17,893	44,733

The future population projections for Stayner that are summarized in the tables above are considered to be ultimate populations resulting from the complete build-out of the settlement area. It is not anticipated that these ultimate build-out populations will be reached over a particular timeframe, rather that a varying growth rate for the Stayner study area will determine when this population will be reached. Figure 3.1 illustrates the relationship between growth rate, time and population.

Following discussions with the Township of Clearview regarding the three population projections summarized above in Tables 4.1 and 4.2, a decision was made to proceed with the population projection associated with the Greater Golden Horseshoe (without intensification) growth scenario. As a result, the ultimate population for Stayner for the purposes of this study is 28,200.

Figure 4.1 - Relationship Between Growth Rate, Population and Time



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5.0 Sewage Collection System and Treatment

5.1 Background and Historical Wastewater Flow Data

A municipal sewage collection system and treatment plant services the majority of the Stayner community; however a small number of residences and some businesses are serviced by individual on-site septic systems. The Stayner Wastewater Treatment Plant (WWTP) is a full mechanical treatment plant that provides secondary treatment of wastewater. Treated effluent is stored in lagoons during periods in which discharge to Lamont Creek is restricted.

The Stayner sanitary collection system consists of a gravity sewer system, and a pumping station located on the west side of Dominion Drive, immediately south of Lamont Creek. The sewage is pumped through a 250 mm diameter forcemain to the WWTP located northeast of the community. Although sewer services are available at the property line in most areas of Stayner, some residents have opted to remain on an individual septic system. The sanitary collection system consists of pipes ranging in size from 200 mm to 400 mm diameter. The drawing in **Appendix B** shows the existing sewer system layout including size and locations of gravity sewers, pumping station and sewage treatment plant, as of May 2005.

In May 2003, Burnside completed a Master Servicing Plan for Stayner, which contained recommendations for the existing sewage collection system and treatment plant. As a result of this Master Servicing Plan, the recommended alternative for the sewage treatment plant was to construct a new mechanical plant at the existing site that will accommodate the projected future demands based on the 20-year design population of Stayner. However the major constraint that needed to be addressed for this option was effluent management, since the ultimate assimilative capacity of Lamont Creek is a potential concern.

The Township also completed an optimization study for the WWTP, and as a result, the treatment plant has been upgraded and re-rated to accept an average day flow of 2,500 m³/day. As an interim measure, the MOE has agreed to permit year round discharge to Lamont Creek at a prescribed effluent to streamflow ratio. The Stayner WWTP is currently operating under these conditions, however, in order to meet the servicing needs associated with the complete buildout of this settlement area, a major expansion to the treatment plant or the construction of a new plant will be required, in combination with upgrades to the existing pumping and collection systems.

5.2 Historical Wastewater Flow Data

The recorded annual average day flows for the past five (5) years are summarized in Table 5.1 below:

Table 5.1 Annual Average Day Flow

Year	Annual Average Day Flow (m³/day)
2002	1,493
2003	1,474
2004	1,534
2005	1,440
2006	1,492

Historical records from the Stayner WWTP indicate that the plant is currently operating at 60% of its rated capacity.

The MOE defines reserve capacity as the difference between the plant rated capacity and the average annual flow observed at the plant over the past three years. The three-year average ending 2006 is $1,489 \text{ m}^3/\text{day}$, which results in a reserve capacity of $1,011 \text{ m}^3/\text{day}$.

5.3 Projected Sewage Flows

Sewage flows are typically calculated based on the water demand for residential, commercial, institutional and industrial flows with an allowance for extraneous flows. A peaking factor is also applied to acknowledge the variation in flow rates throughout the day. When designing sanitary sewage collection systems, consideration must be given to the non-peak flows, ensuring that sufficient flows and velocities exist in the sewers to transport solids. In the design of sewage treatment plants, consideration must be given to the effects of both the non-peak and high extraneous flows on the hydraulics and organic loading of the plant.

The MOE guidelines for the design of sanitary sewage treatment facilities recommends an average daily flow, exclusive of extraneous flow, in the range of 270 to 450 L/cap.d for residential, 35 to 55 m³/ha.d for industrial, and 28 m³/ha.d for commercial and institutional areas. The guidelines also suggest an allowance for an average extraneous flow of 90 L/cap.d for residential areas and 0.2 L/s.ha for industrial, commercial and institutional areas. The guidelines also suggest an allowance for peak residential extraneous flows of 227 L/cap.d. The Peak flows for this study area have been calculated based on the Harmon formula.

However, it was noted in the Stayner Master Servicing Plan that the use of MOE recommended design values for estimating future industrial flows is considered conservative for a community such as Stayner. To ensure consistency between this study and previous reports, and to more accurately project future industrial flows for Stayner, a lower flow of 16 m³/ha.d is used, which is comparable to a residential development flow rate.

In the absence of reliable historical data, the commercial flow rate used in this study is based on the MOE guidelines for typical commercial use. All of the existing commercial establishments in Stayner are considered light. Typical commercial establishments include restaurants, clothing stores, hardware stores and car dealerships. As a conservative measure, it is assumed that all land designated as commercial and institutional will generate wastewater flows at an average rate of 28 m³/ha.d.

The following criteria were used to calculate the future sewage flows for the community of Stayner. As noted previously, population growth in Stayner is estimated to reach approximately 28,200 based on the Greater Golden Horseshoe growth scenario.

- 2.5 people per unit
- Residential average daily per capita flow of 450 L/capita/day
- Industrial average daily flow of 16 m³/ha/day
- Commercial/institutional average daily flow of 28 m³/ha/day
- Residential average extraneous flow of 90 L/capita/day
- Residential peak extraneous flow of 227 L/capita/day
- Harmon peaking factor (all flows).

Appendix C contains the projected population and sewage flows for Stayner based on the ultimate build-out population. The projected ultimate Average Daily Flow for Stayner is 15,750 m³/d.

6.0 Regulatory Framework

6.1 Ontario Water Resources Act

The Stayner WWTP is required to meet final effluent quality limits specified in the Certificate of Approval (C of A) No. 8038-69DSPV issued under the Ontario Water Resources Act. Table 6.1 summarizes the allowable maximum monthly effluent concentration limits.

Table 6.1: Maximum Monthly Effluent Concentration Criteria (C of A #8038-69DSPV)				
Parameter Maximum Allowable Monthly Average Concentration				
CBOD ₅	10 mg/L			
Ammonia-N	1.5 - 4.0 mg/L (varies by month)			
Total Phosphorus	0.4 mg/L			
TSS	15 mg/L			
рН	6.0 - 9.0 pH units			

In addition to the maximum effluent concentrations, the C of A also specifies criteria for effluent total ammonia nitrogen loadings that can be discharged to the receiving stream. The variable loadings were developed based on monthly variation of flows in Lamont Creek. The monthly effluent loading limits are summarized in Table 6.2.

Table 6.2: Maximum l	Table 6.2: Maximum Effluent Loading Limits (C of A #8038-69DSPV)				
Month	Total Ammonia Nitrogen Loading (kg/d)				
January	10				
February	10				
March	10				
April	6.25				
May	6.25				
June	3.75				
July	3.75				
August	3.75				
September	6.25				
October	6.25				
November	10				
December	10				

6.2 Provincial Water Quality Objectives

The "Water Management, Policies, Guidelines, Provincial Water Quality Objectives" (MOE, 1994) provides direction on how to manage the quality and quantity of surface

and ground waters to ensure that the water quality is satisfactory for aquatic life and recreation. This document establishes the Provincial Water Quality Objectives (PWQO), which is numerical and provides descriptions of the ambient surface water quality criteria. Limits for various parameters discharged from WWTP's are determined based on the PWQO and the existing physical, chemical and biological conditions of the particular receiving stream or lake.

The policy establishes two types of receiving waters, Policy 1, where the water quality is better than PWQO, and Policy 2, where the water quality is worse than PWQO with respect to one or more parameters.

The policy states that "in areas which have water quality better than the PWQO (Policy 1), water quality shall be maintained at or above the Objectives" and in areas where "water quality which presently does not meet the PWQO (Policy 2) shall not be degraded further and all practical measures shall be taken to upgrade the water quality to the Objectives". The main implication of this Policy for rivers that are Policy 2, with respect to one or more parameters, is that the MOE would likely not approve any increase in the loading of the parameter(s) from new or existing discharges.

7.0 Evaluation of Planning Alternatives

Table 7.1 provides a detailed summary of the advantages and disadvantages associated with each planning option, while Table 7.2 summarizes the capital costs for each of the planning alternatives. The complete cost evaluation for Options 3-7 is included in **Appendix D**.

Based on the analysis presented in these tables, some alternatives have been eliminated from the detailed evaluation and selection process, based on the ability of the solution to address the problem statement and meet the study objectives (refer to greyed columns in the Tables). Meeting Study Objectives is defined as the ability of the alternative solution to provide adequate sewage collection and treatment to service the current and future needs of Stayner and to optimize the future opportunity to provide full municipal services for areas designated for development in the Township's Official Plan and Comprehensive Zoning By-Law.

For the purposes of evaluating the following alternatives, an interim wastewater treatment target was used that is approximately half (7,500 m³/d) of the ultimate flow projection.

		···········	Table 7.1: Advan	tages and Disadvantages Analysis fo	or Each Planning Alternative		
	Alternative 1: Do Nothing	Alternative 2: Improve Water Efficiency and Reduce Extraneous Flows	Alternative 3: Upgrade and Expand Existing WWTP with discharge to Lamont Creek	Alternative 4: Upgrade and Expand Existing WWTP with discharge to Nottawasaga River	Alternative 5: New WWTP with discharge to Georgian Bay	Alternative 6: Connection to Existing WWTP in Town of Collingwood	Alternative 7: Connection to Existing WWTP in Town of Wasaga Beach
Advantages	No capital cost Minimal environmental impact	Low capital cost Minimal environmental impact	Addresses problem statement Environmental impact contained to existing site and receiver Allows for future development	 Addresses problem statement Allows for future development Minimal disruption to topographic features 	 Addresses problem statement Allows for future development Reduces future environmental impacts on Lamont Creek/Nottawasaga River Allows for incorporation of additional communities Locally controlled solution 	 Addresses problem statement Reasonable capital cost Lower initial capital costs Allows for some future development Minimal environmental impact 	 Addresses problem statement Reasonable capital cost Lower initial capital costs Allows for future development Minimal environmental impact
Disadvantages	Problem statement not addressed Future development would be constrained (max. plant capacity)	Problem statement not addressed Future development would be constrained (max. plant capacity)	Contingent on assimilative capacity of Lamont Creek (future development likely constrained) Higher level of treatment required due to restrictions on receiver, increasing O&M and capital costs	 Contingent on assimilative capacity of Nottawasaga River (future development may be constrained, assimilative capacity greater than Lamont Creek) Higher level of treatment required due to restrictions on receiver, increasing O&M and capital costs Requires outfall to be constructed through other municipality (Wasaga Beach) 	 High capital cost Cost of abandoning existing infrastructure May require land acquisition Require construction of pipeline/outfall to Georgian Bay 	 Depending on capacity available problem statement may not be fully addressed Relying on negotiations between Clearview and Collingwood Requires the construction of pumping station(s) and forcemains Solution and treatment charges not locally controlled 	 Depending on capacity available ultimate wastewater may not be fully addressed Relying on negotiations between Clearview and Wasaga Beach Requires the construction of pumping station(s) and forcemains Solution not locally controlled

Table 7.2: Capital Cost Summary for Planning Alternatives						
Option	Meets Objectives	Does Not Meet Objectives	Capital Cost			
Do Nothing			No Cost			
Improve Water Efficiency and Reduce Extraneous Flows	n_{ℓ}	1	Not Estimated			
Upgrade and Expand Existing WWTP with discharge to Lamont Creek		V	\$22.2M			
Upgrade and Expand Existing WWTP with discharge to Nottawasaga River	1		\$26.5M			
New WWTP with discharge to Georgian Bay	1		\$24.2M			
Connection to Existing WWTP in Town of Collingwood	1		\$18.5M			
Connection to Existing WWTP in Town of Wasaga Beach	1		\$16.3M			

Notes:

NE = Not Estimated

Shaded = Options eliminated based on Advantages/Disadvantages Analysis in Table 7.1 and above costs

Note: Capital costs based on requirements to treat 7,500 m³/d for all solutions (including use of existing plant where applicable)

Based on the analysis presented in Tables 7.1 and 7.2, the following alternatives are not considered to be feasible and have therefore been eliminated from the analysis and selection process:

- Do Nothing This option does not address the problem statement and restricts future growth.
- Improve Water Efficiency and Reduce Extraneous Flows This option also does not address the problem statement and restricts future growth. However this option should be considered as part of the overall recommended solution, as it will free up some additional capacity in the existing treatment plant and will reduce the ultimate future demands for the community of Stayner.

Upgrade and Expand Existing WWTP with discharge to Lamont Creek - This
option has been eliminated due to the contingency on the assimilative capacity
of Lamont Creek. It is unlikely that Lamont Creek will be able to accommodate
the projected ultimate flows, and therefore this alternative does not address the
problem statement.

7.1.1 Evaluation Criteria

In order to systematically evaluate the various alternative solutions, it is necessary to establish the evaluation criteria that will be used as the basis for the evaluation. In general terms, there are four key criteria: technical factors, the impact of the solution on the natural environment, the social environment and the economic environment. The criteria are described further below.

Natural Environment – The impact on the natural environment will be determined by considering the potential for each alternative solution to impact environmental features such as rivers, lakes, streams, wetlands, and the escarpment. Any potential impacts to endangered flora and fauna within the project area will be investigated. Review of potential impacts on natural heritage elements includes architectural, land and structure features of historical and regional importance. The potential aesthetic impacts of any construction will be evaluated. In addition, the extent to which these potential impacts can be mitigated will be incorporated into the assessment.

Socio-Economic/Cultural Environment – The impact on the social environment will be assessed for each alternative solution. These potential impacts include changes in quality of life, property value, cost of living and public health issues.

Financial Factors – The capital cost associated with each option will be evaluated based on the projected sewage flows and the necessary infrastructure to accommodate those flows. Capital costs will include the infrastructure to service the future population, including all transmission sewers and forcemains (collection systems not included in costs), pumping stations, any associated land costs, contingencies and engineering. The capital costs associated with phasing will also be considered.

Technical Factors – The technical feasibility of the solution to address the problem statement in both the short and long term. This criterion examines aspects of the alternatives such as phasing and technical practicality.

7.1.2 Evaluation of Feasible Sewage Collection and Treatment Alternatives

The planning alternatives that were not eliminated as a result of the screening analysis presented in Tables 7.1 and 7.2 are further evaluated based on the evaluation criteria described above. Table 7.3 provides a detailed evaluation of the feasible alternatives and will assist in determining the preferred solution that meets the objectives outlined in the problem statement. The results of the evaluation have been summarized below.

	Table 7.3: Eval	uation of Planning Alternatives		
Evaluation Criteria	Alternative 4: Upgrade and Expand Existing WWTP with discharge to Nottawasaga River	Alternative 5: New WWTP with discharge to Georgian Bay	Alternative 6: Connection to Existing WWTP in Town of Collingwood	Alternative 7: Connection to Existing WWTP in Town of Wasaga Beach
Natural Environmental Factors: Rating Potential effects to the natural environment including:	Most Preferred Limited disruption to natural	Least Preferred Potential habitat loss as a result of new	Partially Preferred Potential habitat loss, although	Partially Preferred Potential habitat loss, although existing
 Impact on vegetation, fish and wildlife Impact on surface drainage and groundwater Displacement or disruption of topographic features Impacts on Areas of Natural and Scientific Interest (ANSI's) and Environmentally Sensitive Areas (ESA's) Impact on soil and geology 	environment as work will occur in an existing relatively disturbed area. May have long term impacts on vegetation, fish and wildlife in the Nottawasaga River.	facility (outfall). May have long term impacts on vegetation, fish and wildlife in Georgian Bay. Assimilative capacity of Georgian Bay is greater than other receivers.	existing railway easement could be utilized. May have long term impacts on vegetation, fish and wildlife habitat. Long term impact on effluent receiver for Collingwood Plant.	roadway easements could be utilized. May have long term impacts on vegetation, fish and wildlife habitat. Long term impact on effluent receiver for Wasaga Beach Plant.
Socio/Economic/Cultural Factors: Rating	Least Preferred	Partially Preferred	Most Preferred	Partially Preferred
 Impact on existing and proposed developments Impact on archaeological and historic sites Impact on recreational areas Conformance with local planning provisions Nuisance impacts Land requirements 	Limited long term impact on Nottawasaga River recreational areas. Future development may be constrained by assimilative capacity of Nottawasaga River.	Postpones developments in the short term, accommodates long term development.	Accommodates both short term and long term development.	Accommodates both short term and long term development. Limited long term impact on Nottawasaga River recreational areas.
Financial Factors: Rating	Least Preferred	Partially Preferred	Partially Preferred	Most Preferred
Economic Estimated Capital Cost	High capital cost (treatment) and O&M as quality of effluent would require an upgrade to tertiary treatment.	High capital cost (treatment and outfall) and O&M.	Low capital cost, possible high fees.	Lowest capital cost, possible high fees.
Technical Factors: Rating	Least Preferred	Partially Preferred	Partially Preferred	Most Preferred
 Effectiveness in dealing with wastewater servicing requirements in short and long term Technical practicability 	Long term practicality of this alternative is reliant on assimilative capacity of receiver.	Meets long term objectives.	Meets short and long term objectives.	Best phasing available, meets short and long term objectives.
Recommended Solution	Not Preferred	Not Preferred	Not Preferred	Preferred

Understanding the Rating System:

Least preferred; largely does not respond to, and/or has potential for unacceptable impacts in, evaluation

Increase in preference

Most preferred; fully responds to, and/or has fewest impacts in, evaluation

Alternative 4 – Upgrade and Expand Existing WWTP with discharge to Nottawasaga River

This alternative would result in minimal disruption to the natural environment, as most of the plant construction would occur on the existing plant site. However, to use the Nottawasaga River as an effluent receiver the outfall would need to be constructed through the neighbouring municipality of Wasaga Beach. The outfall also has potential to impact the natural environment of the Nottawasaga River, as well as the downstream recreational areas.

The feasibility of this option would be contingent on the assimilative capacity of the effluent receiver to accept the required discharge rate. Though the assimilative capacity of the Nottawasaga is expected to be greater than Lamont Creek, future development may still be constrained by assimilative capacity. It is anticipated that in order for the Nottawasaga River to accommodate the estimated effluent flows for the ultimate growth projection, the quality of the effluent would require an upgrade to tertiary treatment with polishing/nutrient removal. This higher level of required treatment will result in increased O&M and capital costs.

Alternative 5 - New WWTP with discharge to Georgian Bay

This alternative would require the construction of a dedicated pipeline/outfall from Stayner to Georgian Bay. The construction of a pumping station would also be required to pump either untreated sewage from Stayner to the new plant site, or final effluent from the new plant on the existing site to Georgian Bay. This alternative will result in habitat loss/disruption to the natural environment as a result of the outfall; though most of the plant construction could occur on the existing plant site (existing plant could be decommissioned). This alternative will have a high capital cost.

The assimilative capacity of Georgian Bay is greater than other receivers, though a long outfall may be required for approval, which will increase the capital cost. The alternative would accommodate long term development well, as the receiver should not limit development. This alternative will not address short term development due to the construction time and scale for this level of project. This alternative will allow for a locally controlled solution, so Clearview will be able to control development and operation and maintenance costs. There would also be an opportunity for Clearview to treat wastewater from other communities in the Township at this plant.

Alternative 6 - Connection to Existing WWTP in Town of Collingwood

The transmission main construction would occur along the existing railway easement as much as possible to reduce impacts to the natural environment. Effluent discharge would occur through the Collingwood outfall.

Moderate capital cost, but the treatment rates would not be locally controlled.

This option is technically feasible for both short and long term. This alternative would be contingent on an agreement where the Town of Collingwood would guarantee future wastewater capacity to accommodate the existing and projected future growth of Stayner. Otherwise Collingwood could potentially control the development in Stayner by restricting wastewater treatment capacity.

Alternative 7 - Connection to Existing WWTP in Town of Wasaga Beach

The transmission main construction would occur along the existing roadway easements as much as possible to reduce environmental land disturbance. Effluent discharge would occur through the Wasaga Beach outfall.

Moderate capital cost, but the treatment rates would not be locally controlled.

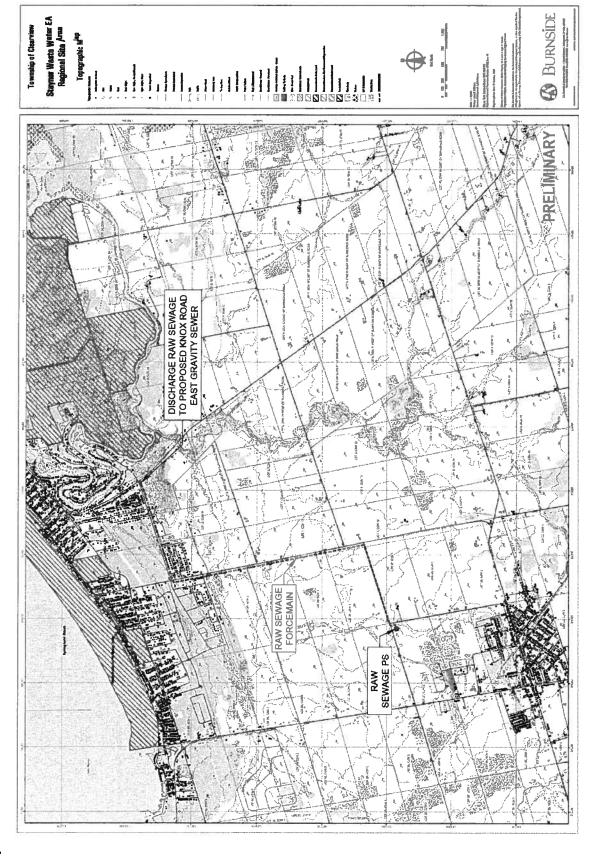
This option is technically practical for both short and long term. This alternative would be contingent on an agreement where the Town of Wasaga Beach would guarantee future wastewater capacity to accommodate the existing and projected future growth of Stayner. Otherwise Wasaga Beach could potentially control the development in Stayner by restricting wastewater treatment capacity. This alternative had the lowest capital costs.

7.1.3 Recommended Solution

Alternative 7 - Connection to Existing WWTP in Town of Wasaga Beach is the preferred solution to provide sewage treatment servicing for the community of Stayner, in conjunction with continued use of the existing Stayner treatment plant. The estimated cost of this solution is \$16.3 M (2007 \$). With the implementation of appropriate mitigation measures, these alternatives will have limited impacts on the natural, socio-economic and built environment. This alternative is shown in Figure 7.1.

A Simcoe County letter of support and a Wasaga Beach letter providing Agreement in Principle for this solution are attached in Appendix E.

Long term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class EA July 2009



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8.0 Impacts and Mitigation Measures

It is important for the Municipality to consider efforts to reduce the short and long term impact of construction activities on the environment, as well as residential and commercial properties.

While the final location of the sewage forcemain to Wasaga Beach will be determined during detailed design, the alignment will be as much as possible outside of the traveled portion of the road way. The new sewage forcemain will be contained, where possible, in existing road allowances. This type of construction activity, being associated with construction disturbances, has potential adverse environmental impacts that are reasonably foreseeable, generally simple to mitigate, and largely temporary.

In all cases proposed structures, should be designed to be functional, cost effective and aesthetically pleasing to mitigate long term visual impacts. The detailed designs for the gravity sewer and forcemains and pumping station(s) will be submitted to the Ministry of Environment for approval prior to construction.

The following measures should be implemented in order to mitigate negative impacts of the proposed project on the environmental features of the study area:

8.1.1 Surface Water/Hydrology & Soils and Sedimentation

Effect

- a) Potential for sediments to enter watercourse as a result of the following project activities;
 - site clearing
 - stockpiling
 - excavation
 - construction.
- b) Potential for localized water quality impacts.

Mitigation

a) The footprint of disturbed area will be minimized as much as possible, for example, vegetated buffers will be left in place adjacent to watercourses/ waterbodies to the maximum extent possible.

An erosion and sediment control plan will be developed. Implementation of the erosion and sediment control measures will conform to recognized standard specifications such as Ontario Provincial Standards Specification (OPSS).

Stockpiled material will be stored at a safe distance from the waterway to ensure that no deleterious substances enter the water.

Sediment and erosion control measures (silt curtains, silt fence) will be installed and will be maintained during the work phase and until the site has been stabilized. Control measures should be inspected daily to ensure they are functioning and are maintained as required. If control measures are not functioning properly, no further work will occur until the problem is resolved.

Any temporary mitigation measures will be installed prior to the commencement of any site clearing, grubbing, excavation, filling or grading works and will be maintained on a regular basis, prior to and after runoff events.

b) All equipment fuelling and maintenance will be done at a safe distance from the water to ensure that no deleterious substances enter the waterway.

The contractor will be required to develop spill prevention and contingency plans for construction and operational phases of the project. Personnel will be trained in how to apply the plans and the plans will be reviewed to strengthen their effectiveness and ensure continuous improvement. Spills will be immediately contained and cleaned up in accordance with provincial regulatory requirements and the contingency plan. A hydrocarbon spill response kit will be on site at all times during the work. Spills will be reported to the Ontario Spills Action Center at 1-800-268-6060.

8.1.2 Groundwater

Effect

- a) Potential for localized groundwater quality impacts as a result of spills.
- b) Dewatering may be necessary in some areas of construction.

Mitigation

- a) Refuelling of equipment and fuel storage should be conducted in designated areas with spill protection.
- B) Any wells, commercial or residential, that may be affected by dewatering (particularly shallow wells in close proximity to the proposed alignment), should be monitored both in advance of, and during, the dewatering to ensure that these well supplies are not affected. Where supplies are temporarily affected the contractor will be require to provide a temporary supply. It will also be necessary for the contractor to provide for adequate disposal of any excess material, whether it is contaminated or uncontaminated soils, or other material collected as a result of construction activities.

8.1.3 Noise/Vibration/Air Quality

Effect

a) Temporary nuisance noise during construction activities. Increased dust in air from construction activities. Noise and emissions from testing and operation of generators.

Mitigation

a) Noise control measures, such as restricted hours of operation, the use of appropriate machinery/mufflers, will be implemented where required.

Vehicles/machinery and equipment should be in good repair, equipped with emission controls, as applicable, and operated within regulatory requirements.

The application of dust suppressants will occur as required during construction.

8.1.4 Fish and Fish Habitat

Effect

a) Potential water quality impairments (sediment loading; fuels and lubricants from machinery). Significant watercourse crossing will be constructed using trenchless technology to minimize the potential for adverse impacts where appropriate, although in some cases a bridge suspended crossing may be preferable and can be confirmed during the detailed design.

Mitigation

a) Sediment and erosion control measures (such as silt fence barriers, turbidity curtains etc) will be installed and maintained during the work phase and until the site has been stabilized. Control measures will be inspected daily to ensure they are functioning and are maintained as required. If control measures are not functioning properly, no further work will occur until the problem is resolved. All temporary erosion and sediment control measures will be installed in accordance with recognized provincial standards. Extra silt fence/turbidity curtain will be on site, should additional sediment control be required.

Prevent any in-water operation of heavy equipment and minimize operation of the same on the banks of the watercourse. All equipment fueling and maintenance will be done a safe distance from the edge of the water to ensure that no deleterious substances enter the water.

Any stockpiled material will be stored and stabilized away from the watercourse. All materials and equipment used for the purpose of site preparation and project completion should be operated and stored in a manner that prevents any

deleterious substance (e.g. petroleum products, silt, etc.) from entering the water.

All disturbed areas of the work site should be stabilized immediately and revegetated as soon as conditions allow.

8.1.5 Vegetation, Wildlife/Habitat

Effect

a) Loss of vegetation/Habitat loss.

Mitigation

a) Minimize disturbance to existing vegetation. Disturbed areas should be stabilized and re-vegetated upon project completion and restored to a pre-disturbed state. Topsoil should be stockpiled separately and used for restoration to facilitate natural regeneration of native species.

8.1.6 Human health and safety

Effect

a) Potential safety hazard from construction activities, heavy equipment and increased traffic.

Mitigation

The contactor will be required to implement a Health and Safety Plan (OHSA 1990).

9.0 Follow-up Commitments

The Municipality will remain in contact with various agencies including the NVCA to ensure that all requisite permits are obtained and construction associated with the Project is conducted according to recognized standards.

The following monitoring requirements should be in place and carried out throughout the duration of the project. The monitoring period should extend from just before mobilization by the contractor and ending one year following completion of the works.

- Preconstruction photographs, records and contact with existing residents should be made.
- Erosion and sedimentation controls should be inspected weekly and following rainfalls greater than 15 mm. Controls requiring repair or replacement should be addressed immediately.
- Traffic management conditions are to be assessed on a daily basis and adjustments made as necessary to ensure safe vehicle operation on the roadway.
- A review of the storm water management controls to ensure that they are operating properly.
- The boundaries of the road construction project are to be inspected weekly to ensure all works and materials are kept within the assigned limits of the project.
- One week following site restoration, review all seeding and sodding and landscaping to check for washouts or areas requiring remediation.
- During the contractor's maintenance period, all new vegetation and natural restoration must continue to be watered and monitored.

These monitoring activities should be carried out by on-site personnel and may take the form of photographs, inspection records, diary notes or correspondence. The records should be kept on file for a minimum of two years following completion of the works.

10.0 Public Consultation

10.1 Public Consultation Process

Public consultation is a key component of the Municipal Class EA process. A complete list of agency and stakeholder contacts is provided in Appendix E.

In November 2006, a Notice of Project Commencement was advertised in the local newspapers that serve Stayner as follows:

```
December 1, 2006 and December 8, 2006 – Creemore Echo
November 29, 2006, and December 6, 2006 – Stayner Sun
November 29, 2006, and December 1, 2006 – Alliston Herald and Enterprise Bulletin
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Formal comments were submitted by various stakeholders in response to the notice of commencement (public and agency), or during the process. These comments can be found in **Appendix F.**

10.2 Public Information Center

A Notice of Public Information Centre (PIC) was sent to all stakeholders who may have been interested in the proposed project on May 1, 2008. The PIC was communal for all three Clearview Wastewater EAs (Stayner, Nottawa and New Lowell). Notification of the Public Information Centre was also published in the four local papers as follows:

```
April 27, 2007 and May 4, 2007 – Creemore Echo
April 27, 2007 and May 2, 2007 – Alliston Herald and Enterprise Bulletin
April 25, 2007 and May 2, 2007 – Stayner Sun
```

The PIC was held on May 9th 2007 (4:00 p.m. to 7:30 p.m. at the Stayner Community Centre, 269 Regina Street, Stayner). 32 persons were in attendance.

Appendix G includes a copy of the Notice of PIC, display boards from the PIC, and comments received following the Public Information Centre. The comments are summarized in the table below.

Table 10.1 - Summary Comments from PIC

Organization	Method	Comment/Concern	Study Team Response
Niagara	E-Mail	No Comment	No action required
Escarpment	attachment		
Commission			
MTO Central	E-Mail	MTO review required for any	Action required during
Region		works within MTO permit control	later stages of EA
		area. Request notification for	
		works in Highway 26 region.	
MOE	Fax	Keep informed, especially with	Water management has
Southwestern		regards to water management	been addressed in the
Region			Water EA.
Reinhart Foods	E-Mail	Keep informed	No action required
Local	Comment	Wants full servicing in the Osler	Outside of the Study Area
Stakeholder	Sheet	Bluff Community	for the EA
Local	Comment	1. New Lowell - New water	1. Provincial Policy
Stakeholder	Sheet	source should be addressed	requires wastewater
		before wastewater servicing	servicing for areas
		2. Coates Creek is not a full	with water
		flowing stream most of the	servicing
		year	2. Taken under
		3. Private wells are not	advisement
		experiencing shortages	3. No comment
Local	Comment	New Lowell - Wants full servicing	No action required
Stakeholder	Sheet	soon.	
Local	Comment	Nottawa – Interested in full	No action required
Stakeholder	Sheet	servicing	
Local	E-Mail	Nottawa – Prefers Do Nothing	Taken under advisement
Stakeholder	attachment	approach. Thinks Official Plan	
		numbers seem unrealistically high	
County of	Fax	Keep informed	No action required
Simcoe			
OPP	Fax	No comment	No action required
Humphries	Email	Nottawa – Interested in full	PIC information package
Planning Group	Attachment	servicing. Requested PIC	sent.
		information package	
CC Tatham &	E-Mail	Requested to be added to contact	Contacts added
Associates		list	

Organization	Method	Comment/Concern	Study Team Response
Municipal Affairs and Housing	E-Mail	Keep informed. Requested PIC information package	PIC information package sent.
Infrastructure Canada	Letter	No comment	No action required
Local Stakeholder	Email	Comments to be received	See Appendix
Local Stakeholder	Letter	Does not want current residents to pay for servicing required for future development -developers should pay	Taken under advisement
SMCDSB	Fax	New Lowell – interested in wastewater servicing for school All – concerned with impact of construction on bus routes	Taken under advisement
ConSALtech Engineering Solutions	E-Mail attachment	Indicates that conveying wastewater will have high capital costs Represents a client with large land holdings in New Lowell and Nottawa who would be pleased to participate in a servicing solution	Taken under advisement
Meridian Planning Consultants Inc	E-Mail	Requested to be added to the contact list	Contact added
Ministry of Culture	Fax	Requested detailed maps and information when project limits are known, so that archaeological assessment can be performed	Action required during later stages of EA

10.3 First Nations Consultation Process

On March 13, 2009, the Project File Reports were mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. The First Nation bands were asked to provide comment within 30 days. The comment period was subsequently extended to May 30, 2009, to allow sufficient time for the First Nations to review and comment. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The initial mailing was followed up with telephone and email contact to ensure that the Project File Reports were received by all of the bands. First Nations correspondence and a chart of communication is provided in **Appendix H** of this report. All comments received from the First Nations are also included. There were no comments received from any of the First Nations that related to the content of the Class Environmental Assessment.

10.4 Notice of Completion

The Township's preferred solution, as a result of this Municipal Class EA Project File Report, is to provide a pumping station and forcemain to direct the sanitary sewage (in excess of the existing treatment capacity of the Stayner Treatment Plant) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the excess Wasaga Beach Sewage as set out in an Agreement in Principle between the Town of Wasaga Beach and Clearview Township. The detailed Agreement will be negotiated between the Town of Wasaga Beach and Clearview Township subsequent to this Municipal Class EA.

The preferred solution for the Stayner Long Term Sewage Collection is a Schedule B activity under the Municipal Class EA framework and as such is handled appropriate as Schedule B activities and as such the Class EA process need extend to the end of Phase 2.

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

R.J. Burnside & Associates Limited MGE 08394

The second Notice of Completion for this Municipal Class EA has been prepared and published in the Wasaga Sun, Stayner Sun, Wasaga Connection, Creemore Echo and Collingwood Enterprise Bulletin. The Notice will also be mailed to all agencies and stakeholders that had expressed an interest in the project. The notice is attached in Appendix F.

If concerns arise regarding this project which cannot be resolved in discussion with the Township, a person or party may request that the Minister of Environment make an Order for the project to comply with Part II of the Environmental Assessment Act (referred to as a Part II Order), which addresses individual Environmental Assessments. Requests must be received by the Minister within 45 calendar days of the Notice of Completion.

If the Minister does not receive Part II orders regarding this project, then the project will continue forward to construction.

Written by:

Signature

__ Date 28/July/2009

Date 28/5nly/2009

Steve Gendron

Junior Wastewater EIT

R.J. Burnside & Associates Limited

Reviewed/Approved by:

Signature

Robert H. Mayberry, P.Eng.

Senior Wastewater Engineer

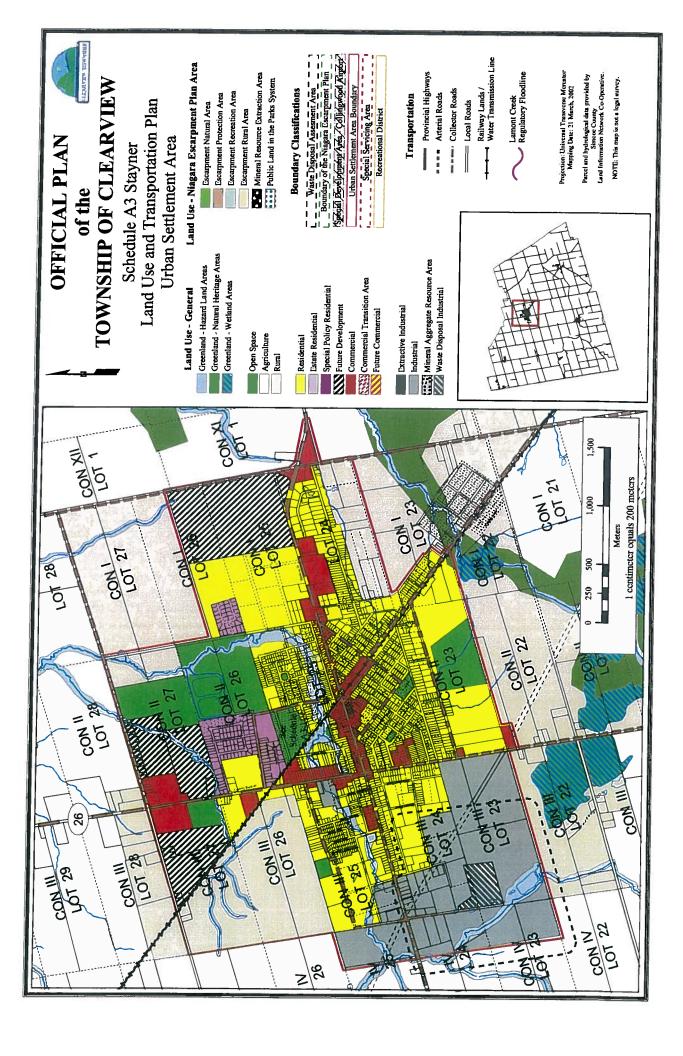
R.J. Burnside & Associates Limited

081211 Stayner Sewage PFR 2009-07-28 2:56:00 PM

R.J. Burnside & Associates Limited MGE 08394



Appendix A



CLEARVIEW TOWNSHIP COMPREHENSIVE ZONING BY-LAW

SCHEDULE B4 NORTH WEST STAYNER AREA



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Year Boundary



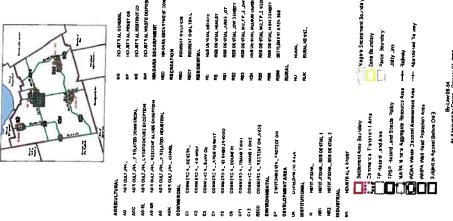




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CLEARVIEW TOWNSHIP COMPREHENSIVE ZONING BY-LAW

SCHEDULE B5 SOUTH WEST STAYNER AREA

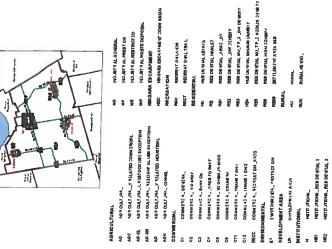


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CLEARVIEW TOWNSHIP COMPREHENSIVE ZONING BY-LAW

SCHEDULE B6 NORTH EAST STAYNER AREA



NDUSTR 4L 4 370RT

Commerce Transition 1 Area Settlement Area Boundary

Viegara Escaroment Bounds

Parcel Boundary Zone Boundary

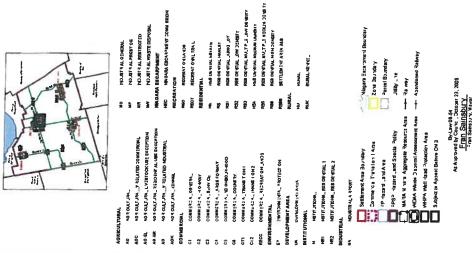
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*PS3 -laxard_and Specia Policy

WDAA Words 3 sporal Assessment Area WHPA Well Head Protection Area Subject to Appeal Before OW3

CLEARVIEW TOWNSHIP COMPREHENSIVE ZONING BY-LAW

SCHEDULE B7 SOUTH EAST STAYNER AREA

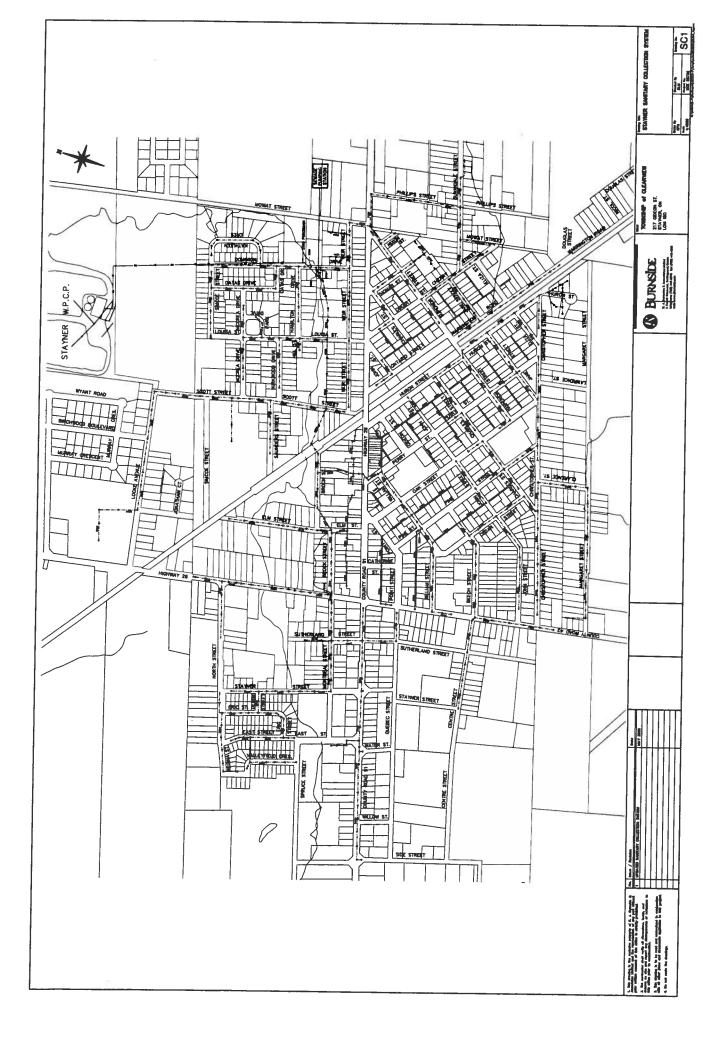


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Appendix B





Appendix C

Stayner Projected Population and Sewage Flows - Growth Scenarios

Charle Reports	Coffedal Plan		
	16,740	24,800	24.800
	0	0	16.533
	16,740	24,800	41,333
(1) House miles (course (takin)	7,533	11,160	18.600
W. AVV. Chel Edition (a. V.)	1,507	2,232	3.720
	9,040	13,392	22.320
	2.7	2.6	2.3
	20,565	28,570	43,524
	3,800	5,630	9.383
	24,365	34,199	52,907
	49.7	49.7	49.7
Area a real (peril)	795.6	795.6	795.6
	3.2	3.2	3.2
	2,546	2,546	2,546
	2.8	2.8	2.8
	78.4	78.4	78.4
	235	235	235
	9,914	14,266	23,194
	27,146	36,980	60,509
AD F THEKE			
	1,487	1,487	1,487
	5,056	5,056	5,056
ADF (m/q)	11 401	030 34	
	2	20,'51	24,681
The state of the s	32,202	42,036	65,564

Notes:

Residential Flow = (population X 450 L/p/d)

Average Infiltration 90 L/cap.d, from MOE Guidelines for the Design of Sanitary Sewage Works, Appendix A.

Peak Residential Infiltration 227 L/cap.d, from MOE Guidelines for the Design of Sanitary Sewage Works, Appendix A.

Industrial Peaking factor based on MOE Guidelines for the Design of Sanitary Sewage Works, Appendix B.

Commercial Peaking Factor = 3, based on 8 hr operation per 24 hr.

Existing ADF for Stayner is an average of the ADF values obtained from the 2004-2006 Stayner WWTP Annual Reports

Existing PF for Stayner is the ADF multiplied by a Harmon Peaking Factor of 3.4 - 20 2 2 2 2 2 2

ADF = Average Day Flow; PF = Peak Flow Intensification = 40% of New Development Growth (to be located in existing urban areas)

16 m³/ha 28 m³/ha 450 L/cap.d Commercial Flow Residential Flow Industrial Flow

Stayner Projected Population and Sewage Flows - Phased Plan

Thoughton Western Prince 25.00 (10,000) Thoughton Western Western Western With State Control of the Control of			Beile West State	Existing Staynor Plant	Plant	Cie	Irview To We	Clearylew To Wassen Beach Plant	ent	
Service Population 3,400 1,875 5,275 4,225 8,450 (A) Relicitantial Flores Increase I			As of 2007	The same of the sa						I.
(b) Neistationisti Frontal (mixt) (c) Neistationisti Frontal (mixt) (d) Averite Institutional Four (mixt) (e) Averite Institutional Four (mixt) (c) Real Floring Institutional Four (mixt) (d) Peat Commercial Institutional Four (mixt) (e) Four Commercial Institutional Four (mixt) (f) Four Commercial (Service Population		3,400	1,875	5,275	4.225	8.450	17.305	22 025	AAC BC
Commercial Institutional Power (mind) Commercial Institutional Instituti	(A) Rendented Flows" (mfd			84		1 901	3 803	7877	10.946	00707
Hotmont Publing Factor	(8) Average Inflitration? (ar	-		169		380	761	1.557	2.063	
Hotmonic Projector 3.4 2.6 3.3 3.0 3				1,013		2,282	4,563	9.345	12.380	
Commercial Institutional Flows (m/40)			3.4	2.6		3.3	3.0	2.7	2.6	
Commercial Institutional Flows* (m**40) Commercial Institutional Flo	(C) Neal: Residential Flores	9,2		2,160		6,293	11,522	21.181	26.410	
House Figure (G-t-0) (m/40) 2,586 7,252 13,440 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 24,9 12,4 1	(O) Pack Indivedion? (mHo)			426		959	1,918	3.928	5.204	
Hotelstine Area (ha)	(Many) (Otto) (Research Many)			2,586		7,252	13,440	25,110	31,614	
Position Fraction 199 19				0.0		12.4	24.9	37.3	49.7	
Participal Flection 3.2 3.2 3.2 3.2 2.2 3.2				0.0		199	398	597	796	
Professional Record (1979) 1,273				3.2		8	3.2	3.2	3,2	
Commencial Institutional Area (bs) 0.0 1.4 1.4 Commencial Institutional Flow* (m*id) 0.0 39 39 Feel Commencial Institutional Flow* (m*id) 0.0 59 118 Freigheical ADF* (m*id) 1,487 1,013 2,500 5,000 Freigheical ADF* (m*id) 5,056 2,586 7,641 7,947 14,830	Post Chattering (my)			0.0		637	1,273	1,910	2,546	
Commencial Institutional Flow (m/d)	A PROPERTY AND A PROPERTY OF THE PROPERTY OF T	(Ba)		0.0		1	1.4	2.1	2.8	
Peril: Commercial Institutional Foot* (mild) 0 59 118 Registrated ADF (mild) 1,487 1,013 2,500 5,000 Registrated RFF (mild) 5,056 2,586 7,641 7,947 14,830				0		50	39	59	78	
	$r^{-1}I$	ali Flow [®] (milis)		0		59	118	176	235	
5,056 2,586 7,641 7,947 14,830			1,487	1,013	2,500	2,500	5,000	10,000	13,253	15.753
			5,056	2,586	7,641	7,947	14,830	27,195	34.395	42.036

-ae-ee-ee

Residential Flow = (population X 450 L/p/d)

Average Infiltration 90 L/cap.d, from MOE Guidelines for the Design of Sanitary Sewage Works, Appendix A. Harmon Peaking Factor for "Increase to Stayner Plant" based on total increase in Stayner population (24,800)

Peak Residential Infiltration 227 L/cap.d, from MOE Guidelines for the Design of Sanitary Sewage Works, Appendix A. Industrial Peaking factor based on MOE Guidelines for the Design of Sanitary Sewage Works, Appendix B. Commercial Peaking Factor = 3, based on 8 hr operation per 24 hr.

Existing ADF for Stayner is an average of the ADF values obtained from the 2004-2006 Stayner WWTP Annual Reports Existing PF for Stayner is the ADF multiplied by a Harmon Peaking Factor of 3.4

16 m³/ha 28 m³/ha 450 L/cap.d industrial Flow Commercial Flow Residential Flow



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Appendix D

Stayner Aiternative Costs

Option 3 - Upgrade and Expand Existing WWTP with discharge to Lamont Creek

Tertiary Plant for additional flows (5000 m³/d)	\$	12,280,000
Add Membrane Polishing	\$	5,340,000
Approvals	\$	100,000
Eng + Cont.	\$	4,430,000.00
Total	3	22,150,000

Option 4 - Upgrade and Expand Existing WWTP with discharge to Nottawasaga River

Tertlary Plant for additional flows (5000 m³/d)	\$	12,280,000
Add Membrane Polishing	\$	5,340,000
300 mm f/m to Nottawasaga	\$	1,910,000
Pumping Station (172 L/s, 14,830 m ³ /d)	\$	1,540,000
Approvals	\$	100,000
Eng + Cont.	\$	5,292,500
Total	3	26,462,500

Option 5 - New WWTP with discharge to Georgian Bay

Tertiary Plant for additional flows (5000 m³/d)	\$ 12,280,000
Pumping Station (172 L/s, 14,830 m ³ /d)	\$ 1,540,000
300 mm f/m to Georgian Bay	\$ 3,310,000
Outfail	\$ 2,130,000
Approvals	\$ 100,000
Eng + Cont.	\$ 4,840,000
Total	\$ 24,200,000

Option 6 - Connection to Existing WWTP in Town of Coilingwood

Pumping Station (172 L/s, 14,830 m ³ /d)	\$ 1,540,000
Infrastructure share	\$ 7,500,000
300 mm f/m to Collingwood	\$ 5,640,000
Approvals	\$ 100,000
Eng + Cont.	\$ 3,695,000
Total	\$ 18,475,000

Option 7 - Connection to Existing WWTP in Town of Wasaga Beach

Pumping Station (172 L/s, 14,830 m³/d)	\$ 1,540,000
300 mm f/m to Knox RD (6100 m)	\$ 2,317,000
infrastructure share	\$ 9,765,000
Engineering, Approvals and Contingencies	\$ 2,724,000
Total	\$ 16,346,000

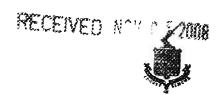


Appendix E



County of Simcoe Office of the Chief Administrative Officer 1110 Highway 26, Midhurst, Ontario L0L 1X0

Main Line (705) 726 9300 Toll Free 1 866 893 9300 Fax (705) 725 1285 Web simcoe.ca



October 31, 2008

Ms. Susan McKenzie, C.A.O.
The Corporation of the Township of Clearview, 217 Gideon Street, P.O. Box 200, Stayner, Ont. LOM 1SO

Re: County of Simcoe Letter of Support - Wastewater Services Environmental Assessments

Dear Susan;

The County of Simcoe has completed a growth management study and is in the process of updating the official plan to ensure conformity with the Growth Management Study and the Growth Plan. Clearview Township has worked with the County and its member municipalities in this process and supports the County's Growth Management Plan.

The County of Simcoe approved the Township's existing Official Plan in 2001 and is aware that Clearview is currently reviewing its official plan and will be ensuring its conformity with respect to provincial legislation and the updated County Plan. The County is also aware that Clearview has undertaken a comprehensive servicing environmental assessment process to ensure long-term sustainable servicing for three of the approved settlement areas within their boundaries.

The County is very supportive of the Township's approach to establishing a long-term view to the management of municipal waste water treatment services and is interested in coordinating with its member municipalities to ensure that regional infrastructure planning needs are being addressed as part of our overall planning initiatives for the region.

The County further supports the Township of Clearview in setting out a sustainable framework for the efficient management of municipal wastewater services which can be implemented in accordance with a phasing plan that respects the growth management objectives of the Province, County and Township.

The County has previously supported the Township's Long Term Water Supply EA on a similar basis.

Please accept this letter as confirmation of our support for Clearview Township's waste water services environmental assessments for the settlement areas of Stayner, Nottawa, and New Lowell.

Sincerely,

Mark-Aitken

Chief Administrative Officer

County of Simcoe



November 4, 2008

Mr. Bob Campbell, Clerk Township of Clearview Box 200 217 Gideon Street Stayner, ON LOM 1S0

Dear Mr. Campbell:

Re: Stayner Wastewater Treatment System Municipal Class EA

This letter is further to the letter dated October 15th from Jim McIntosh, Director of Public Works on the above noted subject matter.

The Public Works Committee is still interested in the answers to the questions raised in the aforementioned letter; however it acknowledges that it may take time for these questions to be answered. In the interim, in the interest in moving the Class EA process forward, Committee made the following recommendation to Council:

"Resolved that the Public Works Committee recommends to Council that it agrees to the concept of sharing waste water services at it sewage treatment plant with the Township of Clearview for the Stayner Community."

I am pleased to advise that Council at its meeting of October 28, 2008 approved the recommendation as presented.

Once the questions are answered, Committee and Council would like to see our respective staffs and consultants meet to review the analysis and determine next steps. It is anticipated that there we will be recommendations made to our respective

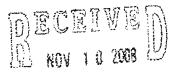
I trust this is satisfactory.

Sincerely

George Vadeboncoeur

Chief Administrative Officer/Acting Clerk

c. Mayor Patterson and Members of Council Jim McIntosh, Director of Public Works Joe Mullen, Ainley and Associates





Appendix F



CORPORATION OF THE TOWNSHIP OF CLEARVIEW

DATE:	July 1	9 th , 2004					
MOVED BY:	<u> </u>) Jan	- Kan	2-			
SECONDED BY:_	_ VQ	MAKE					
RES	OLVED that	Clearview	Township	Council	approve	of	the
recommendation	that RJ Burnsi	de & Associa	tes be retaine	d to under	rtake the C	learv	iew
Sanitary-Water M	Iunicipal Class	EA as set out	by the terms	of referen	nce:		
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water be notified							•
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TOWNSHIP OF CLEARVIEW CLASS ENVIRONMENTAL ASSESSMENT NEW LOWELL - WASTEWATER TREATMENT SYSTEM NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need for wastewater meatment services in the existing community of New Lowell, as well as a potential need for wastewater creatment services to betting the development of New Lowell to the axting emission of the Official Plant. These services would supply provincial policy seatments recommending this fraction of askisting urban development. The lowestip intends to identify and evaluate feasible uploans for providing this wastewater reatment capability. The study will be completed in conjunction with associated studies to be completed for coher settlement areas within the Township intends to identify and evaluate feasible uploans for providing this wastewater reatment capability. The study will be completed in conjunction with associated studies to be completed for coher settlement areas within the Township intends as solutions with these other areas and/or neighbouring multipalities.

The Township wishes to ensure that this assessment will consider all femally solutions. Public input and comments are invited for incorporation into the glanning of the study. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planted in accordance with Phases I and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned. This Notion issued November 27, 2006.

Mr. R. J. Spraggs, Director Public Works Township, of Clearniew PO Box 200 217 Gideon Street Sugner Orcaro LOM ISO Tel: 705-028-6230 Fax: 705-428-0288 Uspragol@dsarvswcmocc.ca R J Burnside & Associaus LcJ.
Consulting Engineers
3 Ronal Crescent
2-Dillingwood, Ontarin
57 46
Attn: R H Mayberry, PEng.
Td: 705-446-0515
Fac 705-446-2399
Fac 205-446-2399

TOWNSHIP OF CLEARVIEW CLASS ENVIRONMENTAL ASSESSMENT NOTTAWA - WASTEWATER TREATMENT SYSTEM NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need to provide wissewater treatment services in the existing community of Nottawa, as well as a potential need for wastewater treatment services to permit the development of Nottawa to the existing servicing for future growth and intensification of existing urban development. The Township intends to identify and evaluate feasible options for providing this wastewater treatment capability. The study will be completed in consucction with associated studies to be completed for other sectionary areas within the Township, and may there solutions with these other areas artifor neighboring maintripaires.

The Township withes to ensure that this execution with local other lifes and/or neighbouring municipalities are invited for incorporation into the planning of the study. Subject to comments received and the receipt of completion by the Township of Clear-view intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planned in accordance with Pirases I and 2 of the Maricipal Class Environmental Assessment process If you wish to comment on the study or obtain additional information, please contact the underagned. This Notice issued November 27, 2004.

Mr. R. J. Spragg, Director Public Works Township of Clearnew P.O. Box 200 217 Gridon Strees Stayner, Ona-io LOM 150 Tel 755-428-4230 Faz 705-428-2230 Faz 705-428-2288 ISBRAGGE CALMENTON, CA.

R. J. Burnside & Associates Ltd.
Cornsising Engineers
J. Ronal Creacent
Coll ingwood, Ontario
197 4/6
Arth R. H. Mayberry, P.Eng
Tel: 705-446-0515
Fax: 705-446-2399
broadbarry/dirjburnside.com

TOWNSHIP OF CLEARVIEW CLASS ENVIRONMENTAL ASSESSMENT STAYNER - WASTEWATER TREATMENT CAPACITY EXPANSION NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The fownship of Clearview has identified a need for increased wastewater treatment capacity in the community of Stayner to meet service demands on the existing infrastructure from projected growth within the designated development area Coundary. The Township intends to identify and evaluate uptions for promoting additional enstreament and disposal capacity beyond the currently-approved 1,500 m3/3 capacity of us Stayner Wistownster Treatment and disposal capacity beyond the currently-approved 1,500 m3/3 capacity of us Stayner Wistownster Treatment Pirit. The study will be completed in conjunction with associated suches for rother sertlement areas within the Township, and may share solutions with mean other areas, and/or other municipalities.

The Township washes to unsure that this assessment will consider all feesballs solutions. Public input and comment are invited for incorporation not the planning of the project. Subject to comments received and the receipt of necessary approvals the Township of Clearview intends to proceed with the conceptual design of this project with completion by Aug. st, 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, places contact the undersigned. This Notice insued November 27, 2006.

Mr R. J. Sprages Director Public Works Township of Clearview P.O. Box 200

Township of Clearveev PO Box 200 217 Gideon Street Sayner, Ontario LOM 150 Tel: 705-428-6230 Fax: 705-428-6230 Fax: 705-428-0238 Forame@clearviews.

rspragn@clearviewtwp.on.ca

R. J. Barnside & Associates Ltd.
Cursideng Engineers
3 Ponell Crescent
Collingwood, Ontario
194 4/5
Attn: R. H. Hayberry, P.Eng.
Tel: 705-446-0515
Fax: 703-446-2399
bmacharts/digitumsides.com

[Township Crest]

TOWNSHIP OF CLEARVIEW

CLASS ENVIRONMENTAL ASSESSMENT

STAYNER WASTEWATER TREATMENT CAPACITY EXPANSION

NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a need for increased wastewater treatment capacity in the community of Stayner to meet service demands on the existing infrastructure from projected growth within the designated development area boundary. The Township intends to identify and evaluate options for providing additional wastewater treatment and disposal capacity beyond the currently-approved 2,500 m³/d capacity of the Stayner Wastewater Treatment Plant. The study will be completed in conjunction with associated studies for other settlement areas within the Township, and may share solutions with these other areas, and/or other municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the project. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by August, 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006.

Mr. R. J. Spraggs, Director of Public Works Township of Clearview P. O. Box 200 217 Gideon Street Stayner, Ontario LOM 1S0

Tel: 705-428-6230 Fax: 705-428-0288

rspraggs a clearviewtwp.on.ca

R. J. Burnside & Associates Ltd. Consulting Engineers 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Att'n: R. H. Mayberry, P. Eng. Tel: 705-446-0515

Tel: 705-446-0515 Fax: 705-446-2399

bmayberry@riburnside.com

[Township Crest]

TOWNSHIP OF CLEARVIEW

CLASS ENVIRONMENTAL ASSESSMENT

NOTTAWA - WASTEWATER TREATMENT SYSTEM

NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need to provide wastewater treatment in the existing community of Nottawa as well as a potential need for wastewater treatment services to permit the development of Nottawa to the extent established in the Official Plan. These services will satisfy provincial policy statements recommending full municipal servicing for future growth and intensification of existing urban development. The Township intends to identify and evaluate feasible options for providing this wastewater treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and may share solutions with these other areas and/or neighbouring municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the study. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006.

Mr. R. J. Spraggs, Director of Public Works Township of Clearview P. O. Box 200 217 Gideon Street Stayner, Ontario LOM 1S0

Tcl: 705-428-6230 Fax: 705-428-0288

rspraggs a clearviewtw p.on.ca

R. J. Burnside & Associates Ltd.
Consulting Engineers
3 Ronell Crescent
Collingwood, Ontario
L9Y 4J6
Attack B. H. Mauhamar B. Eng.

Att'n: R. H. Mayberry, P. Eng.

Tel: 705-446-0515
Fax: 705-446-2399(1)
bmayberry a riburnside.com

[Township Crest]

TOWNSHIP OF CLEARVIEW

CLASS ENVIRONMENTAL ASSESSMENT

NEW LOWELL - WASTEWATER TREATMENT SYSTEM

NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need for wastewater treatment services in the existing community of New Lowell, as well as a potential need for wastewater treatment services to permit the development of New Lowell to the extent envisioned in the Official Plan. These services would satisfy provincial policy statements recommending full municipal servicing for future growth and intensification of existing urban development. The Township intends to identify and evaluate feasible options for providing this wastewater treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and may share solutions with these other areas and/or neighbouring municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the study. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006.

Mr. R. J. Spraggs, Director of Public Works Township of Clearview P. O. Box 200 217 Gideon Street Stayner, Ontario L0M 1S0

Tel: 705-428-6230 Fax: 705-428-0288

rspraggs@clearviewtwp.on.ca

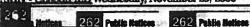
R. J. Burnside & Associates Ltd.
Consulting Engineers
3 Ronell Crescent
Collingwood, Ontario
L9Y 4J6

Att'n: R. H. Mayberry, P. Eng. Tel: 705-446-0515

Fax: 705-446-2399

bmayberry@rjburnside.com

THE SIIN • CLASSIFIED Wednesday, November 29, 2006





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TOWNSHIP OF CLEARVIEW **CLASS ENVIRONMENTAL ASSESSMENT**

NEW LOWELL - WASTEWATER TREATMENT SYSTEM

OTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearylew has identified a potential need for wastewater treatment services in the existing community of New Lowell, as well as a potential need for wastewater treatment services to permit the development of New Low-yell to the extent envisioned in the Official Plan. These services would satisfy provincial policy statements recommending full municipal servicing for future growth and intensification of existing urban development. The Township intensity is to identify and evaluate feasible options for providing this wastewater, treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and many, share solutions with these other areas and/or neighbouring municipalities.

Township wishes to ensure that this assessment will consider all feasible tions. Public input and comments are invited for incorporation into the planof, the study. Subject to comments received and the receipt of necessary rovals, the Township of Clearview intends, to proceed with the conceptual on at this project with completion by late 2007:

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NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED.

The Township of Clearview has identified a potential need to provide wasteware to treatment in the existing community of Notawa as well as a potential need to wasteware treatment services to permit the development of Notawa to the stabilished in the Official Plan. These services will satisfy provincial policy statements recommending full municipal servicing for future) growth and the tentification of existing urban development. The Township Intends to dentify and evaluate feasible options for providing this wastewater treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and may share solutions with these other areas and/or neighbouring municipalities.

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The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process if you wish to comment on the study or obtain additional information, please contact the undersigned.

Notice issued November 27, 2006.

H. S. J. Spragge, Director of Public Works Township of Clear-New FI D. Box 200

Birdson St ar, Ontario LOM 150 706-428-6230 706-428-0288

cos@dearviewhen.on.ca

R. J. Burnside & Associates Ltd.

Consulting Engineers 3 Floriet Crescent Collingue LSY 4J6 ood, Ontario

Alfn: R. H. Mayberry, P. Eng. Tel: 705-446-0515 Fac: 705-446-2399

bmayberry@ribumside.com

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ies Contact List- Noti	ntmc		Mitchell	77 01.0	Woma					rinbar	-			TIDELLAA	William	Savore			Lobos	,		Неспеч		Cardner			MacLennan			Campbell		Ryn	Aitken	Last Name
W:070105 Agencies Contact List- Notice of Commencement - current.doc	Regional Commander -		O.A.A.	Planner/Archaeologist	uning			Technology	Engineering and	Acting Manager,				CAO secretary i reasurer		Fish Habitat Biologist			Head EA Section		Coordination Section	Supervisor - Project	ricalui	Medical Officer of			Planning Officer			Director of Education	Priseries istaliages	Dietrict Manage	C.A.O.	Title
H	Ontario Provincial	Education	Ministry of	Munistry of Tourism and	and Kural Affairs	Agriculture, Food	Ministry of	Branch	Management	Resource	Authority	Conservation	Valley	Nottawasaga	Oceans Canada	Fisheries and	Region	Canada Ontario	Environment		Environment	Ministry of	Health Unit	Simcoe Muskoka	Board	Catholic School	Simone Minekoka	Education	Roard of	Simon County	Environment		County of Simcoe	Company
	777 Memorial	Architecture and Assessment Unit	Architect Facilities	400 University Ave., 4th Floor			-		Floor	1 Stone Rd. W. 3rd	Centre	Administration	Conservation	John Hix	Rd., Unit 304	3027 Harvester			867 Lakeshore Rd.	Approvals Branch	Assessment and	Empire		15 Sperling Dr.		TO AMBRICO DIVI	AK Alliance Dlud	4.	W riighway 20	1170 17:-1	34 Cedar Point Dr.	Centre	Administration	Address1
		Mowat Block, 900 Bay St.	218 []										Concession 8	8195						W.	St. Clair Ave.										Unit 1203	Highway 26	1110	Address2
C. MAN	Orillia	Loronto	3	Toronto					Cac.p.	Guelph				Utopia	C	Burlington		o	Burlington		Toronto			Barric		Бапте			Midhurst		Barrie	5	Midhurst	City
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/05-329-	205 205			416-314- 7175				3259	319-826-	610 00/		,	2115	705-424-	3549	(005) 630	1060	9001	006 226	7040	416-314-		1495	705-721-	0000	705-722-				6440	705-739-	3991	705-726	Fax phone
				winston.l.wong@ontario.ca								_									paul.heeney@ontario.ca	_									phil.byc@ontario.ca	CAC@ county.simcoc.on.ca	GAO	Email

Mr.		X.	Mr.	Mr.	Ms.	TATI.	1	Mr.		Mr. I		X	TATT.	4		Mr.			Ms. I		Mr. L			Ms.			X.		Title
George		Gordon	Donald	E.	Karen	2 13	┸	Mike		Bruce		Mik		K .		Bill			Louise		Lou			Kathryn			Victor		Name
Vadeboncoeur CAO		Norris	Green	Houghton	Robinson	Suerr	7	Frawley		Singbush	E BLACE	Parker	Clary	Gradu		Bunker			Knox		Politano			Woeller	14		Dovle		Last Name
CAO		CAO	Manager - Environmental Services	Executive Director		Brewery Services	Via Basidant of	Director	Projects	Manager - Planning	London Regional Office	APEP Supervisor	Coordinator	Senior Environmental	Assessment & Monitoring Officer	Environmental		Citatio region	Regional Director,	Office - Central	Manager, Engineering	•		District Planner	Development	Planning and	Manager - Community	Central Region	Little
Town of Wasaga	Collingwood	Town of	Town of Collingwood			Brewery	Commission	Niagara Escarpment	Municipal Affairs and Housing	Ministry of	Environment	Ministry of	Canada	Infrastructure	•	Industry Canada	Agency	Vecacionisti (militaria)	Canadian	Transportation	Ministry of	Resources	of Natural	Ontario Ministry	& Housing	Municipal Affairs	Ministry of	Police	Company
30 Lewis Street		97 Hurontario St.	97 Hurontario St.	43 Stewart Road	P.O. Box 30	109 MIII SUCA	120 Mill Count	232 Guelph Street	St.	2nd Floor, 777 Bay	TO MANAGEMENT AND A	733 Exeter Rd	Suite 606	90 Sparks St	Floor	151 Yonge St., 3rd		E-, MIII #707	55 St. Clair Ave.		Bidg D, 5th floor			2284 Nurscry Rd.		Services Office	Central Municipal	Avenue, 3rd Floor	Addressi
		P.O. Box 157	P.O. Box 157	P.O. Box 189																Avc.	1201 Wilson					2nd Floor	777 Bay St.,		Addressz
Wasaga	o	Collingwood	Collingwood	Collingwood	Stayner	Cicciliote		Georgetown		Toronto		Iondon		Ottawa		Toronto			Toronto		Downsview			Midhurst			Toronto		City
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(705) 429-	2448	705-445-	705-445- 0852		705-428- 2335	3306	705.466	(905) 873- 7452							6654	416-954-				3436	416-235-		7584	705-725-		6882	416-585-	7407	rax phone
cao@wasagabeach.com		gnorris@collingwood.ca	dgreen@collingwood.ca	ehoughton@collus.com	krobinson@reinhartfoods.com	NAL HARWEST COLLEGE CO	burish creempressings com	mark.frawley@mnr.gov.on.ca		Bruce, Singbush@mah.gov.on.ca		mike.parker@ontario.ca									lou.politano@ontario.ca						Victor.Doyle@mah.gov.on.ca		Cilianii

W:070105 Agencies Contact List- Notice of Commencement - current.doc

Township of Clearview-Notice of Commencement for Stayner Wastewater Class EA –Agencies Notified MGE 08394

	Mr.		MI.			≼	IAT.	5	T	Title
	Rod		Kick	!	6	G	J. Paul		Name	
	Lake		Newlove		Kradimia	Miles	Graham			Last Name
	Detachment Commander	Corporate Services	General Manager of	Works	CAU/Manager of Public		CAO			Title
Police	Ontario Provincial		County of Simone		Township of Essa 5786 County Road	Mountains	Town of the Blue	Beach		Company
TOO MAGE ME A	יוו גם ביים מחוו	A CONTRACTOR	1170 Highway 26	21	5786 County Road	and an angle of the	26 Bridge Street		Canal CSST	Address
PU B0X 140	L					F.O. BOX 310	מנה שם ספ		Audressz	1
Wasaga Beach		Midhurst		Cicipia	Titomia	Inormbury	Deach	P	City	
Q.		ON		Ş	2	Q			Province	
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705-429- 3575	1349	705-726- 9300 Ext	109	705-424- 9917 x	1010	519-599-	429-3844	Phone	Work	
705-429- 3616	1	705-726- 3991		705-424- 2367	1/23	519-599-	6732		Fax phone	
rod.lake@ontario.ca		RNewlove@county.simcoe.on.ca		gmurphy@essatownship.on.ca		pgraham@town.thebluemountains.on.ca			Email	

Mr.	Mr.	Mr.	Ŋ.		Mr.	Mr.	Title1
Marcus	Bernie	Mike	Byron	1	Grant	Mike	First
Firman	Суг	Dellarossa	Kecoskie	7	Kilpatrick	Rawn	Last Name
Manager of Water Services	System Planner	Director of Environmental Health & Safety	Network Provisioning	Supervisor	Construction	Water Works Superintendent	Title2
COLLUS	Rogers Cable	Hydro One Networks Incorporated	Dell Callana	Ball Canada	Enbridge Consumer Gas	Township of Clearview	Company
43 Stewart Road	One Sperling Dr. P.O. Box 8500	483 Bay St., 15th Floor, North Tower	Floor 2	136 Raviield St	500 Consumers Rd.	217 Gideon St.	Address1
P.O. Box 189			25				Address2
Collingwoo d	Barrie	Toronto		Barrie	North York	Stayner	City
9	O _Z	Ç		OZ	Q	2	Province
3ZS	6B8	2P5	3B1	X	IP8	180	Postal Code
705-445- 1800 ext 2246		6408	2441	705 722	2625	6238	Phone
		5395					Fax phone
minman@collus.com							Email

Township of Clearview –Notice of Commencement for Stayner Wastewater Class EA – Interested Public Notified MGE 08394

Title1	First Name	Last Name	Title2	Company
Mr.	Art	McIlwain		
Mr.	Alan	Ewing		Remax
Mr.	Keith	MacKinnon		KLM Planning
Ms.	Suzanne	Troxler	M.Sc P.Eng	CC Tatham & Associates
Mr.	Shayne	Large		ConSALtech Engineering Solutions
Ms.	Celeste	Phillips		Meridian Planning Consultants Inc.



Minutes of Meeting

Township of Clearview

Sewage EA

January 26, 2007

Meeting Date January 18, 2007

Time

2:30 p.m.

Location

Township of Clearview, Municipal Offices

File Number

MGE 08394

Those in attendance were:

Sue McKenzie. C.A.O. - Township of Clearview

Richard J. Spraggs, Director of Public Works - Township of Clearview

Mike Rawn, Water & Sewer Superintendent - Township of Clearview

Steve Sage, Deputy Director of Public Works - Township of Clearview

Mitch Carruthers, Treasurer - Township of Clearview

Bob Mayberry - R.J. Burnside & Associates Limited

Steve Gendron - R.J. Burnside & Associates Limited

Heather Tripp - R.J. Burnside & Associates Limited

The following items were discussed:

Action by

1. Liaison Committee Introductions

It was noted that Burnside had contacted the Ministry of the Environment and the Nottawasaga Valley Conservation Authority requesting both to assign a staff member to the Liaison Committee. Mr. Bill Armstrong from the MOE Southwestern Regional Office had responded, but indicated that Chris Hyde, from the Barrie District Office, would attend in his stead as an alternate. Mr. Hyde was not present at the meeting. Burnside had received no response from the NVCA, and no NVCA representative attended the meeting.

2. Previous Minutes

It was discussed that through communication with Michael Wynia (Director of Planning - Clearview Township) the previous three development scenarios that were to be considered had been reduced to two: the Official Plan, and the Greater Golden Horseshoe. These two development scenarios and population projections would be carried through the EA process.

3. PIC Scheduling

The first PIC is tentatively scheduled for March. This timing will allow for the consideration and incorporation of comments from Council following a presentation summarizing the water and wastewater EAs at the February 5th Council meeting. The date of the PIC will be determined following the February 5th Council meeting.

4. Population Projections

Burnside provided drawings for review by the Liaison Committee. The drawings showed the development areas within the Settlement boundaries for each community.

It was noted that Michael Wynia would have limited availability to comment on the population projections, as he is currently heavily involved with OMB hearings. Specific questions regarding projected land use within some areas on the Official Plan mapping will be conveyed to Richard Spraggs and Steve Sage (Sue McKenzie is to be copied on all requests), and they will obtain and/or provide answers.

Burnside has been authorized to use the New Comprehensive Zoning GIS information to expedite the process.

It was decided that both the Water and Wastewater EAs will operate using the same population projections, and that the EAs would be based on a non-specific (open-ended) timeframe, designed to accommodate full development of the settlement areas. Richard Spraggs is to provide instructions to Burnside staff involved with the Water EAs.

With respect to Stayner, the area northeast of the current settlement

boundary (consisting of approximately 120 ha east of Mowatt Street and south of 27-28 SR) was discussed, as it is a possible development area of interest. However, it was agreed that the EAs would only consider lands within the current settlement boundaries.

5 IGAP/County Growth

Previously, it was indicated that IGAP would not affect the areas involved in these EAs, since they are within the approved settlement boundaries of the communities. Burnside is to clarify to what extent IGAP will affect the current EAs.

It was also noted that a review of the Official Plan is currently underway, but Township staff indicated that the settlement boundaries are not expected to change as a result of this review.

6. Collingwood Wastewater EA

Burnside had received a call from C.C. Tatham & Associates regarding the status of the Township wastewater EAs, and in particular, Nottawa. Burnside informed Tatham staff that the EAs were all in the very preliminary stages, and that information would be provided when the Township had accepted it.

Wasaga Beach is an option that needs to be considered in the EA process, as they have additional sewage capacity. It was agreed that Burnside would provide any information required to Clearview, but that all formal communication with Wasaga Beach would occur through Ms. McKenzie.

7. Wastewater Plant Construction

The "trigger point" for wastewater treatment plant construction (at what point can septic systems no longer support development) was considered. It was noted that any major development proposals would occur at densities consistent with provincial policy and the resulting flows would require a treatment plant in Nottawa or New Lowell, or connection to an existing system.

Cost projections (and cost/lot projections) will be incorporated in the appropriate Phase of the EA process.

8. Updated Budget

Burnside will provide an updated budget estimate for the Class EA projects to Mr. Carruthers.

9. Next Meeting

The next meeting is scheduled for January 30, 2007, at 9 a.m. This will be a steering committee meeting at which the population figures and projected flows for the three EA areas will be discussed.

It was agreed that steering committee meetings should occur biweekly following the next meeting, and that frequent communication between Burnside and Township staff is essential to keep the EAs moving forward efficiently.

The preceding are the minutes of the meeting as observed by the undersigned. Should there be a need for revision, please advise the undersigned by January 30, 2007. In the absence of notification to the contrary, these minutes will be deemed to be an accurate record of the meeting.

Minutes prepared by:

Steve Gendran

R.J. Burnside & Associates Limited

S. Gendron, B.ESc.

SG:sg

W:\sgendron\January 18, 2007 - Minutes.doc

Distribution: All Attendees

M. Wynia, Township of Clearview C. Hyde, MOE Barrie District Office

W. Armstrong, MOE Southwestern Regional Office

G. Switzer, NVCA

Don McNalty, R.J. Burnside & Associates Limited



Minutes of Meeting

Township of Clearview Sewage and Water EAs

February 13, 2007

Meeting Date

January 30, 2007

Time

9:00 a.m.

Location

Township of Clearview, Municipal Offices

File Number

MGE 08394

Those in attendance were:

Sue McKenzie, C.A.O. - Township of Clearview

Richard J. Spraggs, Director of Public Works - Township of Clearview

Michael Wynia. Director of Planning and Development - Township of Clearview

Mitch Carruthers, Treasurer - Township of Clearview

Don McNalty - R.J. Burnside & Associates Limited

Jeff Langlois - R.J. Burnside & Associates Limited

Peggy Slama - R.J. Burnside & Associates Limited

Bob Mayberry - R.J. Burnside & Associates Limited

Steve Gendron - R.J. Burnside & Associates Limited

Heather Tripp - R.J. Burnside & Associates Limited

The following items were discussed:

Action by

1. Water/Wastewater EA focus areas

It was noted that the Water and Wastewater EAs were based on differing settlement areas. Both the Water and Wastewater EAs were based on the primary settlement areas of Stayner, New Lowell and Nottawa, however the Water EA also included secondary settlement areas of Brentwood, Batteaux, Airport Lands and Osler/Recreational Lands. The Wastewater EAs also had the benefit of the Comprehensive Zoning Bylaw maps, which are more detailed than the Official Plan designations for land use. For consistency, it was decided that the Water EA would retain the

existing comments on the secondary settlement areas and retain the "Do Nothing" option (with additional explanation if this option is recommended), but that the future focus for both Water and Wastewater EAs would be on the primary settlement areas only. Another PIC may need to be scheduled to show that the Water EA is only using the primary settlement areas, but this has not yet been decided.

The Water EA is to use populations consistent with the Wastewater EAs.

2. Presentation for Council

Steve Gendron is to prepare a Powerpoint presentation based on written suggestions provided by Richard Spraggs. The presentation will cover background information on the EA process, population projections, and provide updates on the progress of the Wastewater EAs and the Water EA. The presenters will include Don McNalty (General), Bob Mayberry (Wastewater) and Jeff Langlois (Water), Handout of the slides will also be prepared for distribution to the council members.

The presentation is to be made at the February 5, 2007 Council meeting.

3. Population Projections

Burnside provided the current population projections in a brief handout. The population projections are still being refined, based on some remaining areas of conflict between the Official Plan and the Comprehensive Zoning Bylaw. It was decided that the Comprehensive Zoning Bylaw boundaries would supersede the Official Plan demarcations in areas of conflict, to give the plans consistency. Also, Michael Wynia (not present for entire meeting) gave direction to leave the EP areas out of the areas to be used for population projections.

The Township commented that the current estimate of the Stayner population (from Steve Sage) is 3,400 people.

4. Next Meeting

The next meeting has not yet been scheduled.

The preceding are the minutes of the meeting as observed by the undersigned. Should there be a need for revision, please advise the undersigned by February 20, 2007. In the absence of notification to the contrary, these minutes will be deemed to be an accurate record of the meeting.

Minutes prepared by:

R.J. Burnside & Associates Limited

Steve Gerdian

S. Gendron, B.ESc. SG:sg

W:\sgendron\Clearvicw\January 30, 2007 - Minutes.doc

2007-02-13 11:22 AM

Distribution: All Attendees

S. Sage, Township of Clearview M. Rawn, Township of Clearview C. Hyde, MOE Barrie District Office

W. Armstrong, MOE Southwestern Regional Office

G. Switzer, NVCA

der Road Landon ON NOE 1LS Telephone: 519-873-5000 519-673-5020

BY FAX ONLY

January 12, 2007

Robert Mayberry R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 416

Dear Mr. Mayberry:

Township of Clearview

Class Environmental Assessments for New Lowell, Nottawa & Stayner

Formation of Lisison Committee

Your invitation of January 9, 2007 to Mr. Bye, Barrie District Manager, to join a Lizison Committee has been forwarded to me because my ministry's lead for Class EA projects lies with the regional planning/ea coordination unit here in London. I am pleased to accept your invitation. If acceptable to the Committee, Mr. Chris Hyde of our Barrie District Office will be an alternate.

I note in your letter that the initial meeting of the Liaison Committee is the afternoon of January 18. Unfortunately I have a prior commitment. Mr. Hyde will attend in my absence.

If questions arise or if clarification is needed please contact the undersigned at (519) 873-5013 or via

Yours truly,

W. Armstrong, M.B.S, RPP Regional Environmental Plans

Southwestern Region



To "Heather Tripp" <- Heather_Tripp@rjburnsida.com>

œ

04/Dec/2006 11:25 AM

Subject Sewage EA - add to mailing list

Can you please add Mr. Alan Ewing,



To File Collingwood/RJB@RJB

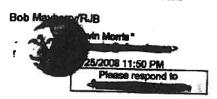
boe

Subject Re: Fw: Clearview EA for Wastewater in New Lowell and Nottawa MGE 08394

Kevin.

The Clearview EAs are proceeding as three separate EAs, one each for the communities of Stayner, Nottawa and New Lowell. We are in the process of selecting the preferred alternative for each EA. We have had Public meetings with Collingwood and Wasaga Beach, regarding the Nottawa and Stayner EAs, respectively. Currently, we are waiting on further inter-municipal discussion before proceeding to completion with either EA. The New Lowell EA is proceeding along the same timelines as the other two. I hope this addresses your inquiry.

Regards, Steve Gendron R.J. Burnside & Associates Limited



To <bob.mayberry@rjbumside.com>

Subject FW: Clearview EA for Wastawater in New Lowell and Nottawa

Bob,

We have had some inquires from our private sectors clients on the status of the Clearview EA's. I have been chatting with Peggy about Water EA, and she explained that you are the lead for the wastewater document.

œ

Can you provide a status report on the document and public process?

Cheers, Kevin

Revin Morris, P.Eng.
CF Crozier & Associates
110 Pine Street
Collingwood, ON L9Y 2N9
tel 705 446 3510 | fax 705 446 3520
cfcrozier.ca |

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To Sandara

cc Richard Spraggs, Bob Mayberry/RJB, Don McNalty/RJB,

boc

Subject RE: Fw: Clearview EA for Wastewater in New Lowell and Nottewa MGE 08394

Kevin,

The Long Term Water EA is complete and the Notice of Completion has been issued. The comment period expired on March 14, 2008.

Nottawa Sewage EA

Report to Council occurred on December 10, 2007. The <u>apparent</u> preferred solution is connection of a Nottawa sawage collection system to the Collingwood collection system/WWTP. Burnside and Clearview attended Collingwood Council on February 11, 2008 to request an Agreement in Principle. If Collingwood Council agrees in principle, then the Notice of Completion can be issued shortly thereafter.

Stayner Sewage EA

Report to Council occurred on December 10, 2007. The <u>apparent</u> preferred solution is connection of Stayner to the Wasaga Beach collection system/WWTP. Burnside and Clearview attended Wasaga Beach Council on December 11, 2007 to request an Agreement in Principle. Wasaga Beach staff and consultants are currently working on a Report to Council, which is expected to be completed soon. If Wasaga Beach Council agrees in principle, then the Notice of Completion can be issued shortly thereafter.

New Lowell
Will be a Schedule 'C' Class EA.

I hope this addresses your previous questions.



Keyin Morrie "

To "Steve Gendron" <Steve.Gendron@rjburnside.com>

cc cc <a

Nottawa MGE 08394

Steve,

Thanks for the update.

Is there a timeline for the completion of the EA documents for each community? I do not expect a firm date, but an anticipated schedule for Burnside to complete reports and present to public, i.e. 2 months or 6 months (summer 2008 or early 2009).

"Armstrong, Bill \ (ENE\)" <Bl .Armstrong@ontario.cs> 14/Feb/2007 10:02 AM

"Steve Gendron" <Steve_Gendron@rjburnside.com>, To <smckenzie@clearviewtwp.on.ca>, <ssage@clearviewtwp.on.ca>, "Hyde, Chris \(ENE\)"
"File Collingwood" <File_Collingwood@riburnside.com>,
cc "Don McNafty" <Don_McNafty@riburnside.com>, "Heather Tripp "-Heather_Tripp@rjburnside.com>, "Bob Mayberry" RE: Minutes of January 30, 2007 meeting - Clearview Subject Water/Wastewater EAs (New Lowell, Stayner, Nottawa) RJB Ref: MGE 08394 and MG 03 4662

Thanks for providing the minutes, Steve. MOE strongly supports the exclusion of the "secondary settlement areas" from the Water EA unless they are also part of the Wastewater EA.

Bill Armstrong

W. Armstrong M.E.S., RPP Regional Environmental Planner Southwestern Region Ministry of the Environment 733 Exeter Road London, On 519-873-5013 519-873-5020(fax) email: bill.armstrong@ontario.ca

From: Steve Gendron [mailto:Steve_Gendron@rjburnside.com] Sent: February 13, 2007 11:27 AM To: smckenzie@clearviewtwp.on.ca; ssage@clearviewtwp.on.ca; Armstrong, Bill (ENE); Hyde, Chris (ENE); mcarruthers@clearviewtwp.on.ca; mrawn@clearviewtwp.on.ca; mwynia@clearviewtwp.on.ca; rspraggs@clearviewtwp.on.ca; gswltzer@mvca.on.ca Cc: File Collingwood; Don McNalty; Heather Tripp; Bob Mayberry; Jeff Langlois; Peggy Slama Subject: Minutes of January 30, 2007 meeting - Clearview Water/Wastewater EAs (New Lowell, Stayner, Nottawa) RJB Ref: MGE 08394 and MG 03 4662

Hello,

Attached please find a copy of the minutes for the January 30, 2007 Steering Committee meeting discussing the Water and Wastewater Class EAs for New Lowell, Nottawa and Stayner, held at the Township of Clearview offices. Please review the minutes and return any comments, omissions or changes to myself or Bob Mayberry in the Collingwood office by February 20, 2007.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 448-0515 Fax: (705) 446-2399

Toll Free: 1-888-240-4508



To Richard@clearviewtwp.on.ca

∞ Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

Subject Fw: Twp of Clearview Sewage EA

Richard:

FYI - Suzanne is with Tatham and they are doing the EA for the Collingwood WWTP Expansion, and the Town has already indicated that they want to take in more wastewater if they can.....any suggestions as to how to respond at this point? We can provide her with the "we're just getting started" part of the story, and then get the population numbers from either the water EA or new numbers from Michael W for Nottawa development, and send those on, after clearly identifying them as preliminary.

We should take a minute or two and talk about this - I am out of the office much of tomorrow starting about 10:30 or 11, but will try to call you earlier in the AM.

Thanks

Bob

— Forwarded by Bob Mayberry/RJB on 12/05/2006 06:50 PM —

"Poggy Siama/RJB

05/Dec/2006 03:03 PM

To "Suzanne Troider" <STROXLER@cctatham.com>

cc Bob Mayberry/RJB@RJB

Subject Re: Twp of Clearview Sewage EA

Hi Suzanne,

Bob Mayberry is working on the Sewage EA, so i have forwarded your questions to him.

Regards, Peggy Siams, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

STROXLER@cctatham.com>

Rizzanne Troider * STROXLER@cctathem .com

To <Psiama@rjburnside.com>

05/Dec/2006 02:47 PM

Subject Twp of Clearview Sewage EA

œ

Hi Peggy,

. . .

We are working on the Class EA for the expansion of the Collingwood WWTP, and I am developing the projected capacity needs (design flows).

I understand that for the Clearview sewage servicing EA you are currently working on, the option of connecting some of Clearview's communities to the Collingwood sewer system will be considered (Nottawa, and maybe other areas).

I need your assistance in estimating an allowance for that possibility. Which areas are most likely to be connected to Collingwood? What population and sewage flows would it correspond to?

I appreciate any assistance you can provide. Phone me if it's easier (444-2565).

Suzanne

ForwardSourceiD:NT00025EF6

ForwardSourcelD:NT00036F82



To Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

cc Richard@clearviewtwp.on.ca

Subject Fw: New Lowell Waste Water Feasibility Study

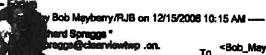
Steve/Heather:

Please make sure this person gets added to the list. Richard - will you contact him and get a mailing address?

œ

Thanks

Bob



To <Bob_Mayberry@rjburnside.com>, <Heather_Tripp@rjburnside.com>

15/Dec/2006 10:13 AM

Subject FW: New Lowell Waste Water Feasibility Study

Add this gentleman to the notification list for PIC's; he will also look in the Newspaper. Richard

From: Kelly McDonaid Sent: Friday, December 15, 2006 8:48 AM To: Richard Spraggs Subject: New Lowell Waste Water Feasibity Study

Bob Mayberry /RJB 14/Feb/2007 08:07 PM

To Steve Gendron/RJB@RJB

œ

Subject Fw: wastewater EA

Steve:

FYI

Bob

orwarded by Bob Mayberry/RJB on 02/14/2007 06:07 PM ----

Blob Mayberry /RJB

PUFED/2007 06:07 PM

To "Mark Service" <

CC

Subject Re: wastewater EA

Merk:

Your name is on the contact list - we should be sending something out in the near future about the 1st Public Information Centre for the Class EA process. Will likely see you there.

Regards

Bob

"Mark Service"

12/Feb/2007 03:00 PM

To cbmayberry@rjburnside.com>

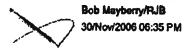
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Subject wastewater EA

Hi Bob:

I am interested in information on the Clearview Township Wastewater and Water EA. I asked the engineer at the Stayner Pump Station several months ago, to be on the mailing list and he said he would put me on. I just want to make sure I am on it.

Mark Service, (Collingwood WWTP)



To Heather Tripp/RJB@RJB, Steve Gendron/RJB@RJB

CC

Subject Fw: New Lowell, Nottawa, Stayner Class Environmental

Assessments

FYI

Bob



30/Nov/2006 03:00 PM

"R.H. Mayberry"

'Replay to the state of the state o

C

Subject New Lowell, Nottawa, Stayner Class Environmental Assessments

I wrote requesting information about the New Lowell, Nottawa, and Stayner Class Environmental Assessments. My preference is to receive it by e-mail as a .pdf attachment, or by fax. If you decide to mail it, my contact particulars are below:



ForwardSourceID:NT00036D62



07/Dec/2006 09:01 AM

To "Bob Mayberry" <Bob_Mayberry@rjburnside.com>

<dmcnalty@rjburnside.com>, "Heather Tripp" <heather_Tripp@rjbumside.com>

Subject FW: Stayner Class Environmental Assessment

See below for my thoughts

From: Gleneden - Art McIlwain [mailto:gl

Sent: Thursday, November 30, 2006 2:56 PM
To: Glassien Art Millerin R. H. Maybern Rob Cambbells Richard Sensor
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STAYNER WASTEWATER TREATMENT CAPACITY EXPANSION NOTICE OF

STAYNER WASTEWATER TREATMENT CAPACITY EXPANSION NOTICE OF COMMENCEMENT OF STUDY
- PUBLIC INPUT REQUESTED

The Township of Clearview has identified a need for increased wastewater treatment capacity in the community of Staymer to meet service demands on the existing infrastructure from projected growth within the designated development area boundary. The Township intends to dentify and evaluate options for providing additional wastewater treatment and disposal capacity oeyend the currently-approved 2 500 mW d capacity of the Staymer Wastewater Treatment Plant. The study will be completed in conjunction with associated studies for other settlement areas within the Township, and may share solutions with these other areas, and/or other municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. P bits input and comment are invited for incorporation into the planning of the project Subject to currin entit received and the receiver of ecessary approvate, the ow slip of Clearwise into the project with con plation by August, 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006.

Mr. R. J. Spragga, Director of Public Vicales. Township of Cleartien

P.O. Box 200 21 T Gideon Street Stavines. Ontaino LOX1190 Tel 705-28-6230

Fex: 705-128-0288 comes & cleanieum p.oz.ca R. J. Burnside & Associates Ltd. Consulting Engineers 3 Ronell Crescent Collagwood, Ontario

L9Y-116 Att's R. H. Mayberry. P. Eng. Tel: 705-446-0515 Fex: 705-146-1399

bmaybeny anbumside.com

I refer to the advertisement above. Please put me on the list for distribution of public materials in connection with this Class Environmental Assessment. Please provide me with all materials that are public information at the present time. In particular, please provide me with a copy of the resolution Council passed authorizing this work be undertaken. In addition, please advise the extent of the "need for increased wastewater treatment capacity in the community of Stayner to meet service demands on the existing infrastructure from projected growth within the designated development area boundary" to which you refer, and the extent of the "projected growth" itself.

The information I have from the municipality to date is that there is no sufficient growth

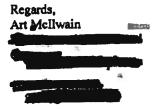
contemplated by the Official Plan that would necessitate the expenditure of taxpayer dollars on this Class Environmental Assessment.

Please note that you have been put on the distribution list.

Council resolution has been sent directly to you by Township.

The Class EA will review the wastewater treatment needs required for those lands within the settlement boundary as set out in the Official Plan.

Your e-mail with regards to the expenditure of tax payer dollars is noted and will be place in the EA file; however the funds that Council has approved is from Sewer DCA, which is from the Water / Sewer Rates portion of the Budget.



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Richard Spraggs

From:

Richard Spraggs

Sent:

Tuesday, February 06, 2007 11:26 AM

'Gleneden - Art McIlwain'

Subject: RE: Clearview Water EA

I will forward this Feb 5, 2007 4:06 PM e-mail and the other e-mails attached to Council in their Council Envelope. This will be also added to the Municipal Class EA File.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gl

Sent: Monday, February 05, 2007 4:06 PM

To: Richard Spraggs

Cc: Peggy Salma; Bob Campbell

Subject: Re: Clearview Water EA

Hi Richard. I expect our convensations about this matter witt continue, and I find your response below helpful in understanding what you are thinking. I re-read the Background Report after reading your statement that the Ainley populations went to 2021. I have the Official Plan Background Report that Ainley wrote in front of me now as I did when I wrote to you. The Ainley population growth allocations I quoted went to 2021, not 2016. The numbers are in Figure 4.

repeat, Council has a growth plan that extends to 2021. It results in a total population of 18,794 people, allocated in the way I describe in my Friday e-mail.

(appreciate you putting this matter before Council tonight. It sounds like we will have time to get to the bottom of this before the Class EA is finished. Please put this reply in front of Council this evening, and in the record of the Class EA.

Regards.



--- Original Message --

Prom: Richard Sorages To: Gleneden - Art McIlwain Co: Bob Campbell : Peggy Salma Sent: Monday, February 05, 2007 1:59 PM Subject: RE: Clearview Water EA

Mr. McIlwain

Thank you for your position with regards to the populations per the Official Plan and that if these populations are not followed then the EA is being done without the authority of Council. These populations that you have quoted are per the Official Plan and the Ainley Report. Please find attached a graph that the undersigned did that illustrates the Ainley populations went to 2016 and the Township's Official plan went to 2021. All populations

when extended to 2021 are very close to each other.

Council approved the Terms of Reference for the EA Study, Council members have also been at attendance at our Water EA Public Information Centres and are well aware of this EA Study. Township Staff and the Consultant Engineers have provided periodic updates to Council on the status of the EA. There is also an update tonight.

The Official Plan states in Section 3.7 Municipal Services the following:

3.7.1 Goals

 It is the municipal services goal of this Official Plan to provide adequate and sale systems of water supply, sanitary sewage disposal and storm water management to all areas of development.

3.7.2 Objectives

4. To upgrade and improve existing municipal services to meet future growth requirements of the Township.

The Official Plan also states Section 2.3.2 Population / Land Need Projections wherein the Total Population Target is 18,794. This section further states:

'population forecasts as a basis for the calculation'

'these populations/housing statistics and projections provide a useful guideline'

the Township's real growth potential is difficult to precisely quantify

'recognizing these factors, the housing/population forecasts that have been developed for this plan are considered conservative and could be exceeded.'

'It, therefore, is Council's broader intent that Clearview Growth Rate be monitored and Official Plan be subject to periodic review'

Therefore in reviewing the forgoing the population is a "target" to be met or not to be met.

Please note that the Township and its Consultant are working to determine what the overall need is to service the entire Settlement Area; for instance the need to service Stayner with sanitary services for instance: In determining the overall need which may be built out in 30 to 40 to 50 years, then a solution on the intermediate needs (to 2021) can be adequately analyzed in the overall picture.

It is my opinion that your position is too short sighted (too short a time frame) with the overall goal of providing future servicing. Using Stayner, as an example again, from our allocation Reports, there is only 558 units — sawage and 625 units — water.

Please note that I will include your e-mail and my response for Council's information in next week's package and both will also be placed in the record of the Class EA file. It should be noted that tonight's presentation is to update Council only on the status of the EA to date. It is my understanding that there is no actual place in the EA Process for Council to approve / disapprove the findings of the Class EA. However Staff will make a presentation of the FiNAL EA Study/Findings/Preferred Solutions and ask for Council's endorsement.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:

Sents Friday, February 02, 2007 4:43 PM

Tot Richard Sprages

Cc: Bob Campbell; Peggy Salma Subtract: Clearview Water EA

Thank you for the "heads up" Richard. I will not be able to attend the meeting, but would appreciate receiving copies of any handout materials or visual aids used in the update. By way of input for your meeting with Council, and the Emvironmental Class Assessment itself, I understand the Official Plan sets out Council's growth plan for Clearview Township and there is no authority from Council to prepare a Class Environmental Assessment otherwise than in accordance with its provisions.

The Official Plan makes clear in its section 1.3 that it is based on a Background Report. The Background Report was prepared by Ainley. R plans for growth to 18,794 persons by 2021.

It allocates population growth of 892 people to Creemore, 1,500 to New Lowell, 2,500 to Stayner, 14 to Avening, 21 to Batteaux, 75 to Brentwood, 33 to Dunedin, 55 to Duntroon, 15 to Gien Huron, 276 to Nottawa, 35 to Old Sunnidale, and 66 to Singhampton - a total of 5,482 persons. In addition, it allocates 492 person-equivalents to accommodate industrial sewage flows in Creemore. If the Class Environmental Assessment is being prepared on any different basis from this, it is my position that it is being done without the authority of Council. It is quite difficult to understand why any Class Environmental Assessment is required for the population growth allocations that the Official Plan is based on, given the Ainley analysis that there is sufficient infrastructure in place to accommodate all of this growth to 2021.

Please include this e-mail in the record of comments for the Class Environmental Assessment.

Please provide a copy of this document to the members of Council so that it will inform their consideration of this matter on Monday.

Have a pleasant weekend.

still await the information i requested.

Regards,



- Original Message -From: Richard Spraggs

To: Gleneden - Art Mollwein ; Bob Campbell

Co: Peggy Salma

Sent: Friday, February 02, 2007 4:13 PM Subject: RE: Clearview Water EA

The Consultant is updating Council on the EA progress at the meeting this Monday Evening FEB 5, 2007. Richard Spraggs

From: Gleneden - Art McIlwain (mailto:

Sent: Wednesday, January 17, 2007 8:57 AM

To: Bob Campbell

Cc: Richard Spraggs; Peggy Salma

Subject: Clearview Water EA

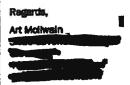
Good day Mr. Clerk.

306 days ago I wrote this in the attached letter dealing with a Class Environmental Assessment for the long-term water supply in Clearview Township:

"I would like to begin with the statement in your letter: "In each case, the existing [water] supply is not capable of meeting the needs of the anticipated growth." Because that conclusion is the foundation for all your work, tell me what "anticipated growth" you are planning for.

Council approved a 10-year growth plan on November 8, 2004. It provides for anticipated growth of 2,718 people – 1,200 in each of Stayner and Creemore, and 318 elsewhere. Details follow.

Despite several subsequent requests, I have no reply. Rumour has it this matter may have been discussed at Council on Monday night. I wonder if a report was tabled that did not make its way on to the Township Web page. If the rumour is true and there was such a report tabled, please fax it to me.



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Nottawa, Old Sunnidale, Singhampton, and Sunnidale Corners are secondary growth nodes. Major recreational destinations include the Devil's Glen and Osler Blufts ski resorts.

While the Township's economy historically has centred around rural/agricultural land use activities, in more recent times, the municipality's popularity as a recreational destination and residential alternative to the more intensively urbanized communities in the surrounding area (Barrie/ Collingwood/Wasaga Beach) has been on the increase. Select parts of the Township, especially the Nilagara Escarpment, also are becoming home to an increasing number of retirees and recreational/part-time residents.

The forecasted influx of urban commuters, retirees and recreational residents is a key factor in planning for Clearview's future in view of its potential impact on hard and soft municipal services (e.g. roads/parks/water supply/sanitary sewage disposal), and the demand for non-farm and recreational residential development, particularly in rural areas.

2.3.2 POPULATION/LAND NEED PROJECTIONS

Census of Canada data indicates that, in 1996, the newly-amalgamated Township of Clearview had a permanent population of 12,400, of which approximately 7,960 persons resided in the Township's three primary and ten secondary settlement areas, and 4,440 in rural parts of the municipality.



in developing the policies of this Official Plan, the Township has prepared housing and population forecasts as a basis for the calculation of future residential and industrial land need. These projections, contemplate an increase in the Township's total population and number of housing units from 12,575 and 5,118 respectively in 1997, to 18,794 and 7,776 in 2021. It is anticipated that the projected form of development through the life of this Plan is, and these population numbers are allocated, as follows:

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	Allo	ated Growth	1997 E	istin	2021 Tar	ets
To all Por obtained	86.5	15	40%		53%	
Selfernord Arbeit	OF		128		118	*i v ⁰ i.
Settlement Area % Rural	4.5%		48%		36%	

^{*}Anticipated growth allocations based on population projections and policies which direct the majority of new growth to the three primary settlement areas.

Assessment records in 2001 indicate that the residential housing stock currently consists of 4,405 (79% of total) permanent non-farm units, 741 (13.3% of total) farm-related residential units and 430 (7.7% of total) seasonal residential units.

1.

While these population/housing statistics and projections provide a useful <u>guideline</u> in ensuring an adequate supply of housing and services over the planning period of this Official Plan, the Township's real growth potential is difficult to precisely quantify given that:

- historically, the growth of the amalgamated Township has been constrained by a lack of full municipal services in Creemore and New Lowel;
- the Township offers easy access and a desirable housing atternative to the booming
 City of Barrie;
- the Township has a significant and increasing seasonal or non-permanent resident population; and,
- It is anticipated the Township could emerge as a preferred location for adult/leisure lifestyle communities in view of its proximity to Barrie and location in the Georgian Triangle resort area.

Recognizing these factors, the housing/population forecasts that have been developed for this Plan are considered conservative and could be exceeded, it, therefore, is Council's broader intent that Clearview's growth rate be monitored and that the Official Plan be subject to periodic review to determine whether additional lands need to be provided for new development. It is also anticipated that there will be significant growth in the part-time and recreational population and associated housing demand.

Where development beyond those areas designated for future growth is proposed by amendment to this Official Plan, Council, among other things, shalt

- Require that the proponent prepare a justification report establishing the need for the proposed development as it specifically relates to the existing undeveloped land base already designated by the Plan to accommodate growth to 2021.
 - Determine the consistency of the proposal with the long-range servicing objectives of the Official Plan, as well as Council's desire to achieve economics of scale in pursuing municipal servicing upgrades
- Ensure that the type of sewage disposal and water services being proposed meet all Provincial standards especially the regulations and guidelines of the Ministry of the Environment.
- Consider the impact the development may have on the Township's community services such as schook, parks, waste disposal, police and fire protection, and whether it will necessitate additional community facilities.
- Consider the implications of the proposed development on the Township's existing and future road network.

TOWNSHIP OF CLEARVIEW OFFICIAL PLAN	
	September 2001

- · Consider the development's potential impact on the agricultural community
- Consider the development's patential impact on the Township's natural heritage resources through, where necessary, the preparation of an Environment impact Statement (EIS) prepared in accordance with Section 4.1.2.2.
- Consider the merits of the development proposal in relation to its compatibility with surrounding land uses and existing land use patterns.
- Consider the development's proposed design and any innovations it may offer in relation to housing affordability or lifestyle apportunities.
- Consider the implications of the proposed development on the Township's cultural heritage resources.

Although, as noted above, the population/housing projections developed for the Official Plan provide a useful method for gauging housing demand, it is a further objective of the Township to foster a competitive real estate market and the establishment of a diverse range of land uses. Accordingly, while the areas designated for future growth on the Official Plan's land use schedules approximate those developed on the basis of these projections, they do not represent a precise demarcation.

2.3.3 NEIGHBOURING MUNICIPALITIES

The Township of Clearview is bordered on the north by the Towns of Collingwood and Wasaga Beach, on the south by the Townships of Essa, Melancthon and Mulmur, on the east by the Township of Springwater, and on the west by the Town of The Blue Mountains and the Township of Osprey. Future development within these neighbouring communities, and a cooperative approach to regional planning issues could/will have bearing on:

- The magnitude, form and timing of future development in the Osler Bluffs' Recreation Community.
- Increased (economic) opportunities in relation to the Collingwood Airport Special Development Area.
- Long-range Inter-municipal tourist/recreational opportunities, such as the establishment of a destination-oriented regional trail system.
- Future municipal water and/or sanitary sewer <u>urban</u> servicing opportunities, most particularly, as they relate to the Collingwood-New Tecumseth water pipeline, and municipal sanitary sewage treatment facilities in Wasaga Beach, Collingwood and/or the Town of The Blue Mountains.
- 5. The development of an arterial road system which optimizes economic

- To ensure that a sufficient supply of lands is available to meet the future needs of the Township's residents for new development.
- To encourage innovative forms of development which protect the Township's natural and topographical features and/or facilitate affordable accommodation for the municipality's residents.
- To provide sufficient diversity in housing types to meet the lifestyle preferences of the Township's residents.
- To minimize the impact of new development on the function and aesthefic quality
 of Clearview's natural and cultural heritage resources and existing agricultural
 community.
- To establish cost-effective development standards for new residential development and redevelopment to reduce the cost of housing.
- To encourage a balanced ratio of commercial and industrial assessment to residential assessment.

3.7 MUNICIPAL SERVICES

3.7.1 **GOALS**

*

It is the municipal services good of this Official Plan to provide adequate and safe systems of water supply, sanitary sewage disposal and storm water management to all areas of development.

3.7.2 OBJECTIVES

- To optimize the opportunity for the provision of full municipal sewage and water services in major new development areas.
- To direct major forms of new growth to municipally serviced, primary urban settlement areas,
- To encourage progressive, staged development from existing built-up areas in order to minimize the need for major servicing extensions.



- To upgrade and improve existing municipal services to meet the future growth requirements of the Township.
- To ensure that the establishment of full, private or partial servicing systems and storm water management systems occurs in a manner consistent with all relevant municipal, County and Provincial policies and regulations.

19, 4/HT/ ME 08394

PL 060278 - Participant Statement - Art Mctiwaln

3

Background, Experience, and Interest

This is about Douglas Macintosh's appeal. I am a Clearview taxpayer. I am a graduate of University of Toronto's Faculty of Applied Science and Engineering. I was a member of the Professional Engineers of Ontario for about 30 years. I have managed apartment buildings. I have built buildings working for a contractor. I have developed a lot of real estate in Canada and the USA for Canadian Pensionfunds and instructed a wide range of expert advisors to do the work. I am a long-time registrant pursuant to the Real Estate and Business Brokers Act. The issues here are familiar to me and I am at ease with them. I am Broker of Record and principal of Gieneden Property Service Corporation. It provides real property intermediary and advisory services to the public and private sector across Canada.

I came to my opinions with great care. I met with Doug together with others and listened carefully to what he said. I read his material. I wrote to him and the municipality. I had discussions with members of the Law Society of Upper Canada, Professional Engineers of Ontario, Ontario Association of Architects, Association of Professional Geoscientists of Ontario, and the Canadian Institute of Planners. I thought about the matter, and as it came into focus and I formed my opinions.

Creemore is a very special community for me. My interest in this matter is the application of proper planning principles to secure future development that is of a character in keeping with the small town and historical character of Creemore, that ensures a built-form that complements its historical features and attractions, and maintains its unique sense of identity. I regard good planning as the surest means of having Creemore emerge from the next stage of its development as a safe and healthy community for me and my children and their children to continue to enjoy. This is a highly successful community with a unique sense of identity that redounds to the benefit of all of us. Applying proper planning principles can see Creemore grow and prosper as a larger version of that community.



To Steve Gendron/RJB@RJB

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Subject Fw: Municipal Class Environmental Assessments

Steve:

Please put a copy of this in the correspondence file (and make one for the project file as well, i guess).

Thanks

Bob

Bob Mayberry/RJB on 03/15/2007 02:49 PM ----

15/Mar/2007 02:12 PM

"CLRTWP-Councif"

<CLRTWP-Council@clearviewtwp.on.cs>, "Sue McKenzie"

<smctarzie@clearviewtwp.on.cs>, "Steve Sage"

To <ssage@clearviewtwp.on.cs>, "Don McNaity"

<Don_McNaity@rjburnside.com>, "Jeff Langlois"

<Jeff_Langlois@rjburnside.com>, "Bob Mayberry"

<8ob_Mayberry@rjburnside.com>

œ

Subject FW: Municipal Class Environmental Assessments

FYI, Richard

From: Richard Spraggs
Sent: Thursday, March 15, 2007 2:11 PM
To: 'Gleneden - Art McIlwain'
Subject: R5: Municipal Class For Inc.

Subject: RE: Municipal Class Environmental Assessments

Mr. McIlwain

Reference is made to the Attachment; this explains the various schedules and the process that the Township is proceeding with under the Municipal Class EA. This formed part of the hand out – Information Bulletin at the second PIC. This adequately describes the Schedule B and Schedule C interaction. You may also wish to reference the Flow Chart within the Municipal Class Environmental Assessments Document. The Schedule B is the first two columns and Schedule C activities are in the last 3 columns.

Please note that the Public Information Centre 1 & 2 was well attended by the Public and there was interest shown by the Public for these projects to continue.

Richard J. Spraggs, P. Eng. Director of Public Works From: Gleneden - Art McIlwain [mailto: Sent: Friday, March 09, 2007 4:53 PM
Te: Richard Spraggs
Cc: Bob Campbell
Subject: Municipal Class Environmental Assessments

March 9, 2007

Richard Spraggs
Township of Clearview

This is about the water and wastewater treatment Municipal Class Environmental Assessments. You provided the slides for the Feb 5^a R.J. Burnside presentation. Slide 22 says the assessment is proceeding as a Schedule B project. The preliminary solutions all involve construction or major expansions and high environmental impact.

I obtained a copy of *Municipal Class Environmental Assessment* from Municipal Engineers Association. At page A4 it makes clear such works are properly a Schedule C project. Section A.1.2.3 on page A5 makes clear failure to follow the process is a breach of the EA approval under which the parent Class EA was authorized and therefore places the municipality in breach of the Environmental Assessment Act.

I encourage you to bring these expensive Environmental Assessment projects into compliance with the law, or better still abandon them because the municipality cannot afford the cost of the infrastructure and the people do not want it.

Yours truly,

Gleneden Property Service Corporation

diffich Per

Art McIlwain

Broker of Record

Sab Mayberry /RJB 24/May/2007 02:34 PM

To Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

œ

Subject Fw: Municipal Class EA - Schedule B or Schedule C MGE08394

FYI

Bob

- Forwarded by Bob Maybetry/RJB on 05/24/2007 02:33 PM ---

Don McNatty /RJB

24/May/2007 12:08 PM

To Bob Mayberry/RJB@RJB

cc File Collingwood/RJB@RJB

Subject Fer Municipal Class EA -- Schedule B or Schedule C

MGE08394

Not sure this was in file or if you had it

Don McNalty, P.Eng. R. J. Burnaide & Associates Ltd 3 Ronell Cresent, Collingwood

Ontario, L9Y 4J8 Phone: 705-446-0515 705-448-2399 Fax:

Forwarded by Don McNelty/RJB on 05/24/2007 12:04 PM ---

hard Spraggs

02/Apr/2007 09:12 AM

"CLRTWP-Council"

*CLRTWP-Council@clearviewtwp.on.cs>, "Sue McKenzie"
*CLRTWP-Council@clearviewtwp.on.ca>, "Steve Sage"
*ssage@clearviewtwp.on.ca>, "Don McNaity"

Subject FW: Municipal Class EA - Schedule 8 or Schedule C

<Don_McNatty@rjburnside.com>

From: Gleneden - Art McIlwain [mailto:guard Sent: Friday, March 30, 2007 2:16 PM

To: Richard Spraggs

Subject: Municipal Class EA - Schedule B or Schedule C

Thanks for this Richard. It is a pleasure to work with you.

Original Message ----From: Richard Spragge



To: <u>Gleneden - Art Mcliwain</u> Sent: Friday, March 30, 2007 1:20 PM Subject: RE: Municipal Class EA -- Schedule B or Schedule C

Thank you for your comments; they are self explanatory; I will forward them to the Consultant Engineer, who will review them within the context of the Municipal Class EA work that they are doing, if the Consultant Engineer has any questions or need clarification on any of your comments they will contact you directly.

Also by this e-mail; I am asking them to place your e-mail and the previous e-mail (March 9, March 15) into the EA File.

Thank you again for your comments.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwaln [mailto: Mailto: Mailto: March 29, 2007 2:03 PM
To: Richard Spraggs
Subject: Municipal Class EA — Schedule B or Schedule C

This is what you wrote by e-mail today, and I thank you for it:

With regards to your latest e-mail please note that for the Water EA, there were alternate solutions that were Schedule B and Schedule C.

If you review the Flow Chart, the flow chart allows for Schedule B to flow into a Schedule C EA. Schedule B is Phase I and II, Schedule C is Phase III and IV. By starting at the Schedule C 'solutions' we would be presupposing the Municipal Class EA Process.

Please note that upon completion of the Schedule B process, and if the solution was deemed to be under the Schedule C activity, it would be my attention to notify the Public that the Township would be carrying on the process into a Schedule C Study.

Richard J. Spraggs, P. Eng. Director of Public Works

This is my reply.

The parent Municipal Class Environmental Assessment enables the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. The Class EA approach has been proven to provide an effective way of complying with the Environmental Assessment Act. It provides a consistent, streamlined and easily understood process for planning and implementing infrastructure projects and it provides the flexibility to tailor the planning process to a specific project taking into account the environmental setting, local public interests and unique project requirements.

That is what the municipality is engaged in – planning and then implementing an infrastructure project. On the basis of the Burnside presentation it will be vastly expensive and involve the

addition of infrastructure beyond the rated capacity of the existing water treatment facility. The infrastructure being planned is described in the Burnside report. There is no doubt it is the type of infrastructre the parent Municipal Class Environmental Assessment intends to be treated as a Schedule C matter. It is not possible to identify the design of the infrastructure being planned as the preferred alternative without following the Schedule C process. There would be no need for any environmental class assessment at all if the planning was for infrastructure at the growth levels set out in our Official Plan, because it is a plan for growth that would not need such infrastructure. It is based on a background report prepared by a professional engineering organization that confirms that. I remind you that the the parent Municipal Class Environmental Assessment makes clear that a wide range of routine upgrades and improvements are preapproved.

For that reason, I find your statement troublesome. It might mean the municipality would have concluded what the preferred solution is without first doing the work, (including the hard work of increased communication with and listening to public) that a Schedule C matter demands. That would not be acceptable because of the inherent bias it would bring to the analysis.

There is reason for some hope in your words, though because they likely prevent the municipality from implementing any infrastructure that involves increasing the capacity of the existing water system or building new water treatment facilities, or creating a new source of supply, based solely on Schedule B work, and that is reassuring. Your words might mean the municipality is not actually planning an infrastructure project it will implement at all, but merely engaging in feasibility studies to settle on what infrastructure might look like in a number of different growth scenarios. If that is the case you could call it engineering studies and I would have no concern. Engineers do such studies all the time, and they are good at doing that kind of work. So long as the municipality persists in calling it a Municipal Class Environmental Assessment, however, it is bound by the law to follow the rules of the parent Municipal Class Environmental Assessment and in this case that means following the Schedule C protocols from the outset.

Finally for now, I remind you that the requirement of the Greater Golden Horseshoe Growth Plan is that municipalities plan on the basis of the growth provided for in it. Clearly the growth that Burnside is planning for has no regard for that requirement. That is unacceptable as well.

Respectfully submitted Arthur McIlwain

Bob Mayberry/RJB 23/May/2007 04:42 PM

To Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

CC

Subject Fw: Municipal Class Environmental Assessment Wastewater

FYI

Bob

For sted by Bob Mayberry/RJB on 05/23/2007 04:42 PM ——
Richard Spraggs"
rapraggs@clearviewtwp.on.
To "Bob Mayberry/RJB on 05/23/2007 04:42 PM ——

To "Bob Mayberry" < Bob_Mayberry@rjbumside.com>

23/May/2007 04:18 PM

Subject FW: Municipal Class Environmental Assessment Wastewater

From: Gleneden - Art McIlwain [mailto. Sent: Tuesday, May 15, 2007 4:18 PM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment Wastewater

mcilwain



May 15, 2007

R.J. Burnside & Associates Limited

Robert Mayberry, P.Eng.

Delivered by Fax to 705 446 2399

Township of Clearview Richard Spraggs, P.Eng. Delivered by e-mail

I have from Richard Spraggs the attached presentation materials used at the Public Information Centre for the Wastewater Municipal Class Environmental Assessments on Wednesday. I disagree with numerous statements contained in them. I will provide written reasons within your time line. Please advise when you require them.

I believe the Official Plan sets out a growth plan for a safe and healthy rural community with no need for expansion of existing wastewater treatment capacity. I believe the Growth Plan for the Greater Golden Horseshoe requires the municipality to plan for that amount of growth

Yours truly,

dellaum,

Art McIlwain

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is

believed to be clean. Wastewater MCEA 070515.pdf ForwardSourceID:NT0003E952



o.no. qwfweivraelo@ appenger>

27/Dec/2007 11:17 AM

To "Steve Gendron" <Steve_Gendron@rjbumside.com>

œ

Subject FW: Concerns about Water and Wastawater Infrastructure

Steve

e-mail the copies of power point presentation that we presented to Clearview Council; I will save and then

send to Mr. McIlwain

thanks Richard

From: GPSC - Art McIlwain [mailtoff

Sent: Tuesday, December 18, 2007 4:22 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Confirming no receipt of the promised PowerPoint presentation as yet.

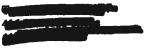


Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain



Prom: GPSC - Art McIlwain [mailto: Sent: December 10, 2007 10:15 AM

To: 'Richard Spraggs'

Subject: RE: Concerns about Water and Wastewater Infrastructure

Hi Richard, and thanks for your note below. Please confirm the attachment is the Public Works Report you refer to.

Art

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: December 10, 2007 8:33 AM

To: GPSC - Art McIlwain; Bob Campbell

Cc Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville

Brown; Councillor Robert Walker; Councillor Roger McGillvray; Councillor Shawn Davidson Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that the Sewage EA and the Water EA will be presented to Council this evening (Dec10, 2007) by RJ Burnside. Please note that on the Township's Web Site there is a Public Works Report on this matter. If you can not download this report from the Agenda, please advise and the undersigned will e-mail a copy to you.

Please note that your comments will be forwarded to RJ Burnside for their review, to take into consideration, and to place in the EA File.

Please note that I will forward to you the power point presentation as I have previously done in the past latter this week.

Richard Spraggs, P. Eng. Director of Public Works

Froms GPSC - Art McIlwein [mailto: Mailto: Sents Friday, December 07, 2007 5:33 PM

To: Richard Spraggs; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councilior Doug Measures; Mayor Ken Ferguson; Councilior Orville

Brown; Councillor Robert Walker; Councillor Roger McGillhray; Councillor Shawn Davidson

Subject: Concerns about Water and Wastewater Infrastructure

December 7, 2007 Township of Clearview Richard Spragga and Bob Campbell

I grow concerned that I have no response to my requests for information as to the status of the Municipal Class Environmental Assessments with respect to water and wastewater infrastructure. I have read in the Stayner Sun that in camera meetings are being held with respect to matters that sound a lot to me like the municipality may be taking steps to import water from neighbouring municipalities and export wastewater to them for treatment.

I remind the municipality of the section 24 Planning Act provision that no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan, which on my reading is a plan for growth to a target population of less than 19,000 people by 2021 which plan explicitly allocates the targeted population growth so as to avoid the requirement for any new water or wastewater infrastructure of that type, and that there is no other plan or population growth targets that the municipality has approved.

I remind the municipality as well of the analysis in the Supreme Court of Canada decision in London v RSJ Holdings related to the holding of public meetings and voting on matters in closed meetings.

To begin, in section 3, Analysis the Court writes at para 17 that the law requires all municipal meetings be open to the public with a few exceptions that do not apply to the matter in Creemore. The Court notes at para 18-19 it was not always that way but it has been the law of the land since 1995. In the Creemore matter of Alliance Homes, I say the Council acted the way things were before the law was changed. The Court notes at para 24 that even properly closed meetings are subject to scrutiny, requiring a municipality to pass a resolution stating the fact of the holding of a closed meeting and the general nature of the matter to be considered. I say that in the Creemore matter, Council met in closed session without doing that.

The Court notes at para 25 that the open meeting requirement is further reinforced with respect to the taking of a vote and that the law requires a meeting shall not be closed to the public during the taking of a vote, with a few exceptions that did not apply to the matter in Creemore either. In the Creemore matter the Council did take a vote during the closed meeting.

While much of the Court decision deals with the intricacies of one of the exceptions to the rules requiring open meetings, beginning at section 3.2 which analyzes Interim Control By-laws, even there the Court found at para 32 that with respect to such by-laws there is a distinction between the citizen's right to notice and participation in a matter on the one hand and his or her right to observe municipal government in process. The Court found that the open meeting requirement concerns the latter, and at para 33 that by closing its meetings the municipality of the City of London broke the law.

Hopefully the municipality has learned from its missteps in the Alliance matter and is not now engaged in the same sort of conduct with respect to the holding of closed meetings and taking votes on matters in closed meetings related to municipal infrastructure.

I remind the municipality that the Court explains at para 34 the remedy available to concerned citizens. Anybody may bring an application to quash the deal Council made in secret, and that application may be made any time before April 2008 in connection with the Creemore matter and will arise if meeting have been held improperly in connection with the matters the Stayner Sun reported.

As the Court says at para 19 the purpose of the open meeting requirement is to increase public confidence in the integrity of local government by ensuring the open and transparent exercise of municipal power.

That is what I want. Sadly that is what was missing in the Creemore matter, giving rise to the right of any citizen to the remedies the law provides. Be clear in this: I am not threatening litigation here, I am merely reminding the municipality of its duty under the law and pleading for it to conduct itself in a way that will increase public confidence in the integrity of our local government by ensuring the open and transparent exercise of municipal power, and have written today because I understand the matter of municipal infrastructure may be on the agenda for Monday's meeting.

I ask that the Clerk record my concerns as part of the written record for that meeting, and to facilitate his communication to the Mayor and Members of Council, I have copied them on this e-mail.

I invite discussion of these concerns of mine.

Have a pleasant weekend.

Regards, Art McIlwain

This message has been scanned for viruses and dangerous content by <u>VPNetworks(2)</u>, and is believed to be clean.

GPSC

Class EA Gone Awry

Concerns and Request

Richard Spraggs and Peggy Slama
Mar 6, 2008

Clearview Township has promulgated an environmental assessment gone seriously awry. It would use the document as authority to spend \$144 million (about \$59,000 per current dwelling) on water systems for four settlement areas with a population of about 6,000 people to accommodate 48,000 more people. That is 13.5 times the Provincial maximum planning target of about 3,500 more people, which would require no new water systems. Additional capital costs and operating costs required for other municipal services to accommodate this elevated level of growth (beginning with wastewater treatment) are not assessed. There is no assessment of the impact of this huge increase on important aspects of the Economic, Natural, Social, and Cultural environments, even though the Parent EA requires it. Important information and analysis has not been provided that Council bargained for and adopted in the Terms of Reference. The proponent acknowledges it used incorrect population data as the basis for its calculations but refuses to use the correct data. There is no explanation of any particular urgency in undertaking this work, and there has been no population growth pressure during the past 5 years that would necessitate it. The result would be to sabotage the Provincial interest and undertake a de facto amendment of the Official Plan without the statutory protections of public participation and rights of appeal the Planning Act affords OP amendments. The Class EA process is intended to afford a municipality a straightforward means to plan infrastructure that complies with the Official Plan and the Provincial interest. Council should now take a step back and avail itself of Class EA provisions allowing it to voluntarily elevate the project to a Schedule C assessment so that its advisors can have the benefit of public input and complete the assessments the Parent EA requires and Council bargained for in the Terms of Reference. Council should also immediately avail itself of another Parent EA provision and authorize negotiations to extend beyond the March 14 deadline for the public to request the Minister of the Environment become involved.

Concerns

There is no demonstration that the proposed undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. The approved process in the Parent EA has not been followed, meaning the proponent has not complied with Section 13(3)(a) of the Environmental Assessment Act. The proponent is inappropriately using the Class EA as a planning tool to plan infrastructure that does not conform to the Official Plan, and that is forbidden by the Planning Act without first amending the Official Plan. The Terms of Reference require data and analysis not provided, which would be helpful to determining the impact of the proposed undertakings on the environment.

Growth

The proponent has not used Council-Adopted population targets as the basis for planning the proposed undertakings. Instead, the proposed undertakings are planned based on growth more than 13 times that in the Council-Adopted-Provincial-Policy population planning targets.

	Existing Population	Council- Adopted Population Planning Target	Class EA Population Planning Target
New Lowell	900	2,290	11,910
Nottawa	975	948	8,650
Oslera	NAS	NA NA	4,765
Stayner	3,400	5,600	28,200
Total 78	5,275	8,838 ₅	53,525

The Council-Adopted-Provincial-Policy population planning targets require planning for population growth from 5,275 to 8,838, which is 3,563 additional people. Instead, the proponent uses population growth to 53,525 people, which is 48,250 additional people – 13.5 times the Council-Adopted-Provincial Policy population planning growth targets.

Council has not adopted any updated population growth projections. Indeed, there is no population growth pressure requiring the adoption of updated population growth projections. The total population of Clearview Township in 2006 was 14,088 and five years earlier it was 13,796.

This matter of the population planning targets is of fundamental importance to the proponent's planning of the undertakings. There is no need for the undertakings at the population levels of the Council-Adopted-Provincial Policy population planning targets. The Council and Provincial population planning targets are almost identical. The Council-Adopted targets have been carefully calibrated to make efficient use of existing infrastructure without the need for any additional infrastructure.

Impacts

Economic Environment Impacts

The impact on the Economic Environment of development to the Council-Adopted population targets is the subject of meticulous study by the municipality. The municipality clearly understands what additional services are required to service the growth it has planned for, where that development is to take place, how much capital cost is required to pay for the additional services, has committed to spend the money required, and has in place a Development Charges By-law that will allow it to collect a substantial portion of the capital costs involved from developers.

The vastly increased impact on the Economic Environment of development at levels of growth 13 times that in the Council-Adopted-Provincial Policy planning is not assessed in the Class EA. There is no assessment of either the gross impact, or the per capita impact on the Economic Environment of many of the increased demands for services that are always attendant upon such growth.

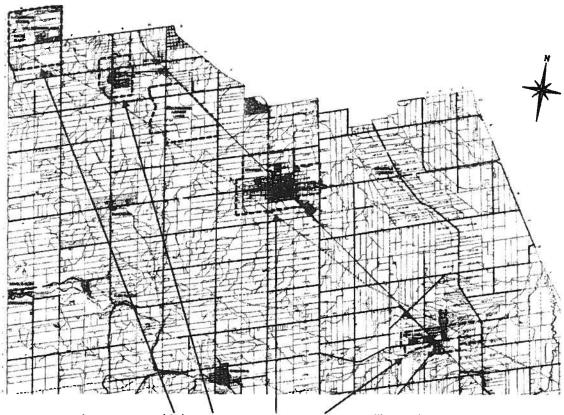
	Class EA
Economic Environmental Impact	Population Targets
administrative services	
drainage services (off site storm)	
fire and emergency services	
health care services	
library services	No Assessment
parks and recreation	
police services	
roads and transportation services	
school services	
wastewater services	
water services	Phase 2 Assessment

The proposed undertakings would not be needed for the Council-Adopted population targets, which have been carefully calibrated in the Official Plan to make efficient use of existing infrastructure. The proposed undertakings are not part of the services in the Development Charges By-law, so the municipality cannot collect the costs from developers.

A major impact on the Economic Environment would be the \$144 million in capital and ongoing water purchase costs the Phase 2 Assessment identifies. None of these costs would be required if planning proceeds on the basis of the Council-Adopted population growth targets.

Water Services	Class EA Population Planning Target			
Economic Environmental Impact	Capital Cost \$ million	NPV Water Purchase	Total	
New Lowell	20.8	13.6	34.4	
Nottawa .	17.2	1,1	18.3	
Osler	10.4	.8	11.2	
Stayner	50.7	29.7	80.4	
Total	99.1	45.2	144.3	

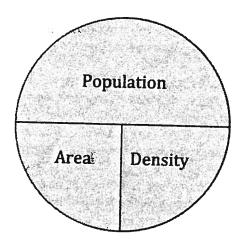
The Province has a continuing interest in developing safe and healthy communities that have a net positive impact on the economic environment. To that end, it has devised and implemented a major regional planning initiative, the Greater Golden Horseshoe Growth Plan. Its primary purpose is to put an end to piecemeal development and instead to focus growth in growth centres. The impact of the proposed undertakings on the Economic Environment would be to sabotage the provincial interest in constraining growth and instead continue the very pattern of development the Province has concluded we can no longer afford, and which it has said it will not permit.



Four separate settlement areas (Osler, Nottawa, Stayner, New Lowell) are planned by the proponent with separate water systems at a total cost of \$144 million before assessing the impact on the economic environment of the wastewater the water systems will produce, or the increased services that the people who will use the water and wastewater systems will require. What the proponent seeks to use the Class EA process to authorize is a poster child for what the Province has determined is no longer acceptable.

The proponent includes in its material a statement that ratepayers in the individual communities will be required to pay the capital cost of the undertakings allocated on a front footage basis. There is no assessment of the amount of such payments in the proponent's material. They can be expected to be substantial.

The proponent uses a fundamentally incorrect numerical procedure to determine the extent of future demand for water services.



The Provincial interest is set out in the Greater Golden Horseshoe Growth Plan. Its intention is to plan based on distributing the population growth for the Greater Golden Horseshoe region and having development take place in compact communities so that development takes place with affordable economic environmental impact. It achieves those goals by requiring the proponent to plan for a stated maximum population and to use land at a stated minimum density. Knowing those two numbers, the correct planning numerical procedure divides the stated maximum population by the stated minimum density to derive the area of land that will be developed, with appropriate adjustments to existing Official Plans which routinely designated much greater land areas than the Provincial interest now allows.

The proponent went awry when it used a numerical procedure that incorrectly ignores the primacy of the population growth planning targets and density targets in the Greater Golden Horseshoe Growth Plan. Instead, the proponent incorrectly multiplies the land area in the existing, unamended Official Plan by the stated minimum density in the Greater Golden Horseshoe Growth Plan to arrive at a population number which underlies all of its other calculations and is orders of magnitude larger than permitted by the Greater Golden Horseshoe Growth Plan. This is clearly wrong and would have the effect of sabotaging the Provincial interest.

As to the impact on the economic environment, the correct calculation would have the proponent planning for about 3,500 additional people in these settlement areas, which would not require any of the undertakings, whereas the incorrect calculation has the proponent planning for 48,250 additional people – 13.5 times the correct number – with a profound impact on the economic environment, much of which has not been assessed by the proponent at all.

Natural Environment Impacts

The proposed undertakings would increase the requirement for wastewater treatment far beyond the rated treatment capacity of the existing municipal wastewater treatment systems. In New Lowell, the entire settlement area is served by private sewage disposal systems. There is no assessment of the effect on the Natural Environment of the increased demand placed on these existing systems by development at the level the proposed undertakings are planned for.

In March 2006, Ministry of the Environment wrote Burnside identifying concerns of the increased likelihood of the over-loading of septic systems due to the availability of a more secure water supply. MOE indicated this issue is under-scored by provisions in the Provincial Policy Statement (enacted under Section 3 of the Planning Act) which clearly indicate the conditions under which partial servicing may be considered. There is no assessment of these impacts on the Natural Environment.

There would be a much larger number of automobiles and trucks using the road network as a result of levels of growth 13 times that in the Council-Adopted-Provincial Policy planning. The impact of these increased traffic volumes would extent outside the boundaries of the municipality imposing considerable additional traffic on the regional road systems. There is no assessment of the effect on the Natural Environment.

Social Environment Impacts

The Official Plan requires Council manage development so as to preserve the small town atmosphere and unique historical identity of the settlement areas. Development at 13 times the population growth targets in the Official Plan will have a significant impact on the social environment in these communities. There is no assessment of the effect on the Social Environment of the increased demand placed on these communities by development at the level the proposed undertakings are planned for. There is certainly no demonstration the way of life in these communities that makes them such a great place to live will be able to survive development at levels of growth 13 times those in the Council-Adopted growth levels.

Cultural Environment Impacts

Development to the population levels planned for in the proposed undertakings would impose vastly increased demands on the facilities (like churches, community centres, curling rinks, hockey rinks, baseball diamonds, farmers markets, schools, and so on) where people get together to enjoy the pleasure of each other's company and go to school. There is no assessment of the significantly increased impact on the cultural environment of development at levels 13 times those of the Council-Adopted growth.

Mitigation of Impacts

The Council-Adopted-Provincial Policy level of growth mitigates all of the net negative impacts identified above. None of the undertakings are required at that level of growth. The proponent does not identify in its material any means of mitigating the impacts identified.

Process Inadequate

The Planning Process has been inadequate to meet the requirements of the Parent EA.

- 1 The proponent went awry when it did not base its population planning targets on the population growth limit imposed by the Places to Grow Act's Greater Golden Horseshoe Growth plan and instead adopted an incorrect numerical technique that plans based on targets 13.5 times that number.
- 2 There is simply no assessment at all of the impacts of the profoundly different levels of growth will have on many aspects of the environment.
- 3 The proponent acknowledges it used incorrect population data as the basis for its calculations and has refused to use the correct data even though it has been available for several months.
- 4 The current levels of population are misstated in the proponent's material.
- The proponent uses out-of-date census data and states that it is the most current census data.
- 6 The proponent makes no valid explanation of the need for the undertaking. The proponent cites out-of-date census data to state there is population growth pressure that cannot be met with the existing water systems. The up-to-date census data, which has been available for many months, shows that there is no population growth pressure, even though there has been an ample supply of OP Designated, Draft Plan approved lots available during the past five years.
- 7 The Council-Adopted Terms of Reference require important work that remains undone.
- 8 The proponent disguised as mere studies the true intent of the process which is now revealed to be to plan undertakings that would be implemented on its completion.
- The analysis of impacts required by the Parent EA was not conducted.
- 10 The record of comments received is incomplete. Important documents are not included, the nature of important concerns are misstated in a summary that does not include any documents during the past two years, and no statement is provided as to how the real concerns have been
- 11 The analysis of the process that the Parent EA requires to explain how the decision was made to limit the project to a Schedule B Assessment is not included.

Consultation Inadequate

Consultation is the cornerstone of the Class Environmental Assessment process. The consultation here has been inadequate to meet the requirements of the Parent EA.

- 1 The proponent refused numerous requests to provide the population targets being planned for during Phase 1 or Phase II.
- 2 The Problem definition used in the Public Information Centres was changed in the File Report without notice to the public or input from it.
- 3 The consultation required in Phase III was not undertaken.

The overall result is the proponent has denied itself much useful information about the effects of the undertakings on the environment for use during the planning process, and denied members of the public their right to provide it.

Considerations

Municipal Class Environmental Assessments enable the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. In this matter, the approved procedure has not been followed, the assessment is incomplete and further assessment is required.

Purpose of ECA

The purpose of this Class Assessment as stated in its Terms of Reference is examine various solutions for future municipal water and sewage servicing in four areas. Instead, it is being used as the planning for four separate water undertakings.

Differs from other Undertakings

These are factors which cause this assessment to differ from other undertakings planned using the Municipal Class Environmental Assessment process:

- 1 This proponent uses a Class EA to plan infrastructure that does not conform to the Official Plan.
- 2 Four water undertakings are planned here in a single Municipal Class EA.
- 3 The problem stated at the end of Phase 1 has been changed in the File Report.
- 4 The Council-Adopted population targets have not been used.
- 5 The Class EA uses population targets that are 13 times those Council has adopted.
- 6 Parent EA requirements for assessments have not been met.
- 7 Project File Requirements of the Parent EA have not been met.
- 8 Data collection and analysis requirements of the Terms of Reference have not been met.

Significance of Factors and Differences

- Class EA's are intended to plan infrastructure that conforms to the Official Plan. It is an abuse of the Class EA process to plan infrastructure required for growth that is 13 times the growth provided for in the Council-Adopted population planning targets. In addition because the Council-Adopted population planning targets align almost identically with those in the Provincial Greater Golden Horseshoe Growth Plan, it is likewise and abuse of the Class EA process to plan infrastructure required for growth that is 13 times the growth provided for in the Provincial growth plan is an abuse.
- 2 Class EA's are intended to plan one infrastructure project at a time. This Class EA has more in common with a Master Plan than a Class EA
- Defining a different problem in the Project File Report than at the end of Phase I deprives the public of its right to provide information and comments with respect to the problem.
- The Council-Adopted population management targets help Clearview do its part in the regional planning undertaken by the Province of Ontario in its Greater Golden Horseshoe Growth Plan, which in turn was undertaken to provide for the protection, conservation and wise management of the environment by combating the insidious effects of urban sprawl on the natural, social, cultural, built and economic environments. Using the Class EA process to do an "end run" around these necessary constraints is an abuse of the Class EA process.
- Using the Class EA process to enable development at 13 times the level of growth provided for in the Council-Adopted population growth planning targets without any assessment of the effects on the environment is an abuse of the Class EA process. The literature is replete with analysis of the effects of urban sprawl and the failure to plan on a regional basis. The fact the proponent has chosen to use the Class EA process to authorize infrastructure that will enable such development cries our for a full assessment of its effects on the environment.

- The Parent EA is very clear on what is required in a Class EA. The fact that this proponent has chosen not to implement the required assessments, including things as fundamental as how the water that would be made available by these undertakings will be treated when it becomes wastewater, cries out for the need for a full assessment.
- 7 The failure of the proponent to maintain complete records of correspondence, or to provide memoranda to file explaining the proponent's rationale in developing stages for the project, or to provide copies of the reports prepared by consultants or others brings into question the validity of the process, and this too cries out for the need for an individual assessment.
- The failure of the proponent to provide the important data and analysis called for in the Council-Adopted terms of reference deprives the proponent and the Council and the public of information necessary to assess the effects of the undertakings on the environment.

Nature of Concerns

There are important impacts on the environment that remain unassessed. Taken together these factors and differences amount to the simple fact that there is no demonstration that the proposed undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. In addition, the concerns are that the proponent is inappropriately using the Class Environmental Assessment process to make a de facto amendment to the Official Plan without the protections of public participation and appeal built into that Planning Act process.

Benefits of carrying out an individual EA

Carrying out an individual EA would provide the public and members of Council with information not available any other way about the effects of development at this scale on the natural, social, cultural, built and economic environments. It will cast into sharp relief the true effect turning these four communities into the next chapter of urban sprawl would have on them. Hopefully, that information will lead the Proponent to a decision to abide by the regional planning rules the Province has developed in the Greater Golden Horseshoe Growth Plan, and that Council has adopted in its unamended Official Plan.

Applicability and Effectiveness of other Legislation

The Planning Act provides a well understood process for amending an Official Plan and affords members of the public with a right of participation in the process and a right of appeal to the Ontario Municipal Board. If the Proponent wishes to plan on the basis of growth which is 13 times that provided for in the Official Plan, it has only to undertake that process. For members of the public concerned with this proponent's abuse of the Municipal Class EA process, the Environmental Assessment Act and the parent EA provides the most effective, least costly, and as a practical matter the only effective tool.

Request to Elevate to Schedule C

The Parent EA provides that:

"If a concern is not resolved through discussions with a proponent, the person or party raising the objection may request the proponent to voluntarily: elevate the project to a Schedule C or to an individual environmental assessment."

It is requested that if discussions this week do not resolve the concerns, Council consider the matter at its meeting on March 10th and decide to voluntarily elevate the project to a Schedule C. That would allow the proponent to provide the assessment of the effect of the undertakings on the environment that the Parent Class EA requires.

Request to Negotiate

The Parent EA provides that:

"when serious concerns are raised during the 30 day review period, the proponent should be prepared to attempt to negotiate a resolution of the issues, even if it means that the 30-day review period may be exceeded. In this event, the proponent should make it clear to those raising the concern that negotiations will continue for a mutually acceptable specified time period, following which, if the issues remain unresolved, a request can be made to the Minister within a further 7 calendar days.

It is requested that negotiation begin when the Class EA dealing with wastewater is completed and end 30 days thereafter, with the right of request to the Minister extending for a further 7 calendar days thereafter.

GPSC

Class EA Gone Awry

Concerns & Request

Richard Spraggs and Peggy Slama 3/11/2008

Clearview Township has promulgated an environmental assessment gone seriously awry. It would use the document as authority to build major water systems for four settlement areas with a total population of about 6,000 people to accommodate 48,000 more people. That is 13.5 times the 3,500 population growth Provincial law requires the municipality to plan for, which would not require new water systems. Environmental impacts of other municipal services to accommodate this elevated level of growth (beginning with wastewater and sewage treatment) are not assessed. There is no assessment of the impact of this larger than permitted increase on important aspects of the Economic, Natural, Social, and Cultural environments, even though the Parent EA requires it. Important information and analysis has not been provided that Council bargained for and adopted in the Terms of Reference (including things as fundamental as a wastewater EA.) The proponent acknowledges it used incorrect population data as the basis for its calculations but refuses to use the correct data. The proponent has not followed the Class EA process in numerous important respects. Concerns were brought to the attention of the proponent in Phase 2 of the project and during the 30 day period after it advertised completion. A request to voluntarily elevate the project to a Schedule C project was denied even though the undertakings are clearly Schedule C activities and the municipality advertised it was proceeding as a Schedule C project with it advertised the commencement of the project. A request to negotiate important concerns that arose during the 30 day period for a time ending after the expiry of the 30 day period was denied.

Concerns

There is no demonstration that the proposed undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. The approved process in the Parent EA has not been followed, meaning the proponent has not complied with Section 13(3)(a) of the Environmental Assessment Act. The proponent is inappropriately using the Class EA as a planning tool to plan infrastructure that does not conform to the requirements of Section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe which requires planning to the growth targets set out there, and that does not conform to the Official Plan, and that is forbidden by the Planning Act without first amending the Official Plan. The Terms of Reference require data and analysis not provided, which would be helpful to determining the impact of the proposed undertakings on the environment.

Growth

The proponent has not used Council-Adopted-Provincial-Policy population targets as the basis for planning the proposed undertakings. Instead, the proposed undertakings are planned based on growth more than 13.5 times that in the Council-Adopted-Provincial-Policy population planning targets.

	Existing Population	Council- Adopted Population Planning Target	Class EA Population Planning, Target
New Lowell	900	2,290	11,910
Nottawa	975	948	8,650
Osler	NA NA	NA.	4,765
Stayner	3,400	5,600	28,200
Total	5,275	8,838	53,525

The Council-Adopted-Provincial-Policy population planning targets require planning for population growth from 5,275 to 8,838, which is 3,563 additional people. Instead, the proponent uses population growth to 53,525 people, which is 48,250 additional people – 13.5 times the Council-Adopted-Provincial Policy population planning growth targets.

Council has not adopted any updated population growth projections. Indeed, there is no population growth pressure requiring the adoption of updated population growth projections. The total population of Clearview Township in 2006 was 14,088 and five years earlier it was 13,796.

This matter of the population planning targets is of fundamental importance to the proponent's planning of the undertakings. There is no need for the undertakings at the population levels of the Council-Adopted-Provincial Policy population planning targets. The Council and Provincial population planning targets required by section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe are almost identical. The Council-Adopted targets have been carefully calibrated to make efficient use of existing infrastructure without the need for any additional infrastructure. The Provincial targets have been carefully calibrated to ensure that safe and healthy communities develop with minimal impacts on the economic and natural environments.

Impacts

Economic Environment Impacts

The impact on the Economic Environment of development to the Council-Adopted-Provincial-Policy targets is the subject of meticulous study by the municipality. The municipality clearly understands what additional services are required to service the growth it has planned for, where that development is to take place, how much capital cost is required to pay for the additional services, has committed to spend the money required, and has in place a Development Charges By-law that will allow it to collect a substantial portion of the capital costs involved from developers.

The vastly increased impact on the Economic Environment of development at levels of growth 13.5 times that in the Council-Adopted-Provincial-Policy planning is not assessed in the Class EA and no valid excuse is had in the suggestion that all this can be assessed later. Later will be too late. There is no assessment of the impact on the Economic Environment of increased demands for these services.

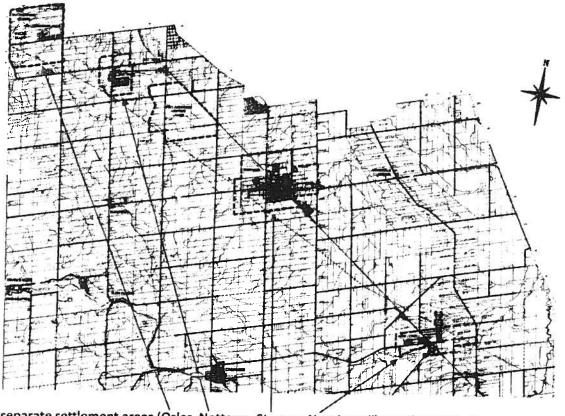
water services	Phase 2 Assessment
wastewater services	
school services	
roads and transportation services	
police services	
parks and recreation	
library services	No Assessment
health care services	
fire and emergency services	
drainage services (off site storm)	
administrative services	
Economic Environmental Impact	Population Targets
	Class EA

The proposed undertakings would not be needed for the Council-Adopted-Provincial-Policy targets, which have been carefully calibrated in the Official Plan to make efficient use of existing infrastructure. The municipality cannot collect the costs from developers. That can be expected to have a negative impact on the economic environment of the municipality that is not assessed in the Class EA.

A major negative impact on the Economic Environment would be the \$144 million in capital and ongoing water purchase costs the Phase 2 Assessment identifies. None of these costs would be required if planning proceeds on the basis of the Council-Adopted-Provincial-Policy population growth targets.

Water Services	Class EA Population Planning Target		
Economic. Environmental Impact	Capital Cost \$ million	NPV Water Purchase	Total
New Lowell	20.8	13.6	34.4
Nottawa	17.2	1.1	18.3
Osler	10.4	.8	11.2
Stayner	50.7	29.7	80.4
Total	99.1	45.2	144.3

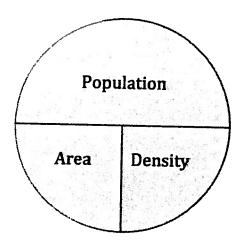
The Province has a continuing interest in developing safe and healthy communities that have a net positive impact on the economic environment. To that end, it has devised and implemented a major regional planning initiative, the Greater Golden Horseshoe Growth Plan. Its primary purpose is to put an end to piecemeal development and instead to focus growth in growth centres. The impact of the proposed undertakings on the Economic Environment would be to sabotage the provincial interest in constraining growth and instead continue the very pattern of development the Province has concluded we can no longer afford, and which it has said it will not permit.



Four separate settlement areas (Osler, Nottawa, Stayner, New Lowell) are planned by the proponent with separate water systems at a total cost of \$144 million before assessing the impact on the economic environment of the wastewater the water systems will produce, or the increased services that the people who will use the water and wastewater systems will require. What the proponent seeks to use the Class EA process to authorize is a poster child for what the Province has determined is no longer acceptable.

The proponent includes in its material a statement that ratepayers in the individual communities will be required to pay the capital cost of the undertakings allocated on a front footage basis. There is no assessment of the amount of such payments in the proponent's material. They can be expected to be substantial, and can be expected to have a material negative impact on the economic environment of each of these households.

The proponent uses a fundamentally incorrect numerical method to determine the extent of future demand for water services.



The Provincial interest is set out in Section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe. Its intention is to plan based on distributing the growth in population and jobs for the Greater Golden Horseshoe region and developing compact communities so that development takes place with affordable economic environmental impact. It achieves those goals by requiring the proponent to plan for a stated maximum population and to use land at a stated minimum density. Knowing those two numbers, the correct planning numerical method divides the stated maximum population by the stated minimum density to derive the area of land that will be developed, with appropriate adjustments to existing Official Plans which routinely designated much greater land areas than the Provincial interest now allows.

The proponent went awry when it used a numerical method that incorrectly ignores the Section 2.2.1.1 primacy of the population growth planning targets and density targets in the Greater Golden Horseshoe Growth Plan. Instead, the proponent incorrectly multiplies the land area in the existing, unamended Official Plan by the stated minimum density in the Greater Golden Horseshoe Growth Plan to arrive at a population number which underlies all of its other calculations and is orders of magnitude larger than permitted by the Section 2.2.1.1 requirement of the Growth Plan for the Greater Golden Horseshoe. This is clearly wrong and would have the effect of sabotaging the Provincial interest.

As to the impact on the economic environment, the correct calculation would have the proponent planning for about 3,500 additional people in these four settlement areas, which would not require any of the undertakings, whereas the incorrect calculation has the proponent planning for 48,250 additional people – 13.5 times the correct number – with a profound impact on the economic environment, much of which has not been assessed by the proponent at all.

Natural Environment Impacts

The proposed undertakings would increase the requirement for wastewater treatment far beyond the rated treatment capacity of the existing municipal wastewater treatment systems. In New Lowell, the entire settlement area is served by private sewage disposal systems. There is no assessment of the effect on the Natural Environment of the increased demand placed on these existing systems by development at the level the proposed undertakings are planned for. It excuses nothing to suggest that there is a parallel Class EA underway for wastewater treatment because this Water Class EA will authorize the undertakings regardless of the outcome of the wastewater Class EA, which may never be completed. There is no subsequent undertaking identified in this Class EA that would require the wastewater Class EA to be completed and to adjust the environmental assessment in this EA to have regard for the results of the wastewater EA. It is simply not good enough to plan undertakings that will draw the water from Georgian Bay many kilometres distant to service 55,000 people and the business in the municipality without completing a thorough analysis of what is to be done with the water when it becomes wastewater laden with sewage.

In March 2006, Ministry of the Environment wrote R.J. Burnside, the proponents engineer, identifying concerns of the increased likelihood of the over-loading of septic systems due to the availability of a more secure water supply. MOE indicated this issue is under-scored by provisions in the Provincial Policy Statement (enacted under Section 3 of the Planning Act) which clearly indicate the conditions under which partial servicing may be considered. There is no assessment of these impacts on the Natural Environment. It excuses nothing to suggest that the Official Plan requires New Lowell to be on full services (which it does not in any event) because there is no assessment of what will happen to these private sewage systems if that does not happen and no subsequent undertaking or monitoring proposed in this EA requiring that the municipality put the 900 people in New Lowell today on full municipal services.

The proposed undertakings are designed on the basis that 55,000 people and the local industries that carry on business in four settlement areas will draw their water form Georgian Bay. There is no assessment of the impact of doing so on the fish and other aquaculture of Georgian Bay, there is no indication that other environmental assessments have considered this matter, and there is no indication that First Nations people who might be affected by this increased water taking were consulted in the planning process.

There would be a much larger number of motor vehicles using the road network as a result of levels of growth 13.5 times that in the Council-Adopted-Provincial Policy planning. The impact of this increased vehicular traffic would be harmful to human health and extend outside the boundaries of the municipality imposing considerable additional traffic on the regional road systems. There is no assessment of the considerable negative impact on the Natural Environment.

Consider this from the Executive Summary of the Ontario College of Family Physicians 2005 **Report on Public Health and Urban Sprawl in Ontario.** After stating that the proposed Provincial Growth Plan will play a key role in controlling sprawling growth, it states:

In this document, the pathway from urban sprawl to public health via vehicle emissions and air pollution will be examined, along with reviews of the relationship of sprawl to increased driving. Sprawling urban developments leads to increased driving, which results in increased vehicle emissions that contribute to air pollution and its attendant negative impacts on human health. Health effects of traffic-related air pollution, at both the local and regional levels, are described using Toronto and Ontario mortality and

morbidity data. The effects of air pollution and greenhouse gas emissions on morbidity and mortality, particularly with reference to respiratory disease (including asthma), cardiovascular disease, and reproductive health are summarized. Some cancers such as leukemia in children have been linked to exhaust toxicants. Furthermore, the increased greenhouse gas emissions that result from a cardependent society are counterproductive to the Canadian commitment to [the global effort to ameliorate the effects of climate change.]

The future pattern of land development will shape the choice and mode of travel for future generations, as well as determine housing location and affordability. Evidence clearly shows that people who live in spread-out, car-dependent neighbourhoods are likely to walk less, weigh more, and suffer from obesity and high blood pressure and consequent diabetes, cardio-vascular and other diseases, as compared to people who live in more efficient, higher density communities (Ewing et al, 2003a).

The sprawl index used by Ewing is used to rank these areas and is calculated in such a way that the higher the index the lower the sprawl. Thus, road accidents and fatalities are found to decline as the index for localities increases. The low-walkability of sprawling neighbourhoods and the resulting increase in car use contribute to the growing obesity epidemic, especially in children. A lack of safe pedestrian thoroughfares and diminished natural environments also lead to the decline of social capital and psychological well-being. Other health implications of urban sprawl include social isolation and age segregation in the elderly and young (Pohanka, 2004). Sprawl impacts greatly on the elderly and disabled, who consequently become isolated and unable to access social or medical services.

Urban (or suburban) sprawl leads to increased traffic, which in turn leads to increased accidents and fatalities (motorists, pedestrians and cyclists), as well as negative mental health impacts (stress, road rage and anxiety). A greater number of fatalities occur where the population density is lower. Road accidents represent the most underestimated risk that people are exposed to in everyday life. The impact of fatalities and disabilities from traffic accidents on society cannot be underestimated. Thousands of pedestrians, motorists and cyclists die or are maimed every year in North America. Post-traumatic stress disorder is much greater in these groups than the national average, and psychiatric problems occur readily in children who have experienced even minor traffic accidents. Vehicle drivers are experiencing increased levels of stress due to long commutes and greater distances to reach services. In addition to having deleterious effects on physical health, this stress has been found to impact on family life and work performance. Women bear an inordinate amount of this burden due to responsibilities with children, jobs, errands and elderly care-giving at home.

The environmental problems that result from uncontrolled urban growth are numerous, and have a significant impact on health. These problems include flooding, which results from increased impervious surfaces for roads and parking; increased temperatures from heat islands, which leads to a significant increased risk of mortality in elderly populations; decreases in natural areas and forests, and increased incidences of water pollution and water-borne disease.

The impact of the built environment on health is an emerging field of study and more rigorous research is needed, especially in Canada. Despite this, the results of current studies clearly indicate that serious public health problems will continue to escalate unless decisive and immediate action is taken to control urban sprawl and preserve sufficient greenspace, improve air quality, and protect water sources.

Social Environment Impacts

The Official Plan requires Council manage development so as to preserve the small town atmosphere and unique historical identity of the settlement areas. Development at 13.5 times the population growth targets in the Official Plan and in Section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe will have a significant negative impact on the social environment in these communities. There is no assessment of the effect on the Social Environment of the increased demand placed on these communities by development at the level the proposed undertakings are planned for. There is certainly no demonstration the way of life in these communities that makes them such a great place to live will be able to survive development at levels of growth 13.5 times the levels in the Council-Adopted and section 2.2.1.1 of the Greater Golden Horseshoe Growth Plan.

Cultural Environment Impacts

Development to the population levels planned for in the proposed undertakings would impose vastly increased demands on the facilities (like churches, community centres, curling rinks, hockey rinks, baseball diamonds, farmers markets, schools, and so on) where people get together to enjoy the pleasure of each other's company and go to school. There is no assessment of the significantly increased impact on the cultural environment of development at levels 13.5 times those in the Council-Adopted and Section 2.2.1.1 Greater Golden Horseshoe Growth Plan.

Mitigation of Impacts

The Council-Adopted and Section 2.2.1.1 Greater Golden Horseshoe Growth Plan growth mitigates all of the net negative impacts identified above because none of the undertakings are required at that level of growth. The proponent does not identify in its material any means of mitigating the impacts identified.

Consultation Inadequate

Consultation is the cornerstone of the Class Environmental Assessment process. The consultation here has been inadequate to meet the requirements of the Parent EA.

- 1 The proponent refused numerous requests to provide the population targets being planned for during Phase I or Phase II, thereby depriving members of the public the opportunity to understand the true nature of the undertakings being planned and provide input to the planning process.
- 2 The Problem definition was changed in the File Report without public notice or input.
- 3 The consultation required in Phase III was not undertaken.
- 4 Requests to negotiate beyond the end of the 30 day period were refused.
- 5 Request to voluntarily elevate to a Schedule C assessment were refused, even though the project as initially advertised by the proponent was represented to be a Schedule C assessment.

Process Inadequate

The Planning Process has been inadequate to meet the requirements of the Parent EA.

- 1 The proponent went awry when it did not base its population planning targets on the population growth limit imposed by the Places to Grow Act's Greater Golden Horseshoe Growth Plan and instead adopted an incorrect numerical method that plans based on targets 13.5 times that number.
- 2 There is simply no assessment at all of the impacts of the profoundly different levels of growth will have on many aspects of the environment.
- 3 The proponent acknowledges it used incorrect population data as the basis for its calculations and has refused to use the correct data even though it has been available for several months.
- 4 The current levels of population are misstated in the proponent's material.
- 5 The proponent uses out-of-date census data and states that it is the most current census data.
- The proponent makes no valid explanation of the need for the undertaking. The proponent cites out-of-date census data to state there is population growth pressure that cannot be met with the existing water systems. The up-to-date census data, which has been available for many months, shows that there is no population growth pressure, even though there has been an ample supply of OP Designated, Draft Plan approved lots available during the past five years.
- 7 The Council-Adopted Terms of Reference require important work that remains undone, including things as basic as a Class EA for wastewater treatment of all the additional water the undertakings will produce.
- 8 The analysis of impacts required by the Parent EA was not conducted.
- 9 The record of comments received is incomplete. Important documents are not included, the nature of important concerns are misstated in a summary that does not include any documents during the past two years, and no statement is provided as to how the real concerns have been dealt with.
- 10 The analysis of the process that the Parent EA requires to explain how the decision was made to limit the project to a Schedule B Assessment is not included.

The overall result is the proponent has denied itself much useful information about the effects of the undertakings on the environment for use during the planning process, and denied members of the public their right to provide it.

Considerations

Municipal Class Environmental Assessments enable the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. In this matter, the approved procedure has not been followed, the assessment is incomplete in important respects, the undertakings are major in nature and contrary to the Provincial Interest, and further assessment is required.

Purpose of Environmental Class Assessment

The purpose of this Class Assessment as stated in its Terms of Reference is to examine various solutions for future municipal water and sewage servicing in four areas. Instead, it is being used as the planning for four separate water undertakings.

Differs from other Undertakings

These are factors which cause this assessment to differ from other undertakings planned using the Municipal Class Environmental Assessment process:

- 1 This proponent uses a Class EA to plan infrastructure that does not conform to the Official Plan the requirements of the Greater Golden Horseshoe Growth Plan.
- 2 Four water undertakings in widely separated settlement areas are planned here in a single Municipal Class EA.
- 3 The Problem definition was changed in the File Report without public notice or input.
- 4 The Council-Adopted-Section-2.2.1.1-Growth-Plan-for-the-Greater-Golden-Horseshoe population targets have not been used.
- The Class EA uses population targets that are 13.5 times the Council-Adopted-Section-2.2.1.1-Growth-Plan- for-the-Greater-Golden-Horseshoe-Growth-Plan planning targets.
- 6 Parent EA requirements for assessments of important matters (such as an assessment of wastewater treatment requirements) have not been met.
- 7 Project File Requirements of the Parent EA have not been met.
- 8 Data collection and analysis requirements of the Terms of Reference have not been met.

Significance of Factors and Differences

- Class EA's are intended to plan infrastructure that conforms to the Official Plan and section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe. It is an abuse of the Class EA process to plan infrastructure required for growth that is 13.5 times the growth provided for in the Council-Adopted Section 2.2.1.1 Greater Golden Horseshoe Growth Plan population planning targets.
- 2 Class EA's are intended to plan one infrastructure project at a time. This Class EA has more in common with a Master Plan than a Class EA
- 3 Defining a different problem in the Project File Report than at the end of Phase I deprives the public of its right to provide information and comments with respect to the problem.
- The Council-Adopted-Provincial-Policy population management targets help Clearview do its part in the regional planning undertaken by the Province of Ontario in its Growth Plan for the Greater Golden Horseshoe, which in turn was undertaken to provide for the protection, conservation and wise management of the environment by combating the insidious effects of urban sprawl on the natural, social, cultural, built and economic environments. Using the Class EA process to do an "end run" around these necessary constraints is an abuse of the Class EA process.

- Using the Class EA process to enable development at 13.5 times the level of growth provided for in the Council-Adopted Section 2.2.1.1 Growth Plan for the Greater Golden Horseshoe population growth planning targets without any assessment of the effects on important impacts on the environment is an abuse of the Class EA process. The literature is replete with analysis of the effects of urban sprawl and the failure to plan on a regional basis. The fact the proponent has chosen to use the Class EA process to authorize infrastructure that will enable such development cries out for a full assessment of its effects on the environment.
- The Parent EA is very clear on what is required in a Class EA. The fact that this proponent has chosen not to implement the required assessments, including things as fundamental as how the water that would be made available by these undertakings will be treated when it becomes wastewater, cries out for the need for a full assessment.
- 7 The failure of the proponent to maintain and publish complete records of correspondence, or to provide memoranda to file explaining the proponent's rationale in developing stages for the project, or to provide copies of the reports prepared by consultants or others brings into question the validity of the process, and this too cries out for the need for an individual assessment.
- The failure of the proponent to provide the important data and analysis called for in the Council-Adopted terms of reference deprives the proponent and the Council and the public of information necessary to assess the effects of the undertakings on the environment.

Nature of Concerns

There are important impacts on the environment that remain unassessed. Taken together these factors and differences amount to the simple fact that there is no demonstration that the proposed undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. In addition, the concerns are that the proponent is inappropriately using the Class Environmental Assessment process to make a de facto amendment to the Official Plan without the protections of public participation and appeal built into that Planning Act process.

Benefits of carrying out an individual EA

Carrying out an individual EA would provide the public and members of Council with information not available any other way about the effects of development at this scale on the natural, social, cultural, built and economic environments. It will cast into sharp relief the true effect turning these four communities into the next chapter of urban sprawl would have on them. Hopefully, that information will lead the Proponent to a wiser decision to abide by the regional planning rules the Province has developed in the Greater Golden Horseshoe Growth Plan, and that Council has adopted in its unamended Official Plan.

Applicability and Effectiveness of other Legislation

The Planning Act provides a well understood process for amending an Official Plan and affords members of the public with a right of participation in the process and a right of appeal to the Ontario Municipal Board. If the Proponent wishes to plan on the basis of growth which is 13.5 times that provided for in the Official Plan, it has only to undertake that process and the Province and members of the public who are concerned will then have their statutory rights of participation and appeal to the Ontario Municipal board. The likelihood of this Council availing itself of that Planning Act process is however remote. For members of the public concerned with this proponent's abuse of the Municipal Class EA process and the absence of a proper environmental assessment to date, the Environmental Assessment Act and the parent EA provides the most effective, least costly, and as a practical matter the only effective tool.

Request to Elevate to Schedule C

The Parent EA provides that:

"If a concern is not resolved through discussions with a proponent, the person or party raising the objection may request the proponent to voluntarily: elevate the project to a Schedule C or to an individual environmental assessment."

Gleneden wrote the municipality stating its requested that if discussions did not resolve the concerns, Council consider the matter at its meeting on March 10th and decide to voluntarily elevate the project to a Schedule C. Gleneden stated that would allow the proponent to provide the assessment of the effect of the undertakings on the environment that the Parent Class EA requires. The request was denied.

Request to Negotiate

The Parent EA provides that:

"when serious concerns are raised during the 30 day review period, the proponent should be prepared to attempt to negotiate a resolution of the issues, even if it means that the 30-day review period may be exceeded. In this event, the proponent should make it clear to those raising the concern that negotiations will continue for a mutually acceptable specified time period, following which, if the issues remain unresolved, a request can be made to the Minister within a further 7 calendar days.

Gleneden wrote to the municipality requesting that negotiation begin when the Class EA dealing with wastewater is completed and end 30 days thereafter, with the right of request to the Minister extending for a further 7 calendar days thereafter. It subsequently wrote requesting a simple extension of the 30 day time limit for a time to be settled on through discussion. Both requests were denied.

Issues

The issues in this request for a Part II Order are:

- 1 Environmental Impacts of the Project
- 2 Adequacy of the Planning Process
- 3 Availability of other Alternatives
- 4 Adequacy of Public Consultation

Environmental Impacts of Project

Discussion of the impacts of these projects on the Economic, Social, Cultural, and Natural environments is in the "Impacts" section of this document beginning on page 3.

Adequacy of Planning Process

Discussion of the failure of the Planning Process to conform to the requirements of the Parent EA is in the "

Process Inadequate" section of this document beginning on page 9.

Availability of other Alternatives

Discussion of the availability of other Alternative is in the "12Applicability and Effectiveness of other Legislation section of this document on page 12.

Adequacy of Public Consultation

Discussion of the adequacy of Public Consultation is in the "Consultation Inadequate" section of this document on page 8.

Involvement in Planning of Project

The written record shows Gleneden has expressed concerns in each phase of the project, and when new information was made available for the first time in the file report the written records show Gleneden expressed important concerns in the 30 day discussion period, requesting a voluntary upgrade to a Schedule C or negotiation beyond the 30 day period.

Nature of Specific Concerns Remaining Unresolved

Discussion about the nature of the concerns remaining unresolved is found in the "Nature of Concerns" section of this document on page 11.

Details of Discussions

Discussions have been by e-mail. The proponent initially included an incomplete record in the File Report. Two subsequent errata have added documents, but the file remains incomplete. The File Report still does not include all of the correspondence. Copies of the correspondence itself are available upon request.

Benefits of Requiring Individual EA

Discussion about the benefits of requiring and individual EA is in the "Benefits of carrying out an individual EA" section of this document on page 11.

GPSC

Environmental Assessment Gone Awry

Concerns and Objection

To: Richard Spraggs, Don McNulty, Jeff Langlois, Peggy Slama 3/14/2008

Clearview Township ("Clearview" throughout) promulgated an environmental assessment gone seriously awry to use as authority for proposed water undertakings capable of accommodating 48,000 more people in four settlement areas with a total population of about 6,000 people. Gleneden objects because that is 13.5 times the 3,500 allocated population forecasts the Growth Plan for the Greater Golden Horseshoe ("GPGGH" throughout) requires the municipality to plan for. GPGGH is Provincial law that Clearview must abide by. It is irregular to use an Environmental Class Assessment to abrogate it. If Clearview builds oversized water systems, it can only grant land use consents to permit their use to the extent they do not permit population growth beyond Clearview's allocated GPGGH growth forecasts. Even so, because Clearview bases its water system planning on 48,000 more people than the GPGGH requires it to plan for, a proper assessment is needed of the Environmental impacts of accommodating those people. Clearview's failed EA does not do that. It makes no assessment of the impact of this larger than permitted population increase on important aspects of the Economic, Natural, Social, and Cultural environments. Clearview advised Gleneden a Part II Order request would jeopardize Clearview's chances to win a \$1.8 million Municipal Infrastructure Improvement Initiative grant. Gleneden agreed not to make the request on the basis that a Wastewater EA now underway is planning the wastewater treatment of the water generated by the proposed water undertakings this failed EA will authorize. Gleneden will expect the Wastewater EA to assess the impacts of this larger than permitted population growth on the Economic, Natural, Social, and Cultural environments. If Clearview fails or neglects to do that, then Gleneden will have the Part II Order request available as a remedy before Clearview can use the proposed water undertakings this failed EA will authorize.

Concerns

Clearview's EA fails to show its proposed water undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. The approved process in the Parent EA has not been followed, meaning Clearview has not complied with Section 13(3)(a) of the Environmental Assessment Act. Implementing the proposed undertakings in these circumstances exposes Clearview to judicial review for a lengthy period. It is irregular for Clearview to use the Municipal Class Environmental Assessment as a planning tool to plan infrastructure that: (a) does not conform to the requirements of Section 2.2.1 of the Growth Plan for the Greater Golden Horseshoe which requires planning to the growth forecasts set out there and (b) does not conform to the Official Plan (which is forbidden by the Planning Act without first amending the Official Plan). The Terms of Reference require data and analysis not provided, which would be helpful to determining the impact of the proposed water undertakings on the environment.

Growth Plan for the Greater Golden Horseshoe

The Province's GPGGH section 2.2.1:

- a) now requires the use of population and employment forecasts contained in its Schedule 3 for planning and managing growth in the GGH;
- provides the Minister of Public Infrastructure Renewal will review the forecasts contained in its Schedule 3 at least every five years in consultation with municipalities and may revise the forecasts; and
- c) provides in its section 5.4.2 for the allocation of the forecasts by upper tier municipalities like Simcoe County to lower tier municipalities like Clearview Township.

In its failed EA, Clearview sets out a planning protocol that has no regard for with these Provincial requirements as it is required to do.

Gleneden states Clearview must amend its failed EA to clarify its intent is to comply with GPGGH. Clearview must amend the Environmental Assessment to provide that:

- a) Nothing in the Class EA document can be taken to mean that the proposed undertakings being planned are available for use to accommodate more people and jobs than the section 5.4.2 allocation to Clearview Township of the forecasts contained in the Greater Golden Horseshoe Growth Plan's Schedule 3 as they may be revised from time to time by the Minister;
- b) As a follow-up commitment Clearview will advise all applicants in matters requiring Planning Act approval that the proposed water undertakings are only available for use to accommodate the number of people and jobs in the section 5.4.2 allocation to Clearview of the forecasts contained in GPGGH Schedule 3 as they may be revised by the Minister from time to time; and
- c) As a further follow-up commitment Clearview will monitor allocation of the infrastructure to confirm the forecasts are not being exceeded.

Gleneden plainly states that any effort by Clearview to amend its Official Plan to conform to the population targets contained in its failed EA will be reasonable grounds for appeal of the Official Plan.

Growth

Clearview has not used Council-Adopted-GPGGH population targets as the basis for planning the proposed water undertakings. Instead, the proposed water undertakings are planned based on growth more than 13.5 times that in the Council-Adopted-GPGGH population planning targets.

	Existing Population	Council- Adopted Population Planning Target	Municipal Class EA Population Planning Target
New Lowell	900	2,290	11,910
Nottawa	975	948	8,650
Osler	NA	NA	4,765
Stayner	3,400	5,600	28,200
Total	5,275	8,838	53,525

The Council-Adopted-GPGGH population planning targets require planning for population growth from 5,275 to 8,838, which is 3,563 additional people. Instead, Clearview plans its proposed water undertakings based on population growth to 53,525 people, which is 48,250 additional people -13.5 times the Council-Adopted-GPGGH population planning growth targets.

Council has not adopted any updated population growth projections. Indeed, there is no population growth pressure requiring the adoption of updated population growth projections. The total population of Clearview Township in 2006 was 14,088 and five years earlier it was 13,796.

The Council and GPGGH section 2.2.1.1 population planning targets are almost identical. The Council-Adopted targets have been carefully calibrated to make efficient use of existing infrastructure without the need for any additional infrastructure. The GPGGH targets have been carefully calibrated to ensure safe and healthy communities develop without urban sprawl environmental impacts.

Growth and Pipe Capacity

Clearview is planning pipes with the capacity to accommodate the population targets it s using. What of their capacity and its effect? Richard White is a Canadian historian specializing in the history of engineering and related professions. In his 2005 publication *URBAN INFRASTRUCTURE AND URBAN GROWTH IN THE TORONTO REGION 1950S TO THE 1990s*, Dr. White explored the relationship between pipe capacity and its effect on population growth.

"In the early 1970s, the staff of the Metro Toronto Planning Board astutely observed that an expensive, large-capacity pipe could well become a prescription for accelerating population growth, since per capita charges would be lowered by increasing the population served. Building a pipe with a capacity that will not be reached for thirty or more years obviously makes good financial sense – rebuilding or twinning long trunk sewers is not something municipalities want to do after only ten years – but has this logic prompted too much growth, too soon?

This phenomenon was observed and well analyzed by a group of U.S. environmental engineers in the early 1970s. They concluded that, in the U.S. cities they studied, large trunk sewers built into suburban areas had indeed encouraged sprawl, and thus might have harmed the environment as much as helped it, insofar as sprawl is environmentally damaging. The grand population projections on which the sewers had been designed, although intended to ensure that sewers would remain adequate for many years, were in fact turning out to be self-fulfilling."

Dr. White's observations inform the need to assess the environmental impact of development at the planning target levels because population growth to those levels is a likely result.

Environmental Impacts

Economic Environment Impacts

The impact on the Economic Environment of development to the Council-Adopted-GPGGH targets is the subject of meticulous study by the municipality. The municipality clearly understands what additional services are required to service the growth it has planned for, where that development is to take place, how much capital cost is required to pay for the additional services, has committed to spend the money required, and has in place a Development Charges By-law that will allow it to collect a substantial portion of the capital costs involved from developers.

The vastly increased impact on the Economic Environment of development at levels of growth 13.5 times that in the Council-Adopted-GPGGH planning is not assessed in the Municipal Class Environmental Assessment and no valid excuse is had in the suggestion that all this can be assessed later. Later will be too late.

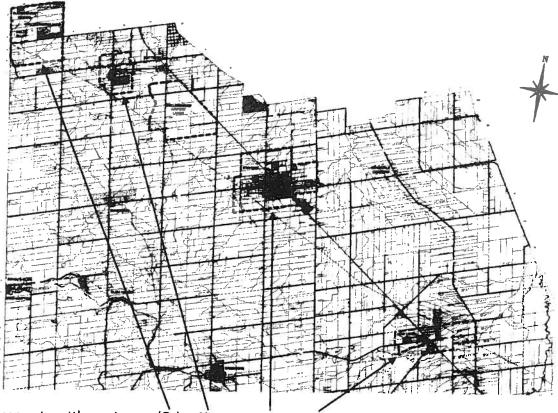
Economic Environmental Impact	Municipal Class Environmental Assessment Population Targets
administrative services	
drainage services (off site storm)	
fire and emergency services	
health care services	
library services	No Assessment
parks and recreation	
police services	
roads and transportation services	
school services	
wastewater services	
water services	Phase 2 Assessment

The proposed water undertakings would not be needed for the Council-Adopted-GPGGH targets, which have been carefully calibrated in the Official Plan to make efficient use of existing water infrastructure. Because the proposed water infrastructure has not been provided for in the Development Charges Bylaw, the municipality cannot collect the costs from developers without amending it, and there is no follow-up commitment to do so in the failed Class EA. That can be expected to have a negative impact on the economic environment of the municipality that is not assessed in the Municipal Class Environmental Assessment.

A major negative impact on the Economic Environment would be the \$144 million in capital and ongoing water purchase costs the failed Class EA identifies. None of these costs would be required if planning proceeds on the basis of the Council-Adopted-GPGGH population growth targets.

Water Services Economic Environmental Impact		Class Environr t Population P Target	
	Capital Cost \$ million	NPV Water Purchase	Total
New Lowell	20.8	13.6	34.4
Nottawa	17.2	1.1	18.3
Osler	10.4	.8	11.2
Stayner	50.7	29.7	80.4
Total	99.1	45.2	144.3

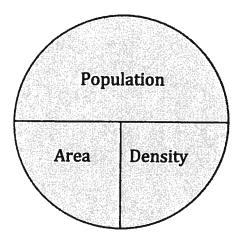
The Province has a continuing interest in developing safe and healthy communities that have a net positive impact on the economic environment. That is why it devised and implemented the GPGGH. Its primary purpose is to put an end to piecemeal development and instead to focus growth in growth centres. The impact of the proposed water undertakings on the Economic Environment would be to sabotage the provincial interest in constraining growth and instead continue the pattern of development the Province set out to cure, and which it has said it will not permit.



Four separate settlement areas (Osler, Nottawa, Stayner, New Lowell) are planned by Clearview with separate water systems at a total cost of \$144 million before assessing the impact on the economic environment of the wastewater the water systems will produce, or the increased services that the people who will use the water and wastewater systems will require. What Clearview seeks to use the Municipal Class Environmental Assessment process to authorize is a poster child for what the Province has determined is no longer acceptable.

Clearview includes in its material a statement that ratepayers in the individual communities will be required to pay the capital cost of the proposed water undertakings allocated on a front footage basis. There is no assessment of the amount of such payments in Clearview's material. They can be expected to be substantial, and can be expected to have a material negative impact on the economic environment of each of these households, which like so much else is not assessed in this failed Environmental Assessment.

Clearview uses a fundamentally incorrect numerical method to determine the extent of future demand for water services.



The Provincial interest is set out in Section 2.2.1.1 of the GPGGH. Its intention is to plan based on distributing the growth in population and jobs for the Greater Golden Horseshoe region and developing compact communities so that development takes place with affordable economic environmental impact. It achieves those goals by requiring Clearview to plan for a stated maximum population and to use land at a stated minimum density. Knowing those two numbers, the correct planning numerical method divides the stated maximum population by the stated minimum density to derive the area of land that will be developed, with appropriate adjustments to existing Official Plans which routinely designated much greater land areas than the Provincial interest now allows.

Clearview went awry when it used a numerical method that incorrectly ignores the Section 2.2.1.1 primacy of the population growth planning targets and density targets in the Greater Golden Horseshoe Growth Plan. Instead, Clearview incorrectly multiplies the land area in the existing, unamended Official Plan by the stated minimum density in the Greater Golden Horseshoe Growth Plan to arrive at a population number which underlies all of its other calculations and is orders of magnitude larger than permitted by the Section 2.2.1.1 requirement of the Growth Plan for the Greater Golden Horseshoe. This is clearly wrong and would have the effect of sabotaging the Provincial interest.

As to the impact on the economic environment, the correct calculation would have Clearview planning for about 3,500 additional people in these four settlement areas, which would not require any of the proposed water undertakings, whereas the incorrect calculation has Clearview planning for 48,250 additional people – 13.5 times the correct number – with a profound impact on the economic environment, much of which has not been assessed by Clearview at all.

Natural Environment Impacts

The proposed water undertakings would increase the requirement for wastewater treatment far beyond the rated treatment capacity of the existing municipal wastewater treatment systems.

In New Lowell, the entire settlement area is served by private sewage disposal systems. There is no assessment of the effect on the Natural Environment of the increased demand placed on these existing systems by development at the level the proposed water undertakings are planned for.

In March 2006, Ministry of the Environment wrote R.J. Burnside, Clearview's engineer, identifying concerns of the increased likelihood of the over-loading of septic systems due to the availability of a more secure water supply. MOE indicated this issue is under-scored by provisions in the Provincial Policy Statement (enacted under Section 3 of the Planning Act) which clearly indicate the conditions under which partial servicing may be considered. There is no assessment of these impacts on the Natural Environment.

The proposed water undertakings are designed on the basis that 55,000 people and the local industries that carry on business in four settlement areas will draw their water form Georgian Bay. There is no assessment of the impact of doing so on the fish and other aquaculture of Georgian Bay, there is no indication that other environmental assessments have considered this matter, and there is no indication that First Nations people who might be affected by this increased water taking were consulted in the planning process.

There would be a much larger number of motor vehicles using the road network as a result of levels of growth 13.5 times that in the Council-Adopted-Provincial Policy planning. The impact of this increased vehicular traffic would be harmful to human health and extend outside the boundaries of the municipality imposing considerable additional traffic on the regional road systems. There is no assessment of the considerable negative impact on the Natural Environment.

Consider this from the Executive Summary of the Ontario College of Family Physicians 2005 **Report on Public Health and Urban Sprawl in Ontario.** After stating that the proposed Provincial Growth Plan will play a key role in controlling sprawling growth, it states:

In this document, the pathway from urban sprawl to public health via vehicle emissions and air pollution will be examined, along with reviews of the relationship of sprawl to increased driving. Sprawling urban developments leads to increased driving, which results in increased vehicle emissions that contribute to air pollution and its attendant negative impacts on human health. Health effects of traffic-related air pollution, at both the local and regional levels, are described using Toronto and Ontario mortality and morbidity data. The effects of air pollution and greenhouse gas emissions on morbidity and mortality, particularly with reference to respiratory disease (including asthma), cardiovascular disease, and reproductive health are summarized. Some cancers such as leukemia in children have been linked to exhaust toxicants. Furthermore, the increased greenhouse gas emissions that result from a cardependent society are counterproductive to the Canadian commitment to [the global effort to ameliorate the effects of climate change.]

The future pattern of land development will shape the choice and mode of travel for future generations, as well as determine housing location and affordability. Evidence clearly shows that people who live in spread-out, car-dependent neighbourhoods are likely to walk less, weigh more, and suffer from obesity

and high blood pressure and consequent diabetes, cardio-vascular and other diseases, as compared to people who live in more efficient, higher density communities (Ewing et al, 2003a).

The sprawl index used by Ewing is used to rank these areas and is calculated in such a way that the higher the index the lower the sprawl. Thus, road accidents and fatalities are found to decline as the index for localities increases. The low-walkability of sprawling neighbourhoods and the resulting increase in car use contribute to the growing obesity epidemic, especially in children. A lack of safe pedestrian thoroughfares and diminished natural environments also lead to the decline of social capital and psychological well-being. Other health implications of urban sprawl include social isolation and age segregation in the elderly and young (Pohanka, 2004). Sprawl impacts greatly on the elderly and disabled, who consequently become isolated and unable to access social or medical services.

Urban (or suburban) sprawl leads to increased traffic, which in turn leads to increased accidents and fatalities (motorists, pedestrians and cyclists), as well as negative mental health impacts (stress, road rage and anxiety). A greater number of fatalities occur where the population density is lower. Road accidents represent the most underestimated risk that people are exposed to in everyday life. The impact of fatalities and disabilities from traffic accidents on society cannot be underestimated. Thousands of pedestrians, motorists and cyclists die or are maimed every year in North America. Post-traumatic stress disorder is much greater in these groups than the national average, and psychiatric problems occur readily in children who have experienced even minor traffic accidents. Vehicle drivers are experiencing increased levels of stress due to long commutes and greater distances to reach services. In addition to having deleterious effects on physical health, this stress has been found to impact on family life and work performance. Women bear an inordinate amount of this burden due to responsibilities with children, jobs, errands and elderly care-giving at home.

The environmental problems that result from uncontrolled urban growth are numerous, and have a significant impact on health. These problems include flooding, which results from increased impervious surfaces for roads and parking; increased temperatures from heat islands, which leads to a significant increased risk of mortality in elderly populations; decreases in natural areas and forests, and increased incidences of water pollution and water-borne disease.

The impact of the built environment on health is an emerging field of study and more rigorous research is needed, especially in Canada. Despite this, the results of current studies clearly indicate that serious public health problems will continue to escalate unless decisive and immediate action is taken to control urban sprawl and preserve sufficient greenspace, improve air quality, and protect water sources.

Social Environment Impacts

The Official Plan requires Council manage development so as to preserve the small town atmosphere and unique historical identity of the settlement areas. Development at 13.5 times the population growth targets in the Official Plan and in Section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe will have a significant negative impact on the social environment in these communities. There is no assessment of the effect on the Social Environment of the increased demand placed on these communities by development at the level the proposed water undertakings are planned for. There is certainly no demonstration the way of life in these communities that makes them such a great place to live will be able to survive development at levels of growth 13.5 times the levels in the Council-Adopted and section 2.2.1.1 of the Greater Golden Horseshoe Growth Plan.

Cultural Environment Impacts

Development to the population levels planned for in the proposed water undertakings would impose vastly increased demands on the facilities (like churches, community centres, curling rinks, hockey rinks, baseball diamonds, farmers markets, schools, and so on) where people get together to enjoy the pleasure of each other's company and go to school. There is no assessment of the significantly increased impact on the cultural environment of development at levels 13.5 times those in the Council-Adopted and Section 2.2.1.1 Greater Golden Horseshoe Growth Plan.

Mitigation of Impacts

The Council-Adopted and Section 2.2.1.1 Greater Golden Horseshoe Growth Plan growth mitigates all of the net negative impacts identified above because none of the proposed water undertakings are required at that level of growth. Clearview does not identify in its material any means of mitigating the impacts identified.

Process Inadequate

The Planning Process has been inadequate to meet the requirements of the Parent EA.

- 1 Clearview went awry when it did not base its population planning targets on the population growth limit imposed by the Places to Grow Act's Greater Golden Horseshoe Growth Plan and instead adopted an incorrect numerical method that plans based on targets 13.5 times that number.
- There is simply no assessment at all of the impacts of the profoundly different levels of growth will have on many aspects of the environment.
- 3 Clearview acknowledges it used incorrect population data as the basis for its calculations and has refused to use the correct data even though it has been available for several months.
- 4 The current levels of population are misstated in Clearview's material.
- 5 Clearview uses out-of-date census data and states that it is the most current census data.
- 6 Clearview makes no valid explanation of the need for the undertaking. Clearview cites out-of-date census data to state there is population growth pressure that cannot be met with the existing water systems. The up-to-date census data, which has been available for many months, shows that there is no population growth pressure, even though there has been an ample supply of OP Designated, Draft Plan approved lots available during the past five years.
- 7 The Council-Adopted Terms of Reference require important work that remains undone, including things as basic as a Municipal Class Environmental Assessment for wastewater treatment of all the additional water the proposed water undertakings will produce.
- 8 The analysis of impacts required by the Parent EA was not conducted.
- The record of comments received is incomplete. Important documents are not included, the nature of important concerns are misstated in a summary that does not include any documents during the past two years, and no statement is provided as to how the real concerns have been dealt with.
- 10 The analysis of the process that the Parent EA requires to explain how the decision was made to limit the project to a Schedule B Assessment is not included.

Consultation Inadequate

Consultation is the cornerstone of the Class Environmental Assessment process. The consultation here has been inadequate to meet the requirements of the Parent EA.

- Clearview refused numerous requests to provide the population targets being planned for during Phase I or Phase II, thereby depriving members of the public the opportunity to understand the true nature of the proposed water undertakings being planned and provide input to the planning process.
- 2 The Problem definition was changed in the File Report without public notice or input.
- 3 The consultation required in Phase III was not undertaken.
- 4 Requests to negotiate beyond the end of the 30 day period were refused.
- 5 Request to voluntarily elevate to a Schedule C assessment were refused, even though the project as initially advertised by Clearview was represented to be a Schedule C assessment.

The overall result is Clearview has denied itself much useful information about the effects of the proposed water undertakings on the environment for use during the planning process, and denied members of the public their right to provide it.

Considerations

Municipal Class Environmental Assessments enable the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. In this matter, the approved procedure has not been followed, the assessment is incomplete in important respects, the proposed water undertakings are major in nature and contrary to the Provincial Interest, and further assessment is required.

Purpose of Environmental Class Assessment

The purpose of this Class Assessment as stated in its Terms of Reference is to examine various solutions for future municipal water and sewage servicing in four areas. Instead, it is being used as the planning for four separate water proposed water undertakings.

Differs from other Proposed water undertakings

These are factors which cause this assessment to differ from other proposed water undertakings planned using the Municipal Class Environmental Assessment process:

- 1 This proponent uses a Municipal Class Environmental Assessment to plan infrastructure that does not conform to the Official Plan the requirements of the Greater Golden Horseshoe Growth Plan.
- 2 Four water proposed water undertakings in widely separated settlement areas are planned here in a single Municipal Class Environmental Assessment.
- 3 The Problem definition was changed in the File Report without public notice or input.
- 4 The Council-Adopted-Section-2.2.1.1-Growth-Plan-for-the-Greater-Golden-Horseshoe population targets have not been used.
- The Municipal Class Environmental Assessment uses population targets that are 13.5 times the Council-Adopted-Section-2.2.1.1-Growth-Plan- for-the-Greater-Golden-Horseshoe-Growth-Plan planning targets.
- 6 Parent EA requirements for assessments of important matters (such as an assessment of wastewater treatment requirements) have not been met.
- 7 Project File Requirements of the Parent EA have not been met.
- 8 Data collection and analysis requirements of the Terms of Reference have not been met.

Significance of Factors and Differences

- Municipal Class Environmental Assessment are intended to plan infrastructure that conforms to the Official Plan and section 2.2.1.1 of the GPGGH. It is an abuse of the Municipal Class Environmental Assessment process to plan infrastructure required for growth that is 13.5 times the growth provided for in the Council-Adopted Section 2.2.1.1 GPGGH population planning targets.
- 2 Municipal Class Environmental Assessment are intended to plan one infrastructure project at a time. This Municipal Class Environmental Assessment has more in common with a Master Plan than a Municipal Class Environmental Assessment
- 3 Defining a different problem in the Project File Report than at the end of Phase I deprives the public of its right to provide information and comments with respect to the problem.
- The Council-Adopted-GPGGH population management targets help Clearview do its part in the regional planning undertaken by the Province of Ontario in its GPGGH, which in turn was undertaken to provide for the protection, conservation and wise management of the environment by combating the insidious effects of urban sprawl on the natural, social, cultural, built and economic environments. Using the Municipal Class Environmental Assessment process to do an "end run" around these necessary constraints is an abuse of the Municipal Class Environmental Assessment process.
- Using the Municipal Class Environmental Assessment process to enable development at 13.5 times the level of growth provided for in the Council-Adopted-Section 2.2.1.1 GPGGH population growth planning targets without any assessment of the effects on important impacts on the environment is an abuse of the Municipal Class Environmental Assessment process. The literature is replete with analysis of the effects of urban sprawl and the failure to plan on a regional basis. The fact Clearview has chosen to use the Municipal Class Environmental Assessment process to authorize infrastructure that will enable such development cries out for a full assessment of its effects on the environment.
- The Parent EA is very clear on what is required in a Municipal Class Environmental Assessment. The fact that this proponent has chosen not to implement the required assessments, including things as fundamental as how the water that would be made available by these proposed water undertakings will be treated when it becomes wastewater, cries out for the need for a full assessment.
- 7 The failure of Clearview to maintain and publish complete records of correspondence, or to provide memoranda to file explaining Clearview's rationale in developing stages for the project, or to provide copies of the reports prepared by consultants or others brings into question the validity of the process, and this too cries out for the need for an individual assessment.
- 8 The failure of Clearview to provide the important data and analysis called for in the Council-Adopted terms of reference deprives Clearview and the Council and the public of information necessary to assess the effects of the proposed water undertakings on the environment.

Nature of Gleneden's Concerns

There are important impacts on the environment that remain unassessed. Taken together these factors and differences amount to the simple fact that there is no demonstration that the proposed water undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments. In addition, the concerns are that Clearview is inappropriately using the Class Environmental Assessment process to make a de facto amendment to the Official Plan without the protections of public participation and appeal built into that Planning Act process.

Benefits of carrying out an individual EA

Carrying out an individual EA would provide the public and members of Council with information not available any other way about the effects of development at this scale on the natural, social, cultural, built and economic environments. It will cast into sharp relief the true effect turning these four communities into the next chapter of urban sprawl would have on them. Hopefully, that information will lead Clearview to a wiser decision to abide by the regional planning rules the Province has developed in the Greater Golden Horseshoe Growth Plan, and that Council has adopted in its unamended Official Plan.

Applicability and Effectiveness of other Legislation

The Planning Act provides a well understood process for amending an Official Plan and affords members of the public with a right of participation in the process and a right of appeal to the Ontario Municipal Board. If Clearview wishes to plan on the basis of growth which is 13.5 times that provided for in the Official Plan, it has only to undertake that process and the Province and members of the public who are concerned will then have their statutory rights of participation and appeal to the Ontario Municipal board. The likelihood of this Council availing itself of that Planning Act process is however remote. For members of the public concerned with this proponent's abuse of the Municipal Class Environmental Assessment process and the absence of a proper environmental assessment to date, the Environmental Assessment Act and the parent EA provides the most effective, least costly, and as a practical matter the only effective tool.

Request to Elevate to Schedule C

The Parent EA provides that:

"If a concern is not resolved through discussions with a proponent, the person or party raising the objection may request Clearview to voluntarily: elevate the project to a Schedule C or to an individual environmental assessment."

Gleneden wrote the municipality stating its requested that if discussions did not resolve the concerns, Council consider the matter at its meeting on March 10th and decide to voluntarily elevate the project to a Schedule C. Gleneden stated that would allow Clearview to provide the assessment of the effect of the proposed water undertakings on the environment that the Parent Municipal Class Environmental Assessment requires. The request was denied.

Request to Negotiate

The Parent EA provides that:

"when serious concerns are raised during the 30 day review period, Clearview should be prepared to attempt to negotiate a resolution of the issues, even if it means that the 30-day review period may be exceeded. In this event, Clearview should make it clear to those raising the concern that negotiations will continue for a mutually acceptable specified time period, following which, if the issues remain unresolved, a request can be made to the Minister within a further 7 calendar days.

Gleneden wrote to the municipality requesting that negotiation begin when the Municipal Class Environmental Assessment dealing with wastewater is completed and end 30 days thereafter, with the right of request to the Minister extending for a further 7 calendar days thereafter. It subsequently wrote requesting a simple extension of the 30 day time limit for a time to be settled on through discussion. Both requests were denied.

Issues

The issues in this objection are:

- 1 Environmental Impacts of the Project
- 2 Adequacy of the Planning Process
- 3 Availability of other Alternatives
- 4 Adequacy of Public Consultation

Environmental Impacts of Project

Discussion of the impacts of these projects on the Economic, Social, Cultural, and Natural environments is in the "Environmental Impacts" section of this document beginning on page 5.

Adequacy of Planning Process

Discussion of the failure of the Planning Process to conform to the requirements of the Parent EA is in the "Process Inadequate" section of this document beginning on page 11.

Availability of other Alternatives

Discussion of the availability of other Alternative is in the "Applicability and Effectiveness of other Legislation" section of this document on page 16

Adequacy of Public Consultation

Discussion of the adequacy of Public Consultation is in the "Consultation Inadequate" section of this document on page 12.

Involvement in Planning of Project

The written record shows Gleneden has expressed concerns in each phase of the project, and when new information was made available for the first time in the file report the written records show Gleneden expressed important concerns in the 30 day discussion period, requesting a voluntary upgrade to a Schedule C or negotiation beyond the 30 day period.

Nature of Specific Concerns Remaining Unresolved

Discussion about the nature of the concerns remaining unresolved is found in the "Nature of Gleneden's Concerns" section of this document on page 15.

Details of Discussions

Discussions have been by e-mail. Clearview initially included an incomplete record in the File Report. Two subsequent errata have added documents. The File Report as promulgated does not include all of the correspondence. Gleneden has provided a .pdf document containing all of the correspondence earlier today.

Benefits of Requiring Individual EA

Discussion about the benefits of requiring and individual EA is in the "Benefits of carrying out an individual EA" section of this document on page 15.

Other Relevant Matters

The question naturally arises: How could things have gone so far awry? Clearview's engineering firm has undertaken hundreds of Class Environmental Assessments. Gleneden has inspected work product of countless Engineers to confirm it meets the requirements of tribunals of competent authority with jurisdiction over work in many settings. Usually it is possible to conclude their work is satisfactory. Sometimes, as is the case here, it simply does not meet that test.

It is quite clear that this is NOT an R.J. Burnside report. Rather it is a report of a collaboration on R.J. Burnside letterhead. It is not R.J. Burnside that answered Gleneden's questions about the report. It is the municipality, sometimes with R.J. Burnside connected, sometimes not. It is not R.J. Burnside's data that is analyzed in the report. It is the data the municipality gave to R.J. Burnside, and when fundamental errors in the population data are disclosed to R.J. Burnside its response make's clear their mandate does not extend to correcting the errors, but instead R.J. Burnside takes the position it is data provided by the municipality. It is not R.J. Burnside interpreting the Official Plan or GPGGH, it is the municipality. It is not Golder Associates interpreting the amount of population growth permitted by GPGGH as the basis for analyzing the efficacy of the water aquifers, it is the population growth numbers provided to Golder by the Municipality.

All of that could be fine and there would be no problem at all if the Municipality has used the numbers that flow from the Greater Golden Horseshoe Growth Plan (about 3,500 more people for these settlement areas.) It chose not to for its own purposes.

Happily for all concerned, Clearview is embarked upon another as yet incomplete EA. It is planning the proposed wastewater treatment systems that will be required to deal with the water the proposed water undertakings will generate. This wastewater EA will give Clearview the opportunity to undertake the assessments of the impact on the environment of this massive population growth 13.5 times that required to be planned for by GPGGH.

Gleneden looks forward to continuing its participation in this planning process. It expects the process to produce the assessment of the impacts identified in the Economic Environment Impacts section of this document beginning on page 5. That information will then be available to Council to make its decision: does it actually want to proceed to plan and implement water and wastewater undertakings at levels 13.5 times what GPGGH allows, or does it want to plan for the role the Province as assigned to us as part of that award winning approach to planning a safe and healthy Ontario.

Respectfully submitted Gleneden Property Service Corporation March 14, 2005 Kevin O'Brien Richard Spraggs
to:
Bob Mayberry, Steve Gendron
2009-02-03 04:52 PM
Show Details

History: This message has been forwarded.
Waste Water for Nottawa
Responding to the Ad in paper
Does the waste water treatment provide for capacity for the town and how big that area might be.

Left the Gentleman a voice message that the Wastewater Treatment was for the entire Nottawa Settlement Area including existing Residential 97 ha and future Residential 157 ha.

That the preferred option was to tie into the Collingwood Sewer system and have the sewage treated at the Collingwood Sewage Treatment plant.

- Called on Feb 3, 2009 Nottawa EA wastewater

Richard



<u>To</u>: Cc: Steve Gendron/RJB@RJB.

Cc:

Bcc:

Subject: Fw: CLearview EA's

From: Bob Mayberry/RJB - Tuesday 2009-01-27 02:26 PM

— Forwarded by Bob Mayberry/RJB on 01/27/2009 02:26 PM ——



"Richard Spraggs"
<rspraggs@clearviewtwp.on.
ca>

To "Bob Mayberry" <Bob.Mayberry@rjbumside.com>

01/27/2009 01:53 PM

Subject RE: CLearview EA's

Put in file

----Original Message----

From: Bob Mayberry [mailto:Bob.Mayberry@rjburnside.com]

Sent: Tuesday, January 27, 2009 11:22 AM

To: Richard Spraggs

Cc: Don McNalty; Steve Gendron

Subject: CLearview EA's

Richard:

Just got a call from John Delzotto thanking us for sending out the Class \mathtt{EA}

information on the Nottawa and New Lowell studies - that's all he called for. He did not express any concerns - merely to advise he had received it and thanking us for sending it.

Thought you would want to know.

Bob

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Fw: Nottawa Wastewater Treatment EA

Bob Mayberry to: Don McNalty, Steve Gendron

Cc: Richard

2009-01-13 11:03 AM

History:

This message has been forwarded.

I just spoke with Richard - I had forwarded this E-mail to him, and he has called and left a message with Ms. Humphries advising that the schedule is not yet determined, and noting to her that there are two projects that the Township needs to coordinate and fund.

Bob

---- Forwarded by Bob Mayberry/RJB on 01/13/2009 10:59 AM ----



44	Trick and the manager of
	19125-1913 - The Company of the L
01/1	3/2009 09:57 AM
- 17 1	OLEGOO OCIO! MIN
	Please respond to

"Rosemarie Humphries "

To <bob.mayberry@rjburnside.com>

cc "Antonio Maggio"

Subject Nottawa Wastewater Treatment EA

Hi Bob:

We received a copy of the notice for the above. Can you provide me with the timing for design and construction of this project on the basis that there are no bumpup requests made etc.

Thanks

Rosemarie

Rosemarie L. Humphries

Humphries Planning Group Inc.



To:

"Sue McKenzie" <smckenzie@clearviewtwp.on.ca>,

Cc:

"Mayor Ken Ferguson" < kferguson@clearviewtwp.on.ca>, "Richard Spraggs" <rspraggs@clearviewtwp.on.ca>, Steve Gendron/RJB@RJB, Don McNalty/RJB@RJB,

Bcc:

Subject: Re: support for EA

From:

Bob Mayberry/RJB - Wednesday 2009-01-14 09:34 AM

History:

This message has been forwarded.

"Sue McKenzie" <smckenzie@clearviewtwp.on.ca>



"Sue McKenzie" <smckenzie@clearviewtwp.o</p>

n.ca>

01/14/2009 09:00 AM

To "Richard Spraggs" <rspraggs@clearviewtwp.on.ca>, "Bob Mayberry" <Bob_Mayberry@rjburnside.com>

cc "Mayor Ken Ferguson" kferguson@clearviewtwp.on.ca

Subject support for EA

Richard, Bob - the Mayor called to advise that he had a call from Mr. Sinnot of Nottawa Kitchens in support of the waste water EA's as placed in the local papers. S

Susan A. McKenzie C.A.O. Clearview Township 217 Gideon Street, Stayner, Ont. LOM 1S0

705-428-6230 ext. 230 smckenzie@clearviewtwp.on.ca www.clearviewtwp.on.ca



<u>To</u>:

Steve Gendron/RJB@RJB.

Cc: Bcc:

Subject:

Fw: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment -

Request for Agreement in Principle

From:

Bob Mayberry/RJB - Tuesday 2009-01-13 11:38 AM

History:

This message has been forwarded.

---- Forwarded by Bob Mayberry/RJB on 01/13/2009 11:37 AM ----



"Richard Spraggs"
<rspraggs@clearviewtwp.on
.cs>

01/13/2009 11:33 AM

To <clearplan@belinet.ca>

cc "Bob Campbell" < bcampbell@clearviewtwp.on.ca>, "Bob Mayberry" < Bob.Mayberry@rjburnside.com>

Subject FW: Nottawa Wastewater Treatment System Municipal

Class Environmental Assessment - Request for Agreement in Principle

As requested,

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:19 AM

To: Richard Spraggs

Subject: FW: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment -

Request for Agreement in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request

for Agreement in Principle

January 12, 2009

Clearview Township
Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Nottawa Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Collingwood for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

Please consider the environment pelote printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is

believed to be clean. Wastewater EA Nottawa Agreement in Principle Jan 09 pdf



<u>To</u>: Cc: Steve Gendron/RJB@RJB,

Bcc:

Fw: Stayner Wastewater Treatment System Municipal Class Environmental Assessment -Subject: Request for Agreement in Principle

From:

Bob Mayberry/RJB - Tuesday 2009-01-13 11:48 AM

History:

This message has been forwarded.

-- Forwarded by Bob Mayberry/RJB on 01/13/2009 11:48 AM -----



"Richard Spraggs" <rspraggs@clearviewtwp.on</p> .C8>

01/13/2009 11:38 AM

To <<u>clearplan@bellnet.ca</u>>

cc "Bob Campbell" < bcampbell@clearviewtwp.on.ca>, "Bob Mayberry" < Bob. Mayberry@rjbumside.com>

Subject FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement

in Principle

As requested

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:18 AM

To: Richard Spraggs

Subject: FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment -

Request for Agreement in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle

January 12, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Stayner Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is

believed to be clean. Wastewater EA Stayner Agreement in Principle Jan 199,pdf



To: Cc: Don McNalty/RJB@RJB, Steve Gendron/RJB@RJB,

Bcc:

Subject: Fw: WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

From:

Bob Mayberry/RJB - Tuesday 2009-01-13 01:23 PM

History:

This message has been forwarded.

- Forwarded by Bob Mayberry/RJB on 01/13/2009 01:22 PM --



"Richard Spraggs" <rspraggs@clearviewtwp.on</p> .ca>

01/13/2009 12:30 PM

"Bob Mayberry" < Bob.Mayberry@rjburnside.com>

Subject WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL **ASSESSMENT**

Please consider this as a Response to your January 7, 2009 Correspondence to Clearview Mayor and Council, in which you wrote:

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

The response is:

The goal of the Municipal Class EA Study was to provide servicing strategy supporting each settlement area (Nottawa, Stayner) being built out. The population at built out was based on the ultimate population and was determined using the Official Plan and the Growth Plan for the Greater Golden Horseshoe (GGH) which was developed under the Places to Grow Act 2005.

For Nottawa, the ultimate population (Section 4.2, page 17) is 8650 using the GGH growth scenario.

For Stayner, the ultimate population (Section 4.3.4, page 20) is 28,200 using the GGH (without intensification) growth scenario.

The strategy did not attempt to identify a projected growth rate, but an end population. With this end population, the infrastructure required was identified and can be phased in as demand materializes. This will eliminate mothballing any infrastructure as growth continues.

This strategy was discussed with the Public at the PIC and Council was made aware of this strategy when we provided updates on the Wastewater Municipal Class EA's to them.

The long term requirements and phasing will occur in accordance with the policies and regulations of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the

County of Simcoe Official Plan and the Township's Official Plan.

This study is associated with longer term planning. Clearview will proceed in a fiscally responsible manner in response to anticipated growth or servicing needs. The Municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase. (Reference –Executive Summary)

The project requirements and phasing will continue to reflect the Municipal, Provincial and County policy frameworks on an ongoing basis. It is anticipated that the projects will be reviewed and re-prioritized at five year intervals to match the five year review period of Municipal, County and Provincial planning. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents. (Reference Executive Summary).

Should you have any questions, please advise.

Richard Spraggs, P. Eng. Director of Public Works

Bob Mayberry – please place in the Notice of Completion File

To:

Steve Gendron/RJB@RJB,

Cc:

File Collingwood/RJB@RJB,

Bcc:

Subject: Fw: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional MGE08394

From:

Don McNalty/RJB - Thursday 2009-01-15 02:36 PM

From: Richard Spraggs

Sent: Monday, January 05, 2009 12:17 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Mr. McIlwain

Please note that the Notice of Completion was posted December 17, 2008 and advertised; the Project File Report is available on the Township's Web Site.

Please note that a letter has been forwarded to you and other interested Agencies / Parties who wanted to be notified.

Richard Spraggs, P. Eng. Director of Public Works

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, December 22, 2008 12:10 PM

To: Richard Spraggs; Don McNalty; Jeff Langlois; Peggy Salma

Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

December 22, 2008

Township of Clearview RJ Burnside

Delivered by e-mail

Please provide status of Wastewater EA.

From: GPSC - Art McIlwain Sent: May 22, 2008 10:00 AM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca); Don McNalty (don_mcnalty@ribumside.com); Jeff

Langlois (jlanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.com) **Subject:** RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Clearview Township ("Clearview" throughout) promulgated an environmental assessment gone seriously awry to use as authority for proposed water undertakings capable of accommodating 48,000 more people in four settlement areas with a total population of about 6,000 people. Gleneden objected that is far more by a factor of ten than the number permitted by the population forecasts the Growth Plan for the Greater Golden Horseshoe ("GPGGH" throughout) requires the municipality to plan for.

GPGGH is Provincial law that Clearview must abide by. Gleneden objected it is irregular to use an Environmental Class Assessment to abrogate it, and averred if Clearview builds oversized water systems, it can only grant land use consents to permit their use to the extent they do not permit population growth beyond Clearview's allocated GPGGH growth forecasts. Gleneden averred even so, because Clearview bases its water system planning on 48,000 more people than the GPGGH requires it to plan for, a proper assessment is needed of the Environmental impacts of accommodating those people. Clearview's failed EA does not do that. It makes no assessment of the impact of this larger than permitted population increase on important aspects of the Economic, Natural, Social, and Cultural environments.

Clearview advised Gleneden a Part II Order request would jeopardize Clearview's chances to win a \$1.8 million Municipal Infrastructure Improvement Initiative grant. As the attachment to the March e-mail below makes clear, Gleneden agreed not to make the request on the basis that a Wastewater EA then underway is planning the wastewater treatment of the water generated by the proposed water undertakings this failed EA will authorize. Gleneden stated it will expect the Wastewater EA to assess the impacts of this larger than permitted population growth on the Economic, Natural, Social, and Cultural environments.

Please advise the status of the Wastewater EA.



Gleneden Property Service Corporation

Real Estate Brokerage

per



From: GPSC - Art McIlwain From: Sent: March 14, 2008 5:52

To: Richard Spraggs (<u>rspraggs@clearviewtwp.on.ca</u>); Don McNalty (<u>don_mcnalty@rjburnside.com</u>); Jeff Langlois (<u>jlanglois@rjburnside.com</u>); Peggy Salma (<u>psiama@rjburnside.com</u>)
Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Please include the attached <<Concerns and Objection Mar 14.pdf>> in the File for MG 03 4662 Clearview Water EA.

To:

Steve Gendron/RJB@RJB.

Cc:

File Collingwood/RJB@RJB.

Bcc:

Subject:

Fw: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and Nottawa

MGE08394

From:

Don McNalty/RJB - Thursday 2009-01-15 02:36 PM

From: Richard Spraggs

Sent: Monday, January 05, 2009 12:18 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'; Robert Mayberry

Subject: RE: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and

Nottawa

Thank you

From: Gleneden Property Service Corp - Art McIlwain, President

Sent: Monday, January 05, 2009 12:07 PM To: Richard Spraggs; Robert Mayberry

Subject: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and Nottawa

January 5, 2009

Clearview Township

Delivered by fax to 705-428-0288 and by e-mail to rspraggs@clearviewtwp.on.ca

R.J. Burnside & Associates Limited

Delivered by fax to 705 446 2399 and by e-mail to bob.mayberry@riburnside.com

Richard Spraggs, P. Eng., Robert Mayberry, P.Eng.

R.J. Burnside & Associates Limited's December 17, 2008 status report arrived in an envelope postmarked December 29th. Gleneden will review the material posted on the Township web page to confirm that the number of people and jobs being planned for is that required by Schedule 3 of the Provincial Growth Plan.

Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain





<u>To</u>: Cc:

Steve Gendron/RJB@RJB,

Bcc:

Subject: Fw: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

From:

Bob Mayberry/RJB - Tuesday 2009-01-20 06:39 PM

History:

This message has been forwarded.

Forwarded by Bob Mayberry/RJB on 01/20/2009 06:39 PM ----



"Richard Spraggs" <rspraggs@clearviewtwp.on</p> .C8>

To "Clearview Planning Coalition Inc - Art McIlwain, President"

01/20/2009 04:50 PM

cc "Bob Mayberry" < Bob. Mayberry@riburnside.com>

Subject RE: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

Mr McIlwain

The Municipal Class EA (MCEA) Process evaluated options for Nottawa and Stayner to meet existing, future and ultimate needs with regards to sewage treatment and collection. The MCEA Process encourages input from regulatory agencies, the municipality, and the public at the local level in evaluating alternative solutions taking into consideration the environmental impacts and mitigation measures.

The Municipal Class EA Process as identified on Figure 1.2 Municipal Class EA Process (flow chart) does not require for Council to pass any resolutions for the design and the construction of infrastructure. It has been my experience that the actual approving / phasing for the design and the construction of infrastructure by Council are done through the Yearly Capital Budget (& 5 Year Capital Forecast) Process. The Development Charges Act (DCA) Bylaw and appropriate funds collected through the DCA will also be a factor taken into account by Council. Therefore there is no requirement for Council to pass a separate Resolution by 5:00PM on January 22, 2009.

With regards to Council committing to a population of less than 26,000; that commitment would tie into actual design and construction of individual components of the infrastructure; component by component. For instance when we undertook the New Lowell Water Supply and Reservoir Component, although the Reservoir component was built to service the existing population, the feeder pipe from the Collingwood -New Tecumseh pipeline to the Reservoir was built for entire settlement area as it made practical and logical sense. Similar decisions would be made for the infrastructure under this Sewage EA.

The Municipal Class EA Process sets the course for the bigger picture for servicing and as I indicated in my previous e-mail so that we do not go down one road and then find that we have to moth ball major infrastructure 10 to 15 years out.

.As indicated in my January 13, 2008 the undersigned responded to your previous January 7, 2009 e-mail to Council.

Richard Spraggs, P. Eng. **Director of Public Works**

Bob: Please place in Notice of Completion File

From: Clearview Planning Coalition Inc - Art McIlwain, President

Sent: Monday, January 19, 2009 10:29 AM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

January 19, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Richard Spraggs

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

Clearview Planning Coalition Inc

per

Art McIlwain

President

Please consider the environment before printing this email.

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"Don McNalty" < Don.McNalty@ribumside.com >, "Bob Mayberry"

< Bob.Mayberry@ribumside.com>, "Steve Gendron" < Steve.Gendron@ribumside.com>,

"Mayor Ken Ferguson" < kferguson@clearviewtwp.on.ca>,

"Bob Campbell" < bcampbell@clearviewtwp.on.ca>, "Dave Carruthers"

Cc: dcarruthers@clearviewtwp.on.ca, "Michael Wynia" dcarruthers@clearviewtwp.on.ca, "Michael Wynia" dcarruthers@clearviewtwp.on.ca, "Michael Wynia" dcarruthers@clearviewtwp.on.ca, "Michael Wynia" dcarruthers@clearviewtwp.on.ca), "Michael Wynia" <a href="mailto:dcarruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@carruthers@ca

"Mitch Carruthers" < mcarruthers@clearviewtwp.on.ca>, "Richard Spraggs"

Bcc:

<u>To:</u>

Subject: FW: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater

Treatment System Municipal Class Environmentati Assessments.

From: "Richard Spraggs" rspraggs@clearviewtwp.on.ca - Monday 2009-01-26 09:13 AM

From: Clearview Planning Coalition Inc - Art McIlwain, President

e de la companya de l

Sent: Friday, January 23, 2009 8:50 PM

To: Eugenia Chalambalacis; sabrina.grando@ontario.ca

Cc: Richard Spraggs

Subject: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment

System Municipal Class Environmentati Assessments.

January 23, 2009

The Honourable John Gerretsen Minister of the Environment 135 St. Clair Avenue West

12th Floor, Toronto ON M4V 1P55

Delivered by e-mail to Sabrina Grando, Chief of Staff at sabrina.grando@ontario.ca and to Eugenia Chalambalacis, Project Evaluator PROJECT REVIEW UNIT at eugenia.chalambalacis@ontario.ca.

The request of Clearview Planning Coalition Inc and Gleneden Property Service Corporation that the Minister make Part II Orders is attached in the matter of the Township of Clearview Stayner Wastewater Treatment System Municipal Class Environmental Assessment and in the matter of the Township of Clearview Nottawa Wastewater Treatment System Municipal Class Environmental Assessment.

A copy of the request is also being sent to Richard Spraggs who is the director of Public Works for the Township of Clearview.

Gleneden and CPCI stand ready to discuss this important matter with your staff, Minister. Perhaps if all put their heads together the matter can be resolved.

Clearview Planning Coalition Inc

Per

Art McIlwain

President

Gleneden Property Service Corporation

Real Estate Brokerage

Per

Art McIlwain



Ps. The photo on the first page of the attachment is the McIlwain family farm in Clearview Township.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is

believed to be clean. Part II Order Request.pdf



To:

"CLRTWP-Mng't Team" < CLRTWP-Mng<u>'tTeam@clearviewtwp.on.ca</u>>,

Cc:

"Don McNaity" < Don. McNaity@riburnside.com >, "Bob Mayberry" < Bob.Mayberry@riburnside.com>, "Steve Gendron" < Steve.Gendron@riburnside.com>,

Bcc:

Subject:

Sent: Friday, January 23, 2009 9:00 PM

FW: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to

Extend - Request to Elevate - Request for Individual EA

From:

"Richard Spraggs" <rspraggs@clearviewtwp.on.ca> - Monday 2009-01-26 09:21 AM

From: Clearview Planning Coalition Inc - Art McIlwain, President

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend -

Request to Elevate - Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan again. Since 2006 it has imposed the mandatory requirement that infrastructure and investment be planned to implement its growth projections that in the case of Clearview Township are less than 26,000 people. You have written refusing a request that Council by resolution undertake to phase the infrastructure to implement the Growth Plan, and instead have advertised you intend to design and build it. You have written refusing to negotiate and to extend the time provided for discussion. I am unavailable next week and accordingly Clearview Planning Coalition and Gleneden Property Service Corporation have now asked the Minister to order an individual environmental assessment because it provides the most effective, least costly, and as a practical matter the only means to ensure that Clearview Township provides adequately for the protection, conservation and wise management of the environment.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 5:14 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend -

Request to Elevate - Request for Individual EA

With regards to voluntarily elevating to a Schedule C or an individual EA; this is not necessary as undertaking the Phase 1 and Phase 2 of the EA Process was sufficient to determine the preferred solution(s).

I believe that your serious concern(s) are:

The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound.

My comments are

- 1) the Growth Plan growth numbers are subject to regular review and possible revision.
- 2) The Growth Plan is subject to transitions regulations.
- 3) The Growth Plan represents a prediction or forecast for growth which is considerably shorter than a reasonable infrastructure planning period.

- 4) The required infrastructure can be properly phased to accommodate actual growth in the context of a properly engineered long term infrastructure plan.
- 5) Council will authorise budgets yearly as they determine necessary to meet the needs for infrastructure for both existing and future populations.

This major infrastructure that we are now planning for will last for the next 60 to 80 years which is well beyond the current planning window of growth for 2031; as previously mentioned in this e-mail and previous e-mails this infrastructure will be designed and constructed in phases with Council's authorization.

if i have misstated your concern(s) above, can you please advise.

Richard J. Spraggs, P. Eng. **Director of Public Works**

From: Clearview Planning Coalition Inc - Art McIlwain, President **Sent:** Friday, January 23, 2009 10:22 AM



To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend -

Request to Elevate - Request for Individual EA

Confirming receipt and thank you.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 10:17 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend -

Request to Elevate - Request for Individual EA

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

Thank you

Richard Spraggs, P. Eng. **Director of Public Works**

From: Clearview Planning Coalition Inc - Art McIlwain, President Resident

Sent: Friday, January 23, 2009 9:27 AM

To: Richard Spraggs

FW: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Richard Spraggs

to:

Steve Gendron 2009-07-27 09:38 AM

Show Details

For Sewage EA Files

From: Richard Spraggs

Sent: Monday, January 05, 2009 12:17 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Mr. McIlwain

Please note that the Notice of Completion was posted December 17, 2008 and advertised; the Project File Report is available on the Township's Web Site.

Please note that a letter has been forwarded to you and other interested Agencies / Parties who wanted to be notified.

Richard Spraggs, P. Eng. Director of Public Works

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, December 22, 2008 12:10 PM

To: Richard Spraggs; Don McNalty; Jeff Langlois; Peggy Salma

Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

December 22, 2008

Township of Clearview RJ Burnside

Delivered by e-mail

Please provide status of Wastewater EA.

From: GPSC - Art McIlwain [mailto:qpsc@bellnet.ca]

Sent: May 22, 2008 10:00 AM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca); Don McNalty (don_mcnalty@rjburnside.com); Jeff Langlois

(ilanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.com)

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Clearview Township ("Clearview" throughout) promulgated an environmental assessment gone seriously awry to use as authority for proposed water undertakings capable of accommodating 48,000 more people in four settlement areas with a total population of about 6,000 people. Gleneden objected that is far more by a factor of ten than the number permitted by the population forecasts the Growth Plan for the Greater Golden Horseshoe ("GPGGH" throughout) requires the municipality to plan for. GPGGH is Provincial law that Clearview must abide by. Gleneden objected it is irregular to use an Environmental Class Assessment to abrogate it, and averred if Clearview builds oversized water systems, it can only grant land use consents to permit their use to

the extent they do not permit population growth beyond Clearview's allocated GPGGH growth forecasts. Gleneden averred even so, because Clearview bases its water system planning on 48,000 more people than the GPGGH requires it to plan for, a proper assessment is needed of the Environmental impacts of accommodating those people. Clearview's failed EA does not do that. It makes no assessment of the impact of this larger than permitted population increase on important aspects of the Economic, Natural, Social, and Cultural environments.

Clearview advised Gleneden a Part II Order request would jeopardize Clearview's chances to win a \$1.8 million Municipal Infrastructure Improvement Initiative grant. As the attachment to the March e-mail below makes clear, Gleneden agreed not to make the request on the basis that a Wastewater EA then underway is planning the wastewater treatment of the water generated by the proposed water undertakings this failed EA will authorize. Gleneden stated it will expect the Wastewater EA to assess the impacts of this larger than permitted population growth on the Economic, Natural, Social, and Cultural environments.

Please advise the status of the Wastewater EA.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 14, 2008 5:52 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca); Don McNalty (don_mcnalty@rjburnside.com); Jeff Langlois

(jlanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.com)

Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Please include the attached <<Concerns and Objection Mar 14.pdf>> in the File for MG 03 4662 Clearview Water EA.



Gleneden Property Service Corporation

Real Estate Brokerage

per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

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FW: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and Nottawa Richard Spraggs

to:

Steve Gendron 2009-07-27 09:41 AM Show Details

For EA Files

From: Richard Spraggs

Sent: Monday, January 05, 2009 12:18 PM

To: Gleneden Property Service Corp - Art McIlwain, President; Robert Mayberry

Subject: RE: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and Nottawa

Thank you

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, January 05, 2009 12:07 PM **To:** Richard Spraggs; Robert Mayberry

Subject: Clearview Wastewater Class Environmental Assessments, Stayner, New Lowell, and Nottawa

January 5, 2009

Clearview Township

Delivered by fax to 705-428-0288 and by e-mail to rspraggs@clearviewtwp.on.ca

R.J. Burnside & Associates Limited

Delivered by fax to 705 446 2399 and by e-mail to bob.mayberry@rjburnside.com

Richard Spraggs, P. Eng., Robert Mayberry, P.Eng.

R.J. Burnside & Associates Limited's December 17, 2008 status report arrived in an envelope postmarked December 29th. Gleneden will review the material posted on the Township web page to confirm that the number of people and jobs being planned for is that required by Schedule 3 of the Provincial Growth Plan.

Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 416 777 1329 E gpsc@bellnet.ca

Please consider the environment before printing this email.

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From: Bob Mayberry [8

Bob Mayberry [Bob.Mayberry@rjburnside.com]

Sent: Tuesday, January 13, 2009 11:04 AM

To: Don McNalty; Steve Gendron

Cc: Richard Spraggs

Subject: Fw: Nottawa Wastewater Treatment EA

I just spoke with Richard - I had forwarded this E-mail to him, and he has called and left a message with Ms. Humphries advising that the schedule is not yet determined, and noting to her that there are two projects that the Township needs to coordinate and fund.

Bob

---- Forwarded by Bob Mayberry/RJB on 01/13/2009 10:59 AM ----

"Rosemarie Humphries"

<rhumphries@humph
riesplanning.com>

<bob.mayberry@rjburnside.com>

CC

To

01/13/2009 09:57

AM

"'Antonio Maggio'" <amaggio@trebnet.com>

Subject

Nottawa Wastewater Treatment EA

Please respond to <rhumphries@humph riesplanning.com>

Hi Bob:

We received a copy of the notice for the above. Can you provide me with the timing for design and construction of this project on the basis that there are no bumpup requests made etc.

Thanks

Rosemarie

Rosemarie L. Humphries

Humphries Planning Group Inc. 216 Chrislea Road, Suite 103 Woodbridge, Ontario L4L 8S5 905-264-7678 (ext. 244) Fax (905)264-8073

**** CONFIDENTIALITY NOTICE ****

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Thank	you	ι.															

From: Sent:

Richard Spraggs

Tuesday, January 13, 2009 12:30 PM

To:

clearplan@bellnet.ca

Cc:

Bob Mayberry

Subject: WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Please consider this as a Response to your January 7, 2009 Correspondence to Clearview Mayor and Council, in which you wrote:

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

The response is:

The goal of the Municipal Class EA Study was to provide servicing strategy supporting each settlement area (Nottawa, Stayner) being built out. The population at built out was based on the ultimate population and was determined using the Official Plan and the Growth Plan for the Greater Golden Horseshoe (GGH) which was developed under the Places to Grow Act 2005.

For Nottawa, the ultimate population (Section 4.2, page 17) is 8650 using the GGH growth scenario.

For Stayner, the ultimate population (Section 4.3.4, page 20) is 28,200 using the GGH (without intensification) growth scenario.

The strategy did not attempt to identify a projected growth rate, but an end population. With this end population, the infrastructure required was identified and can be phased in as demand materializes. This will eliminate mothballing any infrastructure as growth continues.

This strategy was discussed with the Public at the PIC and Council was made aware of this strategy when we provided updates on the Wastewater Municipal Class EA's to them.

The long term requirements and phasing will occur in accordance with the policies and regulations of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan and the Township's Official Plan.

This study is associated with longer term planning. Clearview will proceed in a fiscally responsible manner in response to anticipated growth or servicing needs. The Municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase. (Reference - Executive Summary)

The project requirements and phasing will continue to reflect the Municipal, Provincial and County policy frameworks on an ongoing basis. It is anticipated that the projects will be reviewed and re-prioritized at five year intervals to match the five year review period of Municipal, County and Provincial planning. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents.

(Reference Executive Summary).

Should you have any questions, please advise.

Richard Spraggs, P. Eng. Director of Public Works

Bob Mayberry – please place in the Notice of Completion File

From:

Richard Spraggs

Sent:

Tuesday, January 13, 2009 11:34 AM

To:

clearplan@bellnet.ca

Cc:

Bob Campbell; Bob Mayberry

Subject: FW: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request

for Agreement in Principle

As requested,

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:19 AM

To: Richard Spraggs

Subject: FW: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for

Agreement in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for

Agreement in Principle

January 12, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Nottawa Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Collingwood for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower Suite 4105
77 King Street West, PO 58, Toronto ON M5K 1E7
Please consider the environment before printing this email.

--

From:

Richard Spraggs

Sent:

Tuesday, January 13, 2009 11:39 AM

To:

clearplan@bellnet.ca

Cc:

Bob Campbell; Bob Mayberry

Subject: FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request

for Agreement in Principle

As requested

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:18 AM

To: Richard Spraggs

Subject: FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for

Agreement in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for

Agreement in Principle

January 12, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Stayner Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower Suite 4105
77 King Street West, PO 58, Toronto ON M5K 1E7
Please consider the environment before printing this email.

From:

Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent:

Monday, January 19, 2009 10:29 AM

To:

Richard Spraggs

Subject: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

January 19, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Richard Spraggs

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

Clearview Planning Coalition Inc

Art McIlwain

President

clearplan@bellnet.ca

Please consider the environment before printing this email.

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Tuesday, January 20, 2009 4:58 PM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

Confirming receipt and thank you. Did you intend 2008 below to be 2009?

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 20, 2009 4:51 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

Mr McIlwain

The Municipal Class EA (MCEA) Process evaluated options for Nottawa and Stayner to meet existing, future and ultimate needs with regards to sewage treatment and collection. The MCEA Process encourages input from regulatory agencies, the municipality, and the public at the local level in evaluating alternative solutions taking into consideration the environmental impacts and mitigation measures.

The Municipal Class EA Process as identified on Figure 1.2 Municipal Class EA Process (flow chart) does not require for Council to pass any resolutions for the design and the construction of infrastructure. It has been my experience that the actual approving / phasing for the design and the construction of infrastructure by Council are done through the Yearly Capital Budget (& 5 Year Capital Forecast) Process. The Development Charges Act (DCA) Bylaw and appropriate funds collected through the DCA will also be a factor taken into account by Council. Therefore there is no requirement for Council to pass a separate Resolution by 5:00PM on January 22, 2009.

With regards to Council committing to a population of less than 26,000; that commitment would tie into actual design and construction of individual components of the infrastructure; component by component. For instance when we undertook the New Lowell Water Supply and Reservoir Component, although the Reservoir component was built to service the existing population, the feeder pipe from the Collingwood – New Tecumseh pipeline to the Reservoir was built for entire settlement area as it made practical and logical sense. Similar decisions would be made for the infrastructure under this Sewage EA.

The Municipal Class EA Process sets the course for the bigger picture for servicing and as I indicated in my previous e-mail so that we do not go down one road and then find that we have to moth ball major infrastructure 10 to 15 years out.

.As indicated in my January 13, 2008 the undersigned responded to your previous January 7, 2009 e-mail to Council.

Richard Spraggs, P. Eng. Director of Public Works

Bob: Please place in Notice of Completion File

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 19, 2009 10:29 AM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment - Will Council Commit to Phasing?

January 19, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Richard Spraggs

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Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca

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From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 19, 2009 10:29 AM

To: Richard Spraggs

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January 19, 2009

Clearview Township Delivered by fax to 705 428 0288 and e-mail

Richard Spraggs

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Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca

Please consider the environment before printing this email.

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and

Request to Elevate

January 22, 2009

Clearview Township
Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

This is about your Municipal Class Environmental Assessment – Nottawa Wastewater Treatment System and your Municipal Class Environmental Assessment – Stayner Wastewater Treatment System. These are clearly Schedule C activities and you advertised you were proceeding as a Schedule C project at the outset. Please confirm before 9:00 AM tomorrow morning that you will voluntarily elevate each project to a Schedule C project. You mailed your Notices of Completion later than December 17th. Important concerns arose during the period since then. Please confirm before 9:00 AM tomorrow morning that you will extend the time for negotiation of these concerns beyond January 31st. Failure on your part to provide such confirmation will confirm your refusal to do so.

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F

Please consider the environment before printing this email.

From:

Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent:

Friday, January 23, 2009 8:50 PM

To:

Eugenia Chalambalacis; sabrina.grando@ontario.ca

Cc:

Richard Spraggs

Subject: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System

Municipal Class Environmentatl Assessments.

January 23, 2009

The Honourable John Gerretsen Minister of the Environment 135 St. Clair Avenue West 12th Floor, Toronto ON M4V 1P55

Delivered by e-mail to Sabrina Grando, Chief of Staff at sabrina.grando@ontario.ca and to Eugenia Chalambalacis, Project Evaluator PROJECT REVIEW UNIT at eugenia.chalambalacis@ontario.ca.

The request of Clearview Planning Coalition Inc and Gleneden Property Service Corporation that the Minister make Part II Orders is attached in the matter of the Township of Clearview Stayner Wastewater Treatment System Municipal Class Environmental Assessment and in the matter of the Township of Clearview Nottawa Wastewater Treatment System Municipal Class Environmental Assessment.

A copy of the request is also being sent to Richard Spraggs who is the director of Public Works for the Township of Clearview.

Gleneden and CPCI stand ready to discuss this important matter with your staff, Minister. Perhaps if all put their heads together the matter can be resolved.

Clearview Planning Coalition Inc Per Art McIlwain President clearplan@bellnet.ca e-mail

Gleneden Property Service Corporation Real Estate Brokerage Per Art McIlwain **Broker of Record** 416 777 1325 P 416 777 1329 F gpsc@bellnet.ca E **Toronto Dominion Centre Royal Trust Tower Suite 4105** 77 King St W PO 58 Toronto ON M5K 1E7

Ps. The photo on the first page of the attachment is the McIlwain family farm in Clearview Township.

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 9:00 PM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend -

Request to Elevate - Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan again. Since 2006 it has imposed the mandatory requirement that infrastructure and investment be planned to implement its growth projections that in the case of Clearview Township are less than 26,000 people. You have written refusing a request that Council by resolution undertake to phase the infrastructure to implement the Growth Plan, and instead have advertised you intend to design and build it. You have written refusing to negotiate and to extend the time provided for discussion. I am unavailable next week and accordingly Clearview Planning Coalition and Gleneden Property Service Corporation have now asked the Minister to order an individual environmental assessment because it provides the most effective, least costly, and as a practical matter the only means to ensure that Clearview Township provides adequately for the protection, conservation and wise management of the environment.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 5:14 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request

to Elevate - Request for Individual EA

With regards to voluntarily elevating to a Schedule C or an individual EA; this is not necessary as undertaking the Phase 1 and Phase 2 of the EA Process was sufficient to determine the preferred solution(s).

I believe that your serious concern(s) are:

The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound.

My comments are

- 1) the Growth Plan growth numbers are subject to regular review and possible revision.
- 2) The Growth Plan is subject to transitions regulations.
- 3) The Growth Plan represents a prediction or forecast for growth which is considerably shorter than a reasonable infrastructure planning period.
- 4) The required infrastructure can be properly phased to accommodate actual growth in the context of a properly engineered long term infrastructure plan.
- 5) Council will authorise budgets yearly as they determine necessary to meet the needs for infrastructure for both existing and future populations.

This major infrastructure that we are now planning for will last for the next 60 to 80 years which is well beyond the current planning window of growth for 2031; as previously mentioned in this e-mail and previous e-mails this infrastructure will be designed and constructed in phases with Council's authorization.

If I have misstated your concern(s) above, can you please advise.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 10:22 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request

to Elevate - Request for Individual EA

Confirming receipt and thank you.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 10:17 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request

to Elevate - Request for Individual EA

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

Thank you

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 9:27 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request

to Elevate - Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan. The growth allocation is a hard cap. You misstate the serious concerns raised during the review period. The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound. You refuse to extend the time to attempt to negotiate a resolution of the issues. You refuse to voluntarily elevate to Schedule C. Will you voluntarily undertake individual environmental assessments? Please respond before 11:00 AM today.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and

Request to Elevate

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

In the Notice of Commencement Advertisement, (a copy of which is in Appendix E); it does not state "Schedule C" but it states that "the Project is being planned with Phases 1 and 2 of the Municipal Class Environmental Assessment Process." Your statement: "and you advertised you were proceeding as a Schedule C project at the outset" is therefore incorrect.

In reviewing the Project File Report and also the Municipal Class Environmental Assessment Document for municipal projects, there is no requirement / need for the Municipality to expend further tax payers dollars to voluntary elevate each project to a Schedule C.

Important Concerns arose since then (December 17, 2008)

You have forwarded two e-mails and the important concerns that you have since December 17 are:

January 19, 2009

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

January 14, 2009

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

With regards to your two e-mails; I believe your statement:

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people Instead it advertises advertises its intention to design and build infrastructure to accommodate 65,000 people.

summarizes your important concerns.

Council has not yet received a report on growth and so has not made a decision. The growth plan, rooted in legislation, does provide a number. However, the associated transition regulation, also allows these numbers to be exceeded by applications which precede the growth plan, of which Clearview has a substantial number. As indicated in my previous e-mails, my previous response(s) is self explanatory and addresses your concerns.

I believe your concerns have been answered; therefore there is nothing to "negotiate" and no need to extend the January 31, 2009 deadline.

Please advise if there are any other "important concerns" that you that you have not presented yet.

Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to

Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

This is about your Municipal Class Environmental Assessment – Nottawa Wastewater Treatment System and your Municipal Class Environmental Assessment – Stayner Wastewater Treatment System. These are clearly Schedule C activities and you advertised you were proceeding as a Schedule C project at the outset. Please confirm before 9:00 AM tomorrow morning that you will voluntarily elevate each project to a Schedule C project. You mailed your Notices of Completion later than December 17th. Important concerns arose during the period since then. Please confirm before 9:00 AM tomorrow morning that you will extend the time for negotiation of these concerns beyond January 31st. Failure on your part to provide such confirmation will confirm your refusal to do so.

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F

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This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

From: Richard Spraggs

Sent: Monday, January 26, 2009 9:20 AM

To: Don McNalty; Bob Mayberry; Steve Gendron

Cc: CLRTWP-Mng't Team

Subject: FW: Municipal Class Environmental Assessment - Part II Order Request

FYI, more information

From: Ferguson, Ken [mailto:Ken.Ferguson@simcoe.ca]

Sent: Sunday, January 25, 2009 8:10 AM

To: Richard Spraggs

Subject: FW: Municipal Class Environmental Assessment - Part II Order Request

Just fwd this to you, I would think you already have been discussing this with him .please update Ken

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 8:49 PM **To:** kferguson@clearviewtwp.on.ca

Subject: Municipal Class Environmental Assessment - Part II Order Request

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Ken Ferguson

I wrote earlier today Ken asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Ken. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Mayor Ferguson, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per Art McIlwain President clearplan@belinet.ca E 416 777 1325 P 416 777 1329 F



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From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Tuesday, February 03, 2009 4:52 PM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment - Creemore - Preferred Alternative.pdf - Adobe Acrobat

Professional

Routine follow up. Please advise the status of this MCEA

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: November 6, 2007 9:51 AM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca)

Subject: Municipal Class Environmental Assessment - Creemore - Preferred Alternative.pdf - Adobe Acrobat

Professional

November 6, 2007

Township of Clearview Richard Spraggs Delivered by e-mail

Please advise the status of this Municipal Class Environmental Assessment.

Thank you Art McIlwain 416 777 1325

From:

Sue McKenzie

Sent:

Thursday, February 05, 2009 4:31 PM

To:

Richard Spraggs; dmcnalty@rjburnside.com; Bob Mayberry

Subject:

FW: Municipal Class Environmental Assessments - Request for Answers

importance: High

Susan A. McKenzie C.A.O. Clearview Township 217 Gideon Street, Stayner, Ont. L0M 1S0

705-428-6230 ext. 230 smckenzie@clearviewtwp.on.ca www.clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, February 05, 2009 4:10 PM

To: Sue McKenzie

Subject: Municipal Class Environmental Assessments - Request for Answers

February 5, 2009

Mayor and Members Clearview Township Council Delivered by fax and e-mail to each and to Clerk and CAO

Susan McKenzie

In July 2004 (Item 11c, July 19, 2004) Council approved "the recommendation that RJ Burnside & Associates be retained to undertake the Clearview Sanitary-Water Municipal Class EA as set out in the terms of reference." The Terms of Reference provided that "while examining the alternatives the financial impacts will also be modeled to include: total capital cost of the solution; per capita cost of the solution based on three growth scenarios; annual operational cost of the solution; per capita annual operational cost of the solution; and Lifespan and replacement cost of the solution. These costs will also be compared to the costs associated with the current systems and replacement cost of the solution." "The work program will also establish "in detail the approvals requirements and associated timelines for the various solutions; and the growth management implications/constraints of each solution."

Councillor Ian Lang moved the motion and Councillor AI Bell seconded it. AI was defeated in the next election as was Ian's appointed replacement. The new Council passed no other resolution, Susan. Electors are entitled to the work Council bargained for.

- 1. What is the per capita cost of each solution based on three growth scenarios?
- 2. What is the lifespan and replacement cost of each solution?
- 3. What are these costs compared to the costs associated with the current systems and replacement cost of each solution?

- 4. What are the detailed approvals requirements and associated timelines for the various solutions?
- 5. What are the growth management implications/constraints of each solution?

Do you know the answers that Council retained RJ Burnside & Associates to provide, CAO McKenzie? If you do, please provide them by fax or e-mail before 5:00 PM on February 12, 2009.

Respectfully submitted
Clearview Planning Coalition Inc
Per
Art McIlwain
President
416 777 1325 P 416 777 1329 F clearplan@bellnet.ca E



FW: Stayner/Nottawa: addendum re NoCs Richard Spraggs to: Steve Gendron

2009-07-27 10:03 AM

fyi

----Original Message----

From: Bob Mayberry [mailto:Bob.Mayberry@rjburnside.com]

Sent: Thursday, March 05, 2009 11:11 AM

To: Richard Spraggs; Don McNalty; Steve Gendron Subject: Fw: Stayner/Nottawa: addendum re NoCs

FYI - Sent a few minutes ago.

Bob

---- Forwarded by Bob Mayberry/RJB on 03/05/2009 11:10 AM ----

Bob Mayberry/RJB

03/05/2009 11:10

To

AM

"Wright, Wesley (ENE)"

Wesley.Wright@ontario.ca>

CC

Subject

Fw: Stayner/Nottawa: addendum re

NoCs

Wesley:

Attached please find PDF's of the following:

- 1) the Notices of Completion for both the Nottawa and the Stayner Class $\mathtt{EA's}$
- 2) maps showing the area being studied and a conceptual configuration of the preferred solution for both the Nottawa EA and the Stayner EA.

I am also pulling together the C of A's for both Collingwood and Wasaga Beach WWTP's and will get these off to you shortly.

Regards

Bob

(See attached file: Notices of Completion for Nottawa and Stayner.pdf) (See attached file: Nottawa Collingwood plan.pdf) (See attached file: Stayner Wasaga Beach Plan.pdf)

From:

Bob Mayberry [Bob.Mayberry@rjburnside.com]

Sent: To: Tuesday, March 10, 2009 8:39 AM Richard Spraggs; Steve Gendron

Subject:

Fw: Stayner/Nottawa: INAC response re specific claims

Richard:

Per your earlier E-mail.

Bob

---- Forwarded by Bob Mayberry/RJB on 03/10/2009 08:39 AM ----

"Wright, Wesley

(ENE)"

<Wesley.Wright@on</pre>

tario.ca>

"Bob Mayberry"

<Bob . Mayberry@rjburnside.com>

03/09/2009 02:12

PM

Subject

To

CC

Stayner/Nottawa: INAC response re

specific claims

FYI

Wesley Wright

Project Evaluator, Project Review Unit

Environmental Assessment and Approvals Branch P Please consider the environment before printing this email.

----Original Message----

From: Janet Townson [mailto:Janet.Townson@ainc-inac.gc.ca]

Sent: March 6, 2009 4:17 PM To: Wright, Wesley (ENE)

Cc: Don Boswell

Subject: Re: Stayner/Nottawa: addendum re NoCs

B 8260-12

Wesley Wright

Project Evaluator, Project Review Unit

Environmental Assessment and Approvals Branch Wesley.Wright@ontario.ca

Dear Mr. Wright:

Re: Stayner/Nottawa: addendum re NoCs

I am writing in response to your email of March 5, 2009, regarding claims in the above noted area.

(Sorry for the delay. G8 emergency request.)

We have conducted a brief search of our records and determined that the following First Nations in the vicinity of the area of interest have submitted specific claims:

Beausoleil First Nation 1 Ogema Street, CHRISTIAN ISLAND, ON LOK 1C0 (705) 247-2051

Chippewas of Georgina Island RR 2 PO Box N-13, SUTTON WEST, ON LOE 1R0 (705) 437-1337

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200, RAMA, ON LOK 1TO (705) 325-3611

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200, RAMA, ON LOK 1TO (705) 325-3611

Chippewas of Nawash First Nation RR 5, WIARTON, ON NOH 2T0 (519) 534-1689

Curve Lake First Nation 22 Winookeeda Road, CURVE LAKE, ON KOL 1R0 (705) 657-8045

Hiawatha First Nation 123 Paudash Street, HIAWATHA, ON KOL 2G0 (705) 295-4421

Mississaugas of Scugog Island First Nation RR# 5 22521 Island Road, PORT PERRY, ON L9L 1B6 (905) 985-3337

In addition, there are other First Nations in the vicinity of your area of interest. You may wish to contact these First Nations to advise them of your intentions. They can be reached at:

Moose Deer Point First Nation 3719 Twelve Mile Bay Rd., PO BOX 119, MACTIER, ON POC 1H0 (705) 375-5209

Saugeen First Nation No.29 Highway #21, R.R. #1, SOUTHAMPTON, ON NOH 2LO (519) 797-2781

Wahta Mohawk Territory PO BOX 260, BALA, ON POC 1A0 (705) 756-2354

Wasauksing First Nation PO Box 250, PARRY SOUND, ON P2A 2X4 (705) 746-2531

For more information, you may wish to consult a "Public Information Status Report" on all claims which have been submitted to date. This information is available to the public on the Indian and Northern Affairs Canada (INAC) website and can be found at http://www.ainc-inac.gc.ca/al/ldc/spc/pubs/pis-eng.asp.

It should be noted that the reports available on the INAC website are updated quarterly and therefore, you may want to check this site at regular intervals for updates. In accordance with legislative requirements, confidential information has not been disclosed.

Please rest assured that it is the policy of the Government of Canada as expressed in The Specific Claims Policy and Process Guide that "in any settlement of specific native claims

the government will take third party interests into account. As a general rule, the government will not accept any settlement which will lead to third parties being dispossessed."

We can only speak directly to claims filed under the Specific Claims Policy in the Province of Ontario. We cannot make any comments regarding potential or future claims, or claims filed under other departmental policies. This includes claims under Canada's Comprehensive Claims Policy or legal action by a First Nation against the Crown. You may wish to contact the Assessment and Historical Research Directorate at (819) 994-6453, the Consultation and Accommodation Unit at (613) 944-9313 and Litigation Management and Resolution Branch at (819) 934-2185 directly for more information.

You may also wish to visit http://www.ainc-inac.gc.ca/nr/iss/acp/acp-eng.asp on the INAC website for information regarding the Federal Action Plan on Aboriginal Consultation and Accommodation.

To the best of our knowledge, the information we have provided you is current and up?to? date. However, this information may not be exhaustive with regard to your needs and you may wish to consider seeking information from other government and private sources (including Aboriginal groups). In addition, please note that Canada does not act as a representative for any Aboriginal group for the purpose of any claim or the purpose of consultation.

I hope this information will be of assistance to you. I trust that this satisfactorily addresses your concerns. If you wish to discuss this matter further please contact me at (819) 953?4667.

Sincerely,

Janet Townson A/Claims Analyst Ontario Research Team Specific Claims Branch

Please consider the environment before printing this email.

From: Wright, Wesley (ENE) [Wesley.Wright@ontario.ca]

Sent: Tuesday, March 10, 2009 10:46 AM

To: Richard Spraggs

Cc: Don McNalty; Bob Mayberry; Peter Somers; Steve Gendron; Sue McKenzie

Subject: RE: Township of Clearview - Municipal Class EA -- Long Term Sewage Collection and Treatment for

Nottawa -- Withdraw Notice of Completion

E-mail received. An acknowledgment letter will go out shortly.

Thanks,

Wesley Wright Project Evaluator, Project Review Unit Environmental Assessment and Approvals Branch



Please consider the environment before printing this email.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 10, 2009 10:29 AM

To: Wright, Wesley (ENE)

Cc: Don McNalty; Bob Mayberry; Peter Somers; Steve Gendron; Sue McKenzie

Subject: Township of Clearview - Municipal Class EA -- Long Term Sewage Collection and Treatment for Nottawa --

Withdraw Notice of Completion

Wesley Wright

Please accept this e-mail as the Township of Clearview's request to withdraw the Notice of Completion posted December 17, 2008 for

- Long Term Sewage Collection and Treatment for Nottawa, Schedule B Municipal Class Environmental Assessment
- Long Term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class Environmental Assessment

The Township acknowledges its 'Duty to Consult' and will consult with the First Nations/Aboriginal Peoples with regards to any input, issues or concerns that they may have.

Please note that the Township plans to take into consideration and revise accordingly, its Municipal Class EA from these consultations, and after which undertake a new Notice of Completion.

Thank you for your assistance to date.

Richard J. Spraggs, P. Eng. **Director of Public Works** Clearview Township

Ph 705-428-6230 x243

From:

Janet Townson [Janet.Townson@ainc-inac.gc.ca]

Sent:

Thursday, March 12, 2009 11:30 AM

To:

Richard Spraggs

Subject:

RE: Your E-mail dated March 6, 2009 to Wesley WrightProjectEvaluator MOE Ontario

You're welcome, Richard...

Yes, a cc would be appropriate for INAC, unless you had specific names within program areas and then you could cc the people, instead. Currently, I am the contact for Specific Claims - Ontario.

When you ask about Ontario, I assume you mean Ministry of Aboriginal Affairs?? I do work frequently with Ontario on claims, however I don't know if they have a unit designated for 3rd Party requests. I am going to give you the name of Kelly Roy within their Land Claims Research Unit and hopefully, if she can't help you, she'll be able to direct your request to the appropriate person. Her number and addy are: [416-326-4767] [kelly.roy@ontario.ca]

This is MAA's Address:

Ministry of Aboriginal Affairs 160 Bloor Street East, 4th floor Toronto, Ontario, Canada M7A 2E6

Hope this is useful...

Janet

>>> "Richard Spraggs" <rspraggs@clearviewtwp.on.ca> 3/12/2009 10:24 AM >>> >>>

Janet

Thanks for your response.

We will be sending out a letter with our Study, I believe it appropriate to CC (letter only) to INAC, Should we? Are you the Contact?

Do you know who the Contact would be for the Province of Ontario?

Richard

----Original Message----

From: Janet Townson [mailto:Janet.Townson@ainc-inac.gc.ca]

Sent: Wednesday, March 11, 2009 3:24 PM

To: Richard Spraggs

Subject: Re: Your E-mail dated March 6, 2009 to Wesley Wright ProjectEvaluator MOE Ontario

Richard...

You can do it a number of ways. You can address the letters in the following:

- 1) Dear Chief;
- 2) Dear Chief and Council; or,
- 3) there is a website http://www.chiefs-of-ontario.org/ where you can locate the Chiefs' First Names if you prefer a more personable approach.

I hope you find this useful...

Janet

>>> "Richard Spraggs" <rspraggs@clearviewtwp.on.ca> 3/11/2009 3:15 PM >>>

Please note that Clearview Township is undertaking a Class Environment Assessment, for sewage works in Stayner and Nottawa in Clearview Township.

You provided Wesley a list of First Nations that the Township should contact with regards to Consultation.

We will be sending letters out to these First Nations, can you advise what the protocol is with regards to addressing the letters; to the Chief, the Chief and Council, The Council etc etc. How do we get their names?

Thank you for your attention to this matter.

Richard J. Spraggs, P. Eng.

Director of Public Works

Clearview Township

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FW: Nottawa & Stayner Sewage EA -- Withdrawal of Notice of Completion

Richard Spraggs

to:

Steve Gendron 2009-07-27 09:51 AM

Show Details

For Sewage EA File

From: Richard Spraggs

Sent: Friday, March 13, 2009 2:39 PM

To: CLRTWP-Council

Cc: Bob Campbell; Dave Carruthers; Michael Wynia; Mitch Carruthers; Richard Spraggs; Steve Sage; Sue McKenzie; Mike

Rawn; Don McNalty

Subject: Nottawa & Stayner Sewage EA -- Withdrawal of Notice of Completion

In discussion with the MOE Environment Assessment and Approvals Branch, we have decided to withdraw our Notice of Completion for the Nottawa and the Stayner Sewage EA's to undertake consultation with First Nations.

When the MOE gets a Part II Order Request, the MOE's Project Evaluator reviews the Municipal Class EA File for three things:

- 1) Township's responses to the Requestor's Concerns and Issues per the Part II Order Request.
- 2) Technical/Engineering Merits of the Project
- 3) Consultation with First Nations "Duty to Consult" in particular how it deals with Land Claims, Aboriginal Rights etc.

With regards to 1) and 2) above, the Township is in excellent shape.

With regards to Consultation with First Nations, this did not occur. It is my understanding that in 2007, there was a Supreme Court of Canada Decision that may have occurred in British Columbia, and then the Province of Ontario for all Environmental Assessments including Municipal Class EA's has made it a requirement for "Duty to Consult". This "Duty to Consult" not only means that we send a Notice of Commencement of the Municipal Class EA Project to the First Nations, but we must show that we have made every possible effort to make contact, follow up and discuss the project, and get their comments.

For the Sewage EA, although the Study started in 2006 and our Public Information Centre was in May 2007, both before this Supreme Court Decision, the date that the MOE looks at for this "Duty to Consult" is the Date of Completion which in our case was December 19, 2008.

Therefore we are sending out letters to the 11 First Nations (Bands), whom may have a Land or other Claims in our area, (with a copy to the Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs – Ontario) for the First Nations to make comments on our EA's with a 30 day turn-a-round. We will follow up in 15 days and 20 days and if need be to have a meeting with those Chief(s) and Council(s) that may express concerns. This will probably take 45 to 60 days, before we are in a position to advertise our Notice of Completion again.

The reason for the Township's Withdrawal of Notice of Completion is that there is a new Premiere/Minister Directive to the MOE Environmental Assessment and Approvals Branch that all MOE Staff recommendations for Part II Requests are to be into the Minister's Office within 45 days (March 16th, 2009) from the end of the Comment Period for Notice of Completion Date. The MOE Staff no longer defer their review pending receiving more information as the Province was getting too many complaints that the Municipal Class Ea's were never being finalized. As an example, the Minister of the Environment took well over 6 months to decide on the Part II Order Request for the Collingwoodlands Water System Emergency Generator. The Minister's decision in all likelihood for these Sewage Class Ea's was to deem our Sewage Municipal Class Ea as incomplete and advise the Township to undertake consultation with the First Nations.

This 'Duty to Consult' is required for all of our future Municipal Class EA's, even if it is as straight forward as an Emergency Generator at one of our Water Pumping Stations (on our own lands).

Richard Spraggs, P. Eng. Director of Public Works.

ACENED ...

Ministry of the Environment

2 St. Clair Ave. West Toronto ON M4V 1L5 Ministère de l'Environnement

CEEUINATEM LOMINOLITI

2, avenue St. Clair Ouest Toronto ON M4V 1L5



March 17, 2009

Mr. Richard Spraggs
Director of Public Works
Township of Clearview
Box 200, 217 Gideon Street
Stayner ON LOM 1S0

Dear Mr. Spraggs:

Thank you for your e-mail dated March 10, 2009 with respect to the Township of Clearview's (Township) proposed Long Term Wastewater Collection and Treatment for Nottawa and Stayner (Project).

In your e-mail, you informed Ministry of the Environment (MOE) staff that the Township has withdrawn its Notice of Completion for the Project dated December 17, 2008 in order to initiate First Nation engagement to meet the consultation requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (Class EA).

It is my understanding that once the Township has engaged the First Nations that were identified in the March 6, 2009 e-mail from Indian and Northern Affairs Canada's Specific Claims Branch, offering them a minimum 30-day period to provide comments on the Project, the Township will re-issue a Notice of Completion for a 30-day public review period. Any individuals who have submitted a Part II Order request to the MOE are to be directly notified by the Township once the Notice of Completion is re-issued. Per the Class EA, the Township is also required to make an effort to resolve outstanding concerns before the Notice of Completion is re-issued.

If the individual who submitted a Part II Order request still believes that there are concerns that have not been addressed, he will have an opportunity to submit a Part II Order request to the MOE during the 30-day public comment period after the Notice of Completion is re-issued.

Mr. Richard Spraggs Page 2.

If you have any further questions regarding this matter, please contact Mr. Wesley Wright of the Environmental Assessment and Approvals Branch at 416-314-7754.

Sincerely,

Agatha Garcia-Wright

Director

Environmental Assessment and Approvals Branch

Mr. Bob Mayberry, R.J. Burnside & Associates Ltd. c:

Requester

EA File No. 03-03-03 Long Term Wastewater Collection and Treatment for

Nottawa and Stayner

Richard Spraggs

Wright, Wesley (ENE) [Wesley.Wright@ontario.ca] From:

Sent: Thursday, March 19, 2009 11:46 AM

Gleneden Property Service Corp - Art McIlwain, President To:

Cc: Richard Spraggs

Subject: RE: Clearview EA Part II Order Request - Gleneden and CPCI - Document Book

Mr. McIlwain, thank you for your March 11, 2009 e-mail in which you provide additional information and supplementary e-mail correspondence concerning Clearview Township's proposed Long Term Wastewater Collection and Treatment for Stayner and Nottawa (Project).

Please contact me should you have any further concerns or questions about this project.

Sincerely,

Wesley Wright Project Evaluator, Project Review Unit **Environmental Assessment and Approvals Branch**



Please consider the environment before printing this email.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: March 11, 2009 1:06 PM To: Wright, Wesley (ENE) Cc: Richard Spraggs

Subject: Clearview EA Part II Order Request - Gleneden and CPCI - Document Book

March 11, 2009

Ministry of Environment Delivered by e-mail

Wesley Wright, Project Evaluator

http://filesanywhere.com/fs/v.aspx?v=896d62885b656fab72a2 is a link that will allow you to download a .pdf document containing the submittals provided to the municipality and its response. You will see that the .pdf file is of extensive e-mail correspondence. Where the e-mail indicates an attachment, it is included as an embedded file. Clicking on the attachment name will open the file.

I look forward to discussing this matter with you when you are ready.

Clearview Planning Coalition Inc Glenden Property Service Corporation per Art McIlwain President

416 777 1325 P

clearplan@belinet.ca

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(2)</u>, and is believed to be clean.

April 15, 2009

Township of Clearview

Response to: Wise Management Needed – Part 11 Order Request – January 23, Clearview Planning Coalition Inc. and Gleneden Property Service Corporation

From: Richard J. Spraggs, P. Eng. Director of Public Works

The Goal of the Municipal Class EA Study was to provide service strategy supporting each settlement area being built out. With this end population, the infrastructure required was identified and can be phased in as demand materializes. This will eliminate any infrastructure becoming redundant as growth continues.

The Township is presently consulting with First Nations on the Municipal Class EA for Nottawa and the Municipal Class EA for Stayner. The Township has withdrawn its Notice of Completion for these Municipal Class EA's so that input can be received and considered from the First Nations. This has information been sent to you in a letter from the MOE – Project Evaluator dated March 17, 2009.

The Ministry of the Environment has requested the Township "to make an effort to resolve outstanding concerns before the Notice of Completion is re-issued".

This is in response to your Wise Management Needed – Part 11 Order Request dated January 23, 2009.

Your Document has been attached with the various paragraphs identified with Letters for ease of replying:

Paragraph A

No response required as introductory comments.

UNRESOLVED CONCERNS

Paragraph B

As per the Growth Plan for the Greater Golden Horseshoe 2006, the below noted excerpts from this document illustrate that the Township's philosophy with regards to review and evaluate options for the specific settlement area to meet future and ultimate needs with regards to sewage and collection <u>is correct</u>. ("The Plan provides the framework for infrastructure investments in the GGH, so that existing infrastructure and future investments are optimised to serve growth to <u>2031</u> and <u>beyond</u>.")

The Township has also considered the County's Official Plan and the Township's Official Plan in our Municipal Class EA process. See response to your Paragraph D.

The Growth Plan for the Greater Golden Horseshoe states:

Introduction

"This Plan does not replace municipal official plans, but works within the existing planning framework to provide growth management policy direction for the GGH"

"direct growth to built up areas where capacity exists to best accommodate the expected population and employment growth, while providing strict criteria for settlement area boundary expansions"

"plan for community infrastructure to support growth"

"ensure sustainable water and wastewater service are available to support future growth" optimize the use of existing and new infrastructure to support growth in a compact, efficient form"

Where and How to Grow

- i) Directing development to settlement areas; except where necessary for development related to the Management or use of resources, resource based recreational activities, and rural land uses that cannot be located in the settlement areas.
- j) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth to settlement areas that are serviced by other forms of water and wastewater services

Infrastructure to Support Growth Context

"The Plan provides the framework for infrastructure investments in the GGH, so that existing infrastructure and future investments are optimised to serve growth to 2031 and beyond."

"There is a need to co-ordinate investment in water and wastewater investment to support future growth in ways that are linked to the determination of how these systems are paid for.

Water and Wastewater Systems

Municipalities are encouraged to plan and design municipal water and wastewater systems that return water to the Great Lake Watershed from which the withdrawal originates."

The Township has addressed the Growth Plan for the Greater Golden Horseshoe Plan in the Class EA Process. Please see Project File Report – Nottawa & Stayner

Section 1.0 – Introduction

Section 1.1 - Relationship with Long Term Water Environmental Assessments

Section 1.1.2 - Planning Timelines for EAs

Section 7.0 - Evaluation of Planning Alternatives

Appendix F – Public Information Centre, May 9 2007 – various slides that indicate that the Township has considered the Growth Plan for the Greater Golden Horseshoe, the Township's Official Plan, Stayner Servicing Plan (2002).

Your Reference to the Township accommodating 65,000 people in this Municipal Class EA instead of 26,000 people is interesting. Also your comments latter in your Wise Management

Needed document wherein you state that "development at levels of 4 times the levels in the growth plan" is also interesting as even taking your numbers of 26,000 at 4 times you arrive at a population of 104,000, which is far greater then your number of 65,000 that you use in your document.

However the population that was used in the Municipal Class EA's is 48,760. The population as set out in the New Lowell, Stayner and Nottawa Municipal Class EA's is as follows:

New Lowell 11910

Stayner 28200 (Section 4.3.4; PFR)

Nottawa <u>8650</u> (Section 4.2; PFR)

TOTAL 48760

The population has been addressed in the Project File Report as follows:

Section 4.0 - Population Growth

Table 4.1 - Population Projections for Nottawa, Stayner

Paragraph C

X

The Township is in conformity with the Planning Act and Simcoe County Official Plan. The Township has received a letter from Simcoe County supporting Township's Municipal Class EA. See Appendix D. It would stand to reason, that the County would not support the Township's Municipal Class EA if it was not in conformity.

This has been addressed in the Project File Report as follows:

Section 1.1.2 Planning Timelines for EAs

Section 4.2 Future Populations Projections

Appendix D – Letter of Support form County of Simcoe –CAO supporting the waste water services environmental assessments wherein the County has stated its support for Clearview's approach to establishing a long term view to the management of municipal waste water treatment services.

Appendix F - Public Information Centre May 9, 2007

Paragraph D

The Goal of the Municipal Class EA Study was to provide service strategy supporting each settlement area being built out. With this end population, the infrastructure required was identified and can be phased in as demand materializes. This will eliminate any infrastructure becoming redundant as growth continues.

The Township's conformity with the Growth Plan has been addressed in the Township response to your Paragraph B above. With regards to the Township's Official Plan the following clauses pertain to the reasoning for undertaking the Municipal Class EA:

Section 3.7.1 Goals (Municipal services)

1. It is municipal services goal of this Official plan to provide adequate and safe systems of water supply, sanitary sewage disposal and storm water management to all areas of development"

Section 3.7.2 Objectives (Municipal Services)

4. To upgrade and improve existing municipal services to meet future growth

info to

requirements of the Township.

This reasoning has been addressed in the Project File Report as follows: Section 1.3 Problem Identification

Appendix F – Public Information Centre May 9, 2007

Paragraph E

The Project File Report prepared for this Municipal Class EA Study <u>does adequately</u> provide for the protection of the environment. More specific detail can be found in Sections:

- 7.0 Evaluation of Planning Alternatives
- 8.0 Impacts and Mitigation Measures
- 9.0 Follow Up Commitments

Paragraph F

The Township has followed the Municipal Class EA and in turn the Parent EA. Sanitary Collection and Treatment Systems have been approved under the Parent EA process. The Municipal Class EA Process has identified different projects for Sanitary Collection and Treatment Systems fall under a Schedule A or Schedule B or Schedule C classification. A Parent EA has been completed and therefore the Municipal Class EA Process can be done. In contrast, for installing a landfill site, there has been no Parent EA completed, therefore a Landfill Site can not be done using the Municipal Class EA process.

ISSUES IN REQUEST

Paragraph G

No comment necessary as you have expanded on these Items elsewhere in your document titled 'Wise Management Needed'.

WISE MANAGEMENT OF GROWTH

Paragraph H

X

The Township has <u>clearly demonstrated</u> that any impacts on the economic and natural environments will be mitigated as identified in Section 8 Impacts and Mitigation Measures and Section 9.0 Follow up Commitments of the Project File Report.

GROWTH AND PIPE CAPACITY

Paragraphs I, J, K, KK

The Township has carried out this Sewage Class EA for providing sanitary servicing for the existing Settlement Areas.

The preferred solution identifies that a pumping station be installed in each community with the sewage being sent for treatment by forcemain to the respective Municipalities. For any lands between Nottawa and Collingwood and between Stayner and Wasaga Beach to tie into these forcemains would be very difficult as these are not gravity pipes as per the example you

have sited from Richard White.

ENVIRONMENTAL IMPACTS

Paragraph L

A Rhetorical Statement, therefore no comment necessary.

★ ECONOMIC ENVIRONMENTAL IMPACTS

Paragraph M

The Township is presently undertaking its 5-Year Review of the Township's DCA Charges Bylaw. Watson & Associates Economists Ltd are undertaking this work. The infrastructure work identified by these Muncipal Class EA's are being considered by Watson as they prepare the new DCA Charges Bylaw.

Paragraph N

The Development Charges Act Bylaw and / or Development Agreements or a combination of both will collect the necessary funds required to install the infrastructure identified in these Municipal Class EA Studies in a fair and equitable manner.

Paragraph O

The Township has already answered your concern in Paragraph D above.

Paragraph P,Q

The Township agrees with your comments. The Township is indeed focusing growth in growth centers as these Municipal Class EAs deal with the sanitary servicing of existing settlement areas only. The Township is not advocating piecemeal development.

NATURAL ENVIRONMENTAL IMPACTS

Paragraph R

The Township has already answered your concern in Paragraphs B and D.

Paragraph S

The Township's preferred solution for Wastewater Treatment will make use of existing sewage treatment plants that have approved existing point source discharges into Georgian Bay. The Township preferred solution as a result of the Municipal Class EA Studies is to provide only a sewage collection system (pumping station and forcemain) to direct the sanitary sewage to our neighbouring municipalities for sewage treatment at their plants. The treatment component will be undertaken by Collingwood (for Nottawa) and by Wasaga Beach (for Stayner).

The Township will expand the Executive Summary, Section 1.4 Municipal Class EA Planning Process, and Section 10.3 Notice of Completion to reflect this fact.

The vast amount of energy will be assessed during the design phase. Best management practice will be implemented to ensure that the best and most efficient energy components are used.

The Township is presently consulting with First Nations on the Municipal Class EA for Nottawa and the Municipal Class EA for Stayner. The Township has withdrawn its Notice of Completion for these Municipal Class EAs so that input can be received and considered from the First Nations. You were notified the MOE – Project Evaluator in alter dated March 17, 2009 carbon copied to you.

Paragraph T, U, V, W, X, Y,Z

For your concerns for the Regional Road System, these roads are under the jurisdiction of the MTO and Simcoe County and you should address your concerns directly to those Agencies. Therefore the assessment of Regional Roads not been assessed under this Sewage Collection and Treatment Municipal Class EA Studies.

The MTO is presently undertaking Environmental Assessment work and a Transportation Study for the Hwy 26 in the Georgian Triangle Area in terms of future increased traffic demand to move traffic efficiently and effectively.

That Simcoe County in 2008 has completed a Transportation Master Plan to study the County Road System for future increased traffic demand to move traffic efficiently and effectively.

X SOCIAL ENVIRONMENTAL IMPACTS

Paragraph AA, AB

The small town atmosphere and the unique historical identity of the Settlement Areas is governed by our Official Plan and further preserved through our Subdivision / Development Agreement Process. The Township was successful in achieving this objective in a recent development proposal wherein the same lot size and diverse lotting was preserved as in a settlement area through the efforts of the Township Planning Department. Only some 500 +/-lots were approved in an area were over 1000 +/- lots could be built; however based on Provincial Polices (Places to Grow) there is now a need to establish medium density dwellings and allow for intensification.

The preservation of the small town atmosphere and the unique historical identity has been identified as a priority item in the Township's Strategic Plan completed in 2008.

* CULTURAL ENVIRONMENTAL IMPACTS

Paragraph AC, AD

With regards to Community Centers, Curling Rinks, Hockey Rinks, Baseball Diamonds,

Clearview Township has undertaken a Master Cultural and Recreation Study wherein the requirements for the Township's Cultural and Recreation Activities and Physical Buildings & Fields were assessed for the future needs with a 10 year implementation plan being adopted. Council also hired a Recreation and Cultural Programmer to implement this Master Cultural and Recreation Plan. To date, many activities / programs have been implemented where people get together and enjoy the pleasure of each other's company.

School Boards are presently undertaking an Review of Schools and have formed as Accommodation Review Committee (ARC).

MITIGATION OF IMPACTS

Y Paragraph AE

The Municipal Class EA Project File Report has identified in Section 8 – Impacts and Mitigation Measures that are required to be implemented for the Sewage Collection and Sewage Treatment infrastructure to be installed. The means for mitigating the impacts are set out in Section 8.

PROCESS INADEQUATE

Paragraph AF (No. 1 to No.6)

Your Process Inadequate section is mainly a summary of your previous points.

- 1.0) See Response to Paragraph B & D
- 2.0) See Response to Paragraph AE
- 3.0) See Response to Paragraph B
- 4.0) See Response to Paragraph F
- 5.0) The Township has taken into account all concerns that it received and used the information in determining the preferred solutions.
- 6.0) See Response to Paragraph S

CONSULTATION INADEQUATE

Paragraph AG (No. 1 to No. 5)

- 1.0) The Township provided the Population Targets at the Public Information Center held on May 9th 2007. This information was discussed with the Public at the Public Information Center.
- 2.0) The Problem Definition <u>was not changed</u> in the File Report, see Section 1.3 of the Project File Report.
- 3.0) The Township in undertaking Phase 1 and Phase 2 of the Municipal Class EA Process was sufficient to determine the preferred solution was a Schedule B Project, therefore it was not necessary to carry out Phase 3 of the Municipal Class EA.
- 4.0) With regards to voluntarily extending the deadline; in the Notice of Completion Review Period, The Township in an e-mail dated January 22, 2009 summarized the your concerns, answered your concerns and then advised 'as your concerns were answered then there was no need to extend the deadline or nothing to negotiate". It

- was after this e-mail that you produced your 'Wise Management Needed' Document. Your e-mails prior to this document were very vague and not conclusive.
- 5.0) With regards to voluntarily elevating to a Schedule C or an individual EA, this is not necessary as undertaking the Phase 1 and Phase 2 of the EA Process was sufficient to determine the preferred solution. Please note that your statement 'though the project was initially advertised by the Proponent was represented to be a Schedule C Assessment' is not correct. The Project was advertised as a Project being planned in accordance with Phases 1 and 2 of the Municipal Class EA process. (See Appendix F of the Project File Report).

CONSIDERATIONS

Paragraph AH

You have provided a summary of your previous statements; there is no new information here that the Township has not already addressed.

DIFFERS FROM OTHER UNDERTAKINGS

Paragraph AI (No. 1 to No. 7)

- 1.0) See Response to Paragraph F
- 2.0) See Response to Paragraph AG 2.0)
- 3.0) See Response to Paragraph B & D
- 4.0) See Response to Paragraph B
- 5.0) See Response to Paragraph AI 1.0)
- 6.0) See Response to Paragraph AI 1.0)
- 7.0) A Terms of Reference was developed for this Municipal Class EA Study that was used as a Guide by the Township and R.J. Burnside and Associates. The Township is satisfied that R. J. Burnside has fulfilled the general intent of the Terms of Reference; while maintaining flexibility during the Study

SIGNIFICANCE OF FACTORS AND DIFFERENCES

Paragraph AJ (No.1 to No.7)

- 1.0) See Response to Paragraph F
- 2.0) See response to Paragraph AI 2.0) and also Paragraph AG—2.0)
- 3.0) The Township did not use the EA Process to do an "end run". See Response to Paragraph B & D
- 4.0) See Response to Paragraph B, D, E and F.
- 5.0) See Response to Paragraph F
- 6.0) The Township has published complete records, however the Township did not place its responses to your Water EA Gone Awry Document dated March 6, 2008, revised March 11, 2008 & further revisions March 14, 2008. This will be done.
- 7.0) See Response to Paragraph AI 7.0)

NATURE OF CONCERNS THAT REMAIN UNRESOLVED

Paragraph AK

You have provided a summary of your previous statements; there is no new information here that the Township has not already addressed

BENEFITS OF CARRYING OUT AN INDIVIDUAL EA

Paragraph AL

You have provided a summary of your previous statements; there is no new information here that the Township has not already addressed

The Township is not advocating Urban Sprawl. The Township has always and will continue to abide by Regional Planning Rules; as well as Federal and Provincial Legislation and Regulations.

PLANNING ACT

Paragraphs AM, AN, AO,

The Township acknowledges that these are excerpts from the Planning Act. The Township is in compliance with these sections of the Planning Act.

Paragraphs AP, AO, AR, AS, AT

See Response to Paragraph B.

The Township is in compliance with the Provincial Policies and Provincial Plans.

ENVIRONMENTAL ASSESSMENT ACT

Paragraph AU & AV

See response to Paragraph B.

You have also indicated that the Township 'boasts it intends to proceed with design and construction of infrastructure'; however the statement 'it intends to proceed with design and construction of infrastructure' appears in the Notice of Completion Newspaper Notice and this language is very similar to those examples in Appendix 6 Sample Notices in the Municipal Class Environmental Assessment Document. The Township simply followed the sample notices.

REQUEST TO ELEVATE TO SCHEDULE C

Paragraph AW

See Response to AG - No.5

REQUEST TO NEGOTIATE

See Response to AG-No. 4

INVOLVEMENT IN PLANNING OF PROJECT

Your concerns raised in each phase of the project was considered as well as other written comments and public comments made during the Public Information Centre and taken into account by R.J. Burnside & Associates when undertaking the Municipal Class EA Studies.

DETAILS OF DISCUSSION

Paragraph AZ

The Township concurs that discussions have been by e-mail. The Township concurs that further discussion can be by e-mail.

I trust that the foregoing explanation has addressed your concerns, however if you require any further information please do not hesitate to contact the undersigned.

Yours to

Richard J. Spraggs, / Director of Public Works

Wise Management Needed

Part II Order Request

To: The Honourable John Gerretsen, Minister of the Environment 1/23/2009





Unassessed Environmental Impacts of the Projects, Inadequate Consultation, Availability of other Alternatives, and Inadequacy of Process are the Issues in this request. This assessment differs from other undertakings planned using the Municipal Class Environmental Assessment. The other undertakings plan infrastructure that implements the Provincial Growth Plan as the law requires. This undertaking does not, but instead and without assessing them, imposes materially greater net adverse effects on the Economic, Natural, Social, and Cultural environments. The Proponent has not followed the Class EA process in numerous important respects. The Minister is respectfully requested to order an Individual Environmental Assessment because it provides the most effective, least costly and only effective means to ensure the proponent provides adequately for the protection, conservation and wise management of the environment.

UNRESOLVED CONCERNS

B

The Province of Ontario's award winning Growth Plan for the Greater Golden Horseshoe has since 2006 imposed the mandatory requirement that infrastructure and investment be planned to implement its growth projections that in the Proponent's case are for 26,000 people. 65,000 people is the number the Proponent plans infrastructure to accommodate.

0

Contrary to the Planning Act prohibition against doing so, the Proponent has plans to undertake public works that do not conform to the County of Simcoe Official Plan that also requires the Proponent to plan infrastructure to implement the Growth Plan.

D

The Proponent has failed to advance any reason for infrastructure planning otherwise than as required by the Growth Plan and the County of Simcoe Official Plan.



The Proponent has failed to demonstrate the proposed undertakings at the scale it is improperly planning for adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments.



The Proponent has failed to follow the approved process in the Parent EA with the result the Proponent has not complied with Section 13(3)(a) of the Environmental Assessment Act.

ISSUES IN REQUEST



- 1 Unassessed materially adverse Environmental Impacts of the Projects
- 2 Inadequate Planning Process
- 3 Unavailability of Other Alternatives to Individual Assessment
- 4 Inadequate Public Consultation

WISE MANAGEMENT OF GROWTH

H

The Provincial Growth Plan population projections have been carefully calibrated to ensure that safe and healthy communities develop with minimal net negative impacts on the economic and natural environments. The Proponent has not demonstrated that its undertakings will.

GROWTH AND PIPE CAPACITY

I

The Proponent plans infrastructure with the capacity to accommodate 65,000 people. Richard White is a Canadian historian specializing in the history of engineering and related professions. in his 2005 publication URBAN INFRASTRUCTURE AND URBAN GROWTH IN THE TORONTO REGION 1950S TO THE 1990s, Dr. White explored this relationship between capacity and its effect on population growth.

T

"In the early 1970s, the staff of the Metro Toronto Planning Board astutely observed that an expensive, large-capacity pipe could well become a prescription for accelerating population growth, since per capita charges would be lowered by increasing the population served. Building a pipe with a capocity that will not be reached for thirty or more years obviously makes good financial sense — rebuilding or twinning long trunk sewers is not something municipalities want to do after only ten years — but has this logic prompted too much growth, too soon?

K

This phenomenon was observed and well analyzed by a group of U.S. environmental engineers in the early 1970s. They concluded that large trunk sewers built into suburban areas had indeed encouraged sprawl, and thus might have harmed the environment as much as helped it, insofar as sprawl is environmentally damaging. The grand population projections on which the sewers had been designed, although intended to ensure that sewers would remain adequate for many years, were in fact turning out to be self-fulfilling."



DR. WHITE'S OBSERVATIONS INFORM THE NEED TO ASSESS THE ENVIRONMENTAL IMPACT OF DEVELOPMENT AT THE PLANNING TARGET LEVELS BECAUSE POPULATION GROWTH TO THOSE LEVELS IS A LIKELY RESULT.

ENVIRONMENTAL IMPACTS

1

The Ministers mandate is to adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments.

ECONOMIC ENVIRONMENT IMPACTS

M

The impact on the Economic Environment of development to the Growth Plan targets is the subject of meticulous study. The municipality clearly understands what additional services are required to service the growth at those levels, where that development is to take place, how much capital cost is required to pay for the additional services, has committed to spend the money required, and has in place a Development Charges Bylaw that will allow it to collect a substantial portion of the capital costs involved from developers. It has not done so for the undertaking the EA plans for.

N

The vastly increased impact on the Economic Environment of development at levels of growth more than four times that in the Growth Plan is not assessed in the Class EA and no valid excuse is had in the suggestion that all this can be assessed later. Later will be too late. There is no assessment of the impact on the Economic Environment of increased demands for these services.



A major negative impact on the Economic Environment would be the more than \$150 million in capital and ongoing costs the Proponent identifies. Infrastructure costs would be far less harmful to the economic environment if planning were proceeding on the basis of the Growth Plan projections as the law requires, and indeed no additional infrastructure would be required at all for much of the growth at those levels.



The Province has a continuing interest in developing safe and healthy communities that have a net positive impact on the economic environment. To that end, it devised and implemented the award winning Greater Golden Horseshoe Growth Plan. Its primary purpose is to put an end to piecemeal development and instead to focus growth in growth centers.



THE IMPACT OF THE PROPOSED UNDERTAKINGS ON THE ECONOMIC ENVIRONMENT WOULD BE TO SABOTAGE THE PROVINCIAL INTEREST IN CONSTRAINING GROWTH AND INSTEAD CONTINUE THE VERY PATTERN OF DEVELOPMENT THE PROVINCE HAS CONCLUDED WE CAN NO LONGER AFFORD, AND WHICH IT HAS SAID IT WILL NOT PERMIT.

Clearview Township – Nottawa and Stayner Wastewater Treatment Systems Part II Order Request

NATURAL ENVIRONMENT IMPACTS

R

The proposed undertakings would increase the requirement for wastewater treatment far beyond the rated treatment capacity of the existing municipal wastewater treatment systems and impose a much greater burden than infrastructure planned as the Growth Plan requires.

5

THE PROPOSED UNDERTAKINGS ARE DESIGNED ON THE BASIS THAT PEOPLE AND INDUSTRIES THAT CARRY ON BUSINESS IN FOUR SETTLEMENT AREAS WILL DRAW THEIR WATER FROM GEORGIAN BAY MANY KILOMETERS DISTANT AND PIPE THE EFFLUENT MANY KILOMETERS BACK FOR TREATMENT AND DUMPING THERE. NO ASSESSMENT IS MADE OF THE IMPACT OF THE PERPETUAL CONSUMPTION OF THE VAST AMOUNTS OF ENERGY INVOLVED IN THIS TRANSPORT. NO ASSESSMENT IS MADE OF THE IMPACT ON THE FISH AND OTHER AQUACULTURE OF GEORGIAN BAY, NO OTHER ENVIRONMENTAL ASSESSMENTS HAVE CONSIDERED THIS MATTER, AND THERE IS NO INDICATION THAT FIRST NATIONS PEOPLE WHO MIGHT BE AFFECTED BY THIS INCREASED WATER TAKING AND DUMPING WERE CONSULTED IN THE PLANNING PROCESS.



THERE WILL BE A MUCH LARGER NUMBER OF MOTOR VEHICLES USING THE ROAD NETWORK AS A RESULT OF LEVELS OF GROWTH 4 TIMES THAT IN THE PROVINCIAL GROWTH PLAN THAN AT THE LEVELS THE GROWTH PLAN ALLOCATES. THE IMPACT OF THIS INCREASED VEHICULAR TRAFFIC WOULD BE HARMFUL TO HUMAN HEALTH AND EXTEND OUTSIDE THE BOUNDARIES OF THE MUNICIPALITY IMPOSING CONSIDERABLE ADDITIONAL TRAFFIC ON THE REGIONAL ROAD SYSTEMS.

U

Consider this from the Executive Summary of the Ontario College of Family Physicians 2005 **Report on Public Health and Urban Sprawl in Ontario**. After stating the proposed Provincial Growth Plan will play a key role in controlling sprawling growth, it states:

In this document, the pathway from urban sprawl to public health via vehicle emissions and air pollution will be examined, along with reviews af the relationship of sprawl to increased driving. Sprawling urban developments leads to increased driving, which results in increased vehicle emissions that contribute to air pollution and its attendant negative impacts on human health. Health effects of traffic-related air pollution, at both the local and regional levels, are described using Toronto and Ontario mortality and morbidity data. The effects of air pollution and greenhouse gas emissions on morbidity and mortality, particularly with reference to respiratory disease (including asthma), cardiovascular disease, and reproductive health are summarized. Some cancers such as leukemio in children have been linked to exhaust toxicants. Furthermore, the increased greenhouse gas emissions that result from a car-dependent society are counterproductive to the Canadian commitment to [the global effort to ameliorate the effects of climate change.]

W

The future pattern of land development will shape the choice and mode of travel for future generations, as well as determine housing location and affordability. Evidence clearly shows that people who live in spread-out, car-dependent neighbourhoods are likely to walk less, weigh more, and suffer from obesity and high blood pressure and consequent diabetes, cardio-vascular and other diseases, as compared to people who live in more efficient, higher density communities (Ewing et al, 2003a).

The sprawl index used by Ewing is used to rank these areas and is calculated in such a way that the higher the index the lower the sprawl. Thus, road accidents and fatalities are found to decline as the index for localities increases. The low-walkability of sprawling neighbourhoods and the resulting increase in car use contribute to the growing obesity epidemic, especially in children. A lack of safe pedestrian thoroughfares and diminished natural environments also lead to the decline of social capital and psychological wellbeing. Other health implications of urban sprawl include social isolation and age segregation in the elderly and young (Pohanka, 2004). Sprawl impacts greatly on the elderly and disabled, who consequently become isolated and unable to access social or medical services.



Urban (or suburban) sprawl leads to increased traffic, which in turn leads to increased accidents and fatalities (motorists, pedestrians and cyclists), as well as negative mental health impacts (stress, road rage and anxiety). A greater number of fatalities occur where the population density is lower. Road accidents represent the most underestimated risk that people are exposed to in everyday life. The impact of fatalities and disabilities from traffic accidents on society cannot be underestimated. Thousands of pedestrians, motorists and cyclists die or are maimed every year in North America. Post-traumatic stress disorder is much greater in these groups than the national average, and

Clearview Township – Nottawa and Stayner Wastewater Treatment Systems Part II Order Request psychiatric problems occur readily in children who have experienced even minor traffic occidents. Vehicle drivers are experiencing increased levels of stress due to long commutes and greater distances to reach services. In addition to having deleterious effects on physical health, this stress has been found to impact on family life and work performance. Women bear an inordinate amount of this burden due to responsibilities with children, jobs, errands and elderly care-giving at home.

Z

THE ENVIRONMENTAL PROBLEMS THAT RESULT FROM UNCONTROLLED URBAN GROWTH ARE NUMEROUS, AND HAVE A SIGNIFICANT IMPACT ON HEALTH. THESE PROBLEMS INCLUDE FLOODING, WHICH RESULTS FROM INCREASED IMPERVIOUS SURFACES FOR ROADS AND PARKING; INCREASED TEMPERATURES FROM HEAT ISLANDS, WHICH LEADS TO A SIGNIFICANT INCREASED RISK OF MORTALITY IN ELDERLY POPULATIONS; DECREASES IN NATURAL AREAS AND FORESTS, AND INCREASED INCIDENCES OF WATER POLLUTION AND WATER-BORNE DISEASE.

SOCIAL ENVIRONMENT IMPACTS

AF

THE PROPONENT'S OWN OFFICIAL PLAN REQUIRES COUNCIL MANAGE DEVELOPMENT SO AS TO PRESERVE THE SMALL TOWN ATMOSPHERE AND UNIQUE HISTORICAL IDENTITY OF THE SETTLEMENT AREAS. DEVELOPMENT AT 4 TIMES THE POPULATION GROWTH TARGETS IN THE COUNTY OF SIMCOE OFFICIAL PLAN AND IN THE GROWTH PLAN WILL HAVE A MATERIALLY ADVERSE IMPACT ON THE SOCIAL ENVIRONMENT IN THESE COMMUNITIES.

AB

There is no assessment of the effect on the Social Environment of the increased demand placed on these communities by development at the level the proposed undertakings are planned for. There is certainly no demonstration the way of life in these communities that makes them such a great place to live will be able to survive development at levels of growth 4 times the levels in the Growth Plan.

CULTURAL ENVIRONMENT IMPACTS

AC

DEVELOPMENT TO THE POPULATION LEVELS PLANNED FOR IN THE PROPOSED UNDERTAKINGS WOULD IMPOSE VASTLY INCREASED DEMANDS ON THE COMMUNITY INFRASTRUCTURE (LIKE HOSPITALS, PLACES OF WORSHIP, COMMUNITY CENTERS, CURLING RINKS, HOCKEY RINKS, BASEBALL DIAMONDS, FARMERS MARKETS, SCHOOLS, AND SO ON) WHERE PEOPLE GET TOGETHER TO ENJOY THE PLEASURE OF EACH OTHER'S COMPANY AND GO TO SCHOOL.

AD

There is no assessment of the significantly increased impact on the cultural environment of development at levels 4 times that in the County of Simcoe Official Plan and the Provincial Growth Plan.

MITIGATION OF IMPACTS

AE

The Provincial Growth Plan and the County of Simcoe Official Plan that implements it mitigates all of the net negative impacts identified above because none of the undertakings are required at that level of growth for the foreseeable future. The Proponent does not identify in its material any means of mitigating the impacts identified.

PROCESS INADEQUATE

The Planning Process has been inadequate to meet the requirements of the Parent EA.

- 1 The Proponent went awry when it did not base its population planning targets on the population growth limit imposed by the Growth Plan and the County of Simcoe Official Plan that implements it.
- 2 There is no assessment of the impacts the profoundly greater levels of growth will have on many aspects of the environment.
- 3 The Proponent makes no valid explanation of the need for the undertaking. There is no population growth pressure that cannot be met with the existing wastewater systems.
- 4 The analysis of impacts required by the Parent EA was not conducted.
- 5 The record of comments received is incomplete. Important documents are not included, the nature of important concerns are misstated in a summary and no statement is provided as to how the real concerns have been dealt with.
- 6 The analysis of the process that the Parent EA requires to explain how the decision was made to limit the project to a Schedule B Assessment is not included.

AF

CONSULTATION INADEQUATE

Consultation is the cornerstone of the Class Environmental Assessment process. The consultation here has been inadequate to meet the requirements of the Parent EA.

- The Proponent refused numerous requests to provide the population targets being planned for during Phase I or Phase II, thereby depriving members of the public the opportunity to understand the true nature of the undertakings being planned and provide input to the planning process.
- 2 The Problem definition was changed in the File Report without public notice or input.
- 3 The consultation required in Phase III was not undertaken.
- 4 Requests to negotiate beyond the end of the 45 day period were refused.
- Request to voluntarily elevate to a Schedule C assessment were refused, even though the project as initially advertised by the Proponent was represented to be a Schedule C Assessment.

The overall result is the Proponent has denied itself much useful information about the effects of the undertakings on the environment for use during the planning process, and denied members of the public their right to provide it.



CONSIDERATIONS

AH

Municipal Class Environmental Assessments enable the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. In this matter, the approved procedure has not been followed, the assessment is incomplete in important respects, the undertakings are major in nature and contrary to the Provincial Interest, and further assessment is required.

DIFFERS FROM OTHER UNDERTAKINGS

These are factors which cause this assessment to differ from other undertakings planned using the Municipal Class Environmental Assessment process:



- The Municipal Class Environmental Assessment Parent EA is for use in planning municipal infrastructure that is required by the law to implement the Growth Plan. This assessment differs from other undertakings in that this Proponent is planning infrastructure that does not implement the Growth Plan.
- 2 The Problem definition was changed in the File Report without public notice or input.
- 3 The Growth Plan population targets have not been used.
- 4 The EA uses population targets that are 4 times the Growth Plan targets.
- Parent EA requirements for assessments of important matters have not been met.
- 6 Project File Requirements of the Parent EA have not been met.
- 7 Data collection and analysis requirements of the Terms of Reference have not been met.

SIGNIFICANCE OF FACTORS AND DIFFERENCES



- 1 Class EA's are intended to plan infrastructure that implements the Growth Plan. It is an abuse of the Class EA process to plan infrastructure required for growth that is 4 times the growth provided for in the Growth Plan.
- 2 Defining a different problem in the Project File Report than at the end of Phase I deprives the public of its right to provide information and comments with respect to the problem.
- 3 Planning infrastructure as required by the Growth Plan helps Clearview do its part in the regional planning undertaken by the Province of Ontario, which in turn was undertaken to provide for the protection, conservation and wise management of the environment by combating the insidious effects of urban and suburban sprawl on the natural, social, cultural, built and economic environments. Using the Class EA process to do an "end run" around these necessary constraints is an abuse of the Class EA process.
- 4 Using the Class EA process to enable development at 4 times the level of growth provided for in the Growth Plan without any assessment of the effects on important impacts on the environment is an abuse of the Class EA process. The literature is replete with analysis of the effects of urban and suburban sprawl and the failure to plan on a regional basis. The fact the Proponent has chosen to use the Class EA process to authorize infrastructure that will enable such development cries out for a full assessment of its effects on the environment.
- 5 The Parent EA is very clear on what is required in a Class EA. The fact that this Proponent has chosen not to implement the required assessments cries out for the need for an individual assessment.
- 6 The failure of the Proponent to maintain and publish complete records of correspondence, or to provide memoranda to file explaining the Proponent's rationale in developing stages for the project, or to provide copies of the reports prepared by consultants or others brings into question the validity of the process, and this too cries out for the need for an individual assessment.
- 7 The failure of the Proponent to provide the important data and analysis called for in the Council-Adopted terms of reference deprives the Proponent and the Council and the public of information necessary to assess the effects of the undertakings on the environment.

NATURE OF CONCERNS THAT REMAIN UNRESOLVED

RX

There are important impacts on the environment that remain unassessed. Taken together these factors and differences amount to the simple fact that there is no demonstration that the proposed undertakings adequately provide for the protection, conservation and wise management of the environment in the broad sense of the word which includes the natural, social, cultural, built and economic environments.

BENEFITS OF CARRYING OUT AN INDIVIDUAL EA



Carrying out an individual EA would provide the public and members of Council with information not available any other way about the effects of development at this scale on the natural, social, cultural, built and economic environments. It will cast into sharp relief the true effect turning Clearview Township into the next chapter of urban sprawl would have on them. Hopefully, that information will lead the Proponent to a wiser decision to abide by the regional planning rules the Province has developed in the Growth Plan.

APPLICABILITY AND EFFECTIVENESS OF OTHER LEGISLATION

PLANNING ACT

It is important to underline that Section 3(5) of the Planning Act is quite direct and categorical. It mandates that almost all the statutory decision-makers in the system, including a municipality and the OMB and the Ministry of the Environment in the exercise of their respective authorities affecting planning matters, must do so consistently with the Provincial Policy Statement and conforming with the provincial plans and not in conflict with them.

SECTIONS 3(5) AND 3(6) STATE:

- (5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,
 - (a) shall be consistent with the policy statements issued under subsection(1) that are in effect on the date of the decision; and
 - (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5.
- (6) Comments, submissions or advice affecting a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government,
 - (a) shall be consistent with the policy statements issued under subsection
 (1) that are in effect on the date the comments, submissions or advice are provided; and
 - (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5.

These provisions have obvious and important implications which merit emphasis. They constitute the underlying assumptions of this Part II Order Request.

They affirm the central and supreme role of a provincial policy-led planning system. The system not only assumes but in fact requires that all the players in the system to march in step with policy-directions delineated in the Provincial Policy Statement and the various provincial plans crafted and calibrated under the various legislative frameworks.

PLANNING ACI

AM

AN

AO

AP

AQ

AR

The policy statements and the various provincial plans coming into effect in the last few years in this province are not to be regarded as adjuncts, footnotes or supplements. They are policies to be given full force and effect to which other conflicting policies are to be subordinated. Contrast the language between Section 3(5) ("consistent with" and "conforming to") with the language in Section 2.1 ("have regard to") from the standpoint of the Ministry of the Environment, one is left without doubt about the supremacy and overriding authority of the Provincial Policy Statement and the provincial plans.

AS

The provisions also obligate the players in the system to be beholden to and bound by this mission so long as it relates to the exercise of authority affecting planning matters. Yes, they have their respective roles to play and within the defined authorities, certain players such as municipalities can improvise, prioritise and strategise. However, whether the exercise by any of the players relates to the enactment or update of an instrument or the exercise of a decision, the players must do so fully in concert with these stated policies. These obligations extend to legislative entities such as the municipalities, and to administrative bodies such as the minister that normally have unfettered discretions. They extend to the Minister of the Environment in the matter of this Request for a Part II Order.



The power of these provisions is fortified in other provisions of other Acts in more ways than one. For example, the Growth Plan for the Greater Golden Horseshoe requires in Section 2.2.1.1 that population forecasts contained in Schedule 3 <u>will</u> be used for planning and managing growth, and in Section 3.2.1.1 that Infrastructure planning, land use planning, and infrastructure investment <u>will</u> be co-ordinated to implement the Growth Plan, with the explicit statement that Infrastructure includes water and wastewater systems.

ENVIRONMENTAL ASSESSMENT ACT

AU

In the undertaking that is the subject of this Request for a Part II Order, the Minister is confronted with a requirement that the wastewater treatment systems be planned to accommodate 26,000 people but the proponent is planning for systems to accommodate 65,000 people. The Planning Act provisions clearly have not been effective in securing compliance by the proponent that boasts it intends to proceed with design and construction of the infrastructure without even examining the environmental effects of its truculence. If ever an undertaking cried out for an individual environmental assessment before proceeding, this is surely that undertaking.



For members of the public concerned with this Proponent's abuse of the Municipal Class EA process and the absence of a proper environmental assessment to date, the Environmental Assessment Act and the parent EA provides the most effective, least costly, and as a practical matter the only effective tool.

Clearview Township – Nottawa and Stayner Wastewater Treatment Systems Part II Order Request

REQUEST TO ELEVATE TO SCHEDULE C

AW

The Parent EA provides that:

"If a concern is not resolved through discussions with a Proponent, the person or party raising the objection may request the Proponent to voluntarily: elevate the project to a Schedule C or to an individual environmental assessment."

Clearview Planning Coalition Inc wrote the Proponent requesting it voluntarily elevate the project to a Schedule C but the Proponent did not.

REQUEST TO NEGOTIATE

AX

The Parent EA provides that:

"when serious concerns are raised during review period, the Proponent should be prepared to attempt to negotiate a resolution of the issues, even if it means that the review period may be exceeded. In this event, the Proponent should make it clear to those raising the concern that negotiations will continue for a mutually acceptable specified time period, following which, if the issues remain unresolved, a request can be made to the Minister within a further 7 calendar days.

Gleneden wrote to the proponent requesting discussion of the concerns. It subsequently wrote requesting a simple extension of the time limit for discussion. Both requests were denied.

INVOLVEMENT IN PLANNING OF PROJECT



The written record shows concerns were expressed in each phase of the project, and in the discussion period.

DETAILS OF DISCUSSIONS



Discussions have been by e-mail. A complete copy is available on request if the Minister feels having it would be helpful.

Richard Spraggs

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Friday, May 01, 2009 10:32 AM

To: Richard Spraggs
Subject: Your April 15 Note

Confirming receipt and thank you. There are numerous incorrect statements in the material attached to your April 15th note that were revealed during my recent attendance at the Ministry Office to review the public file. I want to work with you to resolve the points of disagreement, and have flagged this matter for a more substantive response on May 11.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: April 15, 2009 8:59 AM **To:** clearplan@belinet.ca

Subject:

Please find attached the township's response to your "Wise Management Needed" document

This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

FW: Request for Status Richard Spraggs to: Steve Gendron 2009-07-27 09:39 AM Show Details

Please place in Sewage EA Files

From: Richard Spraggs

Sent: Thursday, June 11, 2009 3:37 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Request for Status

New Lowell

New Lowell Sewage EA is to proceed into Phases 3 and Phase 4 of the Municipal Class EA Process.

Stayner & Nottawa Sewage EA

- 1) Concluding the First Nations Consultation.
- 2) Waiting for your comments per your e-mail dated May1, 2009, which in turn read:

Confirming receipt and thank you. There are numerous incorrect statements in the material attached to your April 15th note that were revealed during my recent attendance at the Ministry Office to review the public file. I want to work with you to resolve the points of disagreement, and have flagged this matter for a more substantive response on May 11.

3) Received your e-mail dated June 11, 2009 (today) in which you wrote:

June 11, 2009

Clearview Township, Ministry of Environment, and Watson Associates Economists Bob Campbell, Clerk, Wesley Wright and Cam Watson Delivered by e-mail and fax to 705 428 0288, 416 314 8452 and 905 272 3602

When the Township, at the instance of the Ministry, withdrew its notices of completion, the Ministry required the Township to attempt to resolve its differences with Gleneden and CPCI before issuing further notices of completion. Gleneden and CPCI are ready. The Township claims not to understand CPCI and Gleneden's statement the Township is planning infrastructure to accommodate 65,000 people. The Township is planning infrastructure for 11 times the growth the law requires it to plan for. The law requires the Township plan infrastructure to accommodate 18,800 people – not a minimum or a maximum of 18,800, but 18,800 people. 64,725 is the number it is planning for in its rogue plan.

4,200 people is the growth the law requires the Township to plan infrastructure for (18,800 less 14,600 2006 Census population is 4,200 more people). 50,125 is the growth it is planning for. (64,725 less 14,600 is 50,125 more people).

50,125 more people is 45,925 more people than the law requires the Township to plan for and that is 1,093% - 11 times the number of additional people the law requires the Township to plan for.

Gleneden and CPCI want the Township to provide a full accounting for the effect on the natural, social, cultural, and fiscal environment of planning for growth 11 times the legal requirement and finding none in the report of the Municipal Class Environmental Assessment it asked for a Part II order requiring it.

Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca

cc Richard Spraggs, Director of Public Works

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, June 04, 2009 3:07 PM

To: Richard Spraggs

Subject: Request for Status

June 4, 2009

Clearview Township Delivered by e-mail

Richard Spraggs

Hi Richard. I saw you in the crowd at the celebration for John Crispo's life, but did not have a chance to talk. Please advise the current status of the MCEA for each of New Lowell, Stayner, Nottawa and the East Creemore Drainage.

Thank you.

CAN YOU PLEASE ADVISE IF YOUR COMMENTS OF JUNE 11 TH (TODAY) IS THE MORE SUBSTANTIVE RESPONSE THAT YOU WERE GOING TO SEND ON MAY 11TH PER YOUR MAY 1ST E-MAIL.

East Creemore Drainage Study

Undertaking First Nation Consultation

Discussing alternative schemes with the property owners to channel water from Edward Street to Airport Road.

Richard Spraggs, P. Eng. Director of Public Works

Richard Spraggs

From: Richard Spraggs

Sent: Friday, June 12, 2009 12:33 PM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Subject: RE: CPCI and Gleneden Ready to attempt resolution of Differences

Mr. McIlwain

Thank you for the clarification.

Your previous "Wise Management Needed" indicated Growth at 4 times, this document indicates 11 times; therefore your previous "Wise Management Needed" Document is now redundant?

With regards to Mr. Cam Watson, and your e-mail cc to this Gentleman.

Is Mr. Cam Watson an Agent / Consultant of Clearview Planning Coalition Inc? From your previous e-mail below, it appears that Mr. Watson works with Watson Associates Economists

Do you wish the Municipality to cc our responses also to Cam Watson, your Agent / Consultant?

If so, we are requesting your permission to cc your Agent / Consultant - Cam Watson prior to doing so.

Richard J. Spraggs, P. Eng. Director of Public Works.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, June 11, 2009 4:11 PM

To: Richard Spraggs

Cc: Wesley Wright; Cam Watson

Subject: RE: CPCI and Gleneden Ready to attempt resolution of Differences

Actually, Richard it is not the more substantive response at all. Instead it is the beginning of the discussion that may lead to a resolution of the differences between CPCI/Gleneden and the municipality. It answers one of the questions in your document, and that is all it does.

Gleneden and CPCI do not regard your April submittal as an attempt to resolve the differences between us.

Gleneden and CPCI believe it would be most helpful to know what changes, if any, you will be making following the completion of your consultations with the First Nations before we embark together on the process of resolving the differences between us.

Thank you

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: June 11, 2009 3:48 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: CPCI and Gleneden Ready to attempt resolution of Differences

Mr. McIllwain

This is to confirm that this is your more substantive response that you indicated would be forth coming per your May 1 st 2009 e-mail.

The Township will respond accordingly. Thank you.

Richard Spraggs, P.Eng. Director of Public Works.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, June 11, 2009 2:26 PM

To: Richard Spraggs

Subject: CPCI and Gleneden Ready to attempt resolution of Differences

June 11, 2009

Clearview Township, Ministry of Environment, and Watson Associates Economists Bob Campbell, Clerk, Wesley Wright and Cam Watson Delivered by e-mail and fax to 705 428 0288, 416 314 8452 and 905 272 3602

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Clearview Planning Coalition Inc

per Art McIlwain President <u>clearplan@bellnet.ca</u>

cc Richard Spraggs, Director of Public Works

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Richard Spraggs

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Thursday, June 11, 2009 4:11 PM

To: Richard Spraggs

Cc: Wesley Wright; Cam Watson

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Sent: June 11, 2009 3:48 PM

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Subject: RE: CPCI and Gleneden Ready to attempt resolution of Differences

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Richard Spraggs, P.Eng. Director of Public Works.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, June 11, 2009 2:26 PM

To: Richard Spraggs

Subject: CPCI and Gleneden Ready to attempt resolution of Differences

June 11, 2009

Clearview Township, Ministry of Environment, and Watson Associates Economists Bob Campbell, Clerk, Wesley Wright and Cam Watson Delivered by e-mail and fax to 705 428 0288, 416 314 8452 and 905 272 3602

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Law Township

	Census	Requires	Rogue
	2006	Planning	Plan
New Lowell	900		11,910
Nottawa	975		8,650
Osler	NA		4,765
Stayner	3,400		<u>28,200</u>
Municipal Class Environmental			
Assessments	5,275		53,525
Creemore	1,250		3,125
Balance of Township	<u>8,075</u>		<u>8,075</u>
Total	14,600	18,800	64,725
Growth from 2006 Census		4,200	50,125
Improper Growth Planned			45,925
Improper Growth Planned %			1093%

The Township is planning infrastructure for 11 times the growth the law requires it to plan for. The law requires the Township plan infrastructure to accommodate 18,800 people – not a minimum or a maximum of 18,800, but 18,800 people. 64,725 is the number it is planning for in its rogue plan.

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Clearview Planning Coalition Inc

per Art McIlwain President <u>clearplan@bellnet.ca</u>

cc Richard Spraggs, Director of Public Works

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Gleneden Property Service Corp - Art McIlwain, President

To:

'Richard Spraggs'

Cc: Subject: Wesley Wright (Wesley Wright@ontario.ca); Cam Watson (watson@watson-econ.ca) CPCI and Gleneden Ready to attempt resolution of Differences - Report changed Problem

Council Authorized MCEA.pdf

June 22, 2009

Áttachments:

Clearview Township, Ministry of Environment, and Watson Associates Economists Bob Campbell, Clerk, Wesley Wright and Cam Watson Delivered by e-mail and fax to 705 428 0288, 416 314 8452 and 905 272 3602

As Gleneden and Clearview Planning Coalition Inc assert in their Part II Order Request, the work done in the Municipal Class Environmental Assessment differs in many important respects from the work authorized by Council at the outset. The attachment is the 2004 resolution of Council authorizing that work.



Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca

Please consider the environment before printing this email.



CORPORATION OF THE TOWNSHIP OF CLEARVIEW

DATE: July 19 th , 2004		
MOVED BY: an dang		
SECONDED BY:		
RESOLVED that Clearview Township Council approve of the		
recommendation that RJ Burnside & Associates be retained to undertake the Clearview		
Sanitary-Water Municipal Class EA as set out by the terms of reference;		
AND THAT the Nottawa Residents that have signed a petition for municipal		
water be notified in writing.		
I, ROBERT CAMPBELL, CLERK OF THE CORPORATION OF THE TOWNSHIP OF		
CLEARVIEW, DO CERTIFY THAT THIS IS A TRUE COPY OF RESILECTED		
Develop and July 19/2004		
& tota place		
MOTION CARRIED CLERK		
CARRIED UNANIMOUSLY		
MOTION LOST [EEX]		
7. 5.1		

MAYOR

06/22/2009 14:38 4167771329

Draft Terms of Reference – Municipal Class EA Water Supply and Sewage Treatment

Township of Clearview

The Township of Clearview is made up of a series of primary and secondary settlement areas and a large rural component. With an increased pressure for growth and an increase of existing residents/ratepayers wishing to tie into municipal systems, there is a need to examine various solutions for future municipal water and sewage servicing under the Municipal Class Environmental Assessment process.

The areas requiring a review of servicing options have been identified as:

- Nottawa and Batteaux and the associated Collingwood Regional Airport Economic Development Area
- 2. Stayner and adjacent areas
- 3. New Lowell and Brentwood and adjacent areas
- 4. Recreation District in the north west area of the Township including the Osler Bluff Area

A preliminary boundary for each community study area is outlined in the attached maps.

Each of these study areas include residential, commercial and industrial land uses for existing and future growth areas.

The Municipality wishes to undertake a Municipal Class Environmental Assessment to identify, and evaluate alternative solutions that will address;

- current and future Water Supply, Treatment, Distribution and Storage issues associated with theses systems; and
- Current and future Sewage Treatment and effluent disposal systems.

The Municipal Class EA is a pre-approved planning process that allows projects with predictable environmental impacts to proceed without being subjected to the more onerous requirements of an individual environmental assessment while still maintaining compliance with the Environmental Assessment Act.

A Municipal Class EA, can include up to five phases depending on the complexity of the problem and the nature of the solution. These steps are:

- Phase 1 Identification of a Problem or Opportunity
- Phase 2 Identification and Evaluations of Alternatives Solutions to the Problem or Opportunity
- Phase 3 Identification and Evaluation of Alternative Design Concepts for the Preferred Solution
- Phase 4 Preparation of an Environmental Study Report
- Phase 5 Implementation

Schedule 'A" Activities are pre approved from the standpoint of complying with the environmental assessment act and may proceed directly to construction.

Schedule B projects are required to complete Phases 1 and 2 of the process.

Schedule C projects are required to complete all five Phases.

The applicable schedule for a project is monitored throughout the process, and the necessary steps taken. A key decision point comes at the end of Phase 2, at which the project schedule must be confirmed before proceeding.

Proposed Scope of Work:

Phase 1 - Identification of a Problem or Opportunity

- 1. Meet with Municipal Staff to Identify and Refine the Problem Statement
- 2. Meet with Municipal Staff to Confirm Study Area
- 3. Meet with Municipal Staff to Establish a Consultation Plan identifying who will be contacted, when they will be contacted, how they will be contacted and what they will be contacted about.
- 4. Request relevant background studies
- 5. Receive requested background studies
- 6. Review Background Information
- 7. Summarize and Document Background Review
- 8. Advertise for Discretionary Public Information Centre (PIC)
- 9. Prepare for PIC
- 10. Hold PIC
- 11. Document Input from PIC
- 12. Meet with Staff to Review Input and Finalize Problem Statement
- 13. Document Problem Statement

Phase 2 - Identification and Evaluations of Alternatives Solutions to the Problem or Opportunity

- 1. Meet with Municipal Staff to Identify Alternative Solutions to the Problem Statement and confirm project schedule (A vs. B or C)
- 2. Inventory natural, social and economic environment in the study area

- 3. Identify impact of proposed alternative solutions on the environmental categories identified above identify net positive and negative effects, and mitigating measures.
- 4. Evaluation of all reasonable alternative solutions
- 5. Preliminary identification of a recommended solution
- 6. Meet with staff to review the preliminary recommended solution
- 7. First mandatory public contact: Notice of Public Comment Invited
- 8. Circulate to agencies
- 9. Prepare for PIC
- 10. Hold PIC
- 11. Document input from PIC and agencies
- 12. Meet with municipal staff to review agency and public review input and finalize selection of the preferred alternative solution, and confirm project schedule
- 13. If Schedule 'B' advertise Notice of Completion (Second mandatory notification)
- 14. If Schedule 'B' 30 day Review Period
- 15. Proceed to Design

It is anticipated that the alternative solutions for water supply systems will include:

- Do nothing
- Water Conservation
- · Limit Community Growth with associated designation adjustments
- Expand the existing groundwater supply, treatment, distribution and storage facilities
- Connect to an Alternate Source
- Establish a New Water Source

It is anticipated that the alternative solutions for waste water supply systems will include:

- Do nothing
- Waste Reduction at Source (e.g. low flow fixture program)
- · Limit Community Growth with associated designation adjustments
- Expand existing treatment facilities
- Add to or convert existing systems to different treatment technology.
- Establish a New Treatment Plant

These solutions for both water and sewage systems will be examined independently for each community as well as on the basis of servicing more than one community and potentially all communities with one solution.

Expanding the existing facilities or connecting to an alternate source are anticipated to be Schedule 'B' projects.

The selection of a new surface water source, as the preferred solution would result in a Schedule 'C' project.

A supplementary work program will need to be prepared should the preferred solution be a Schedule 'C' project.

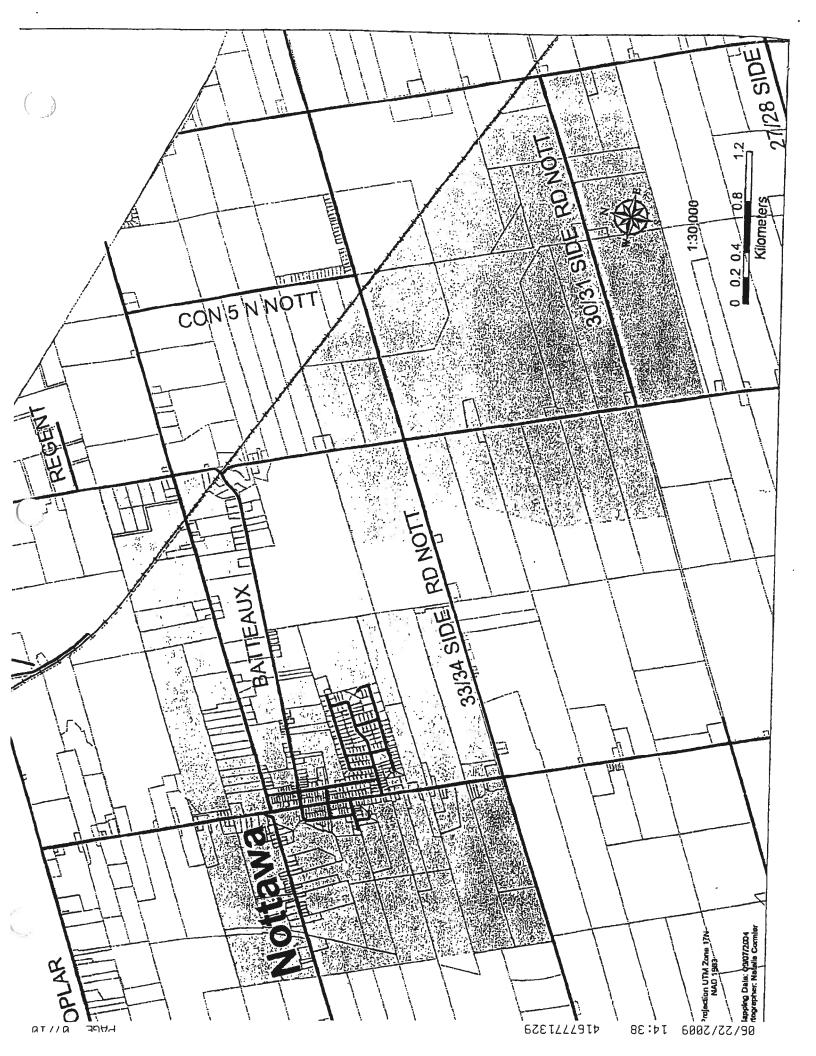
While examining the alternatives the financial impacts will also be modeled to include:

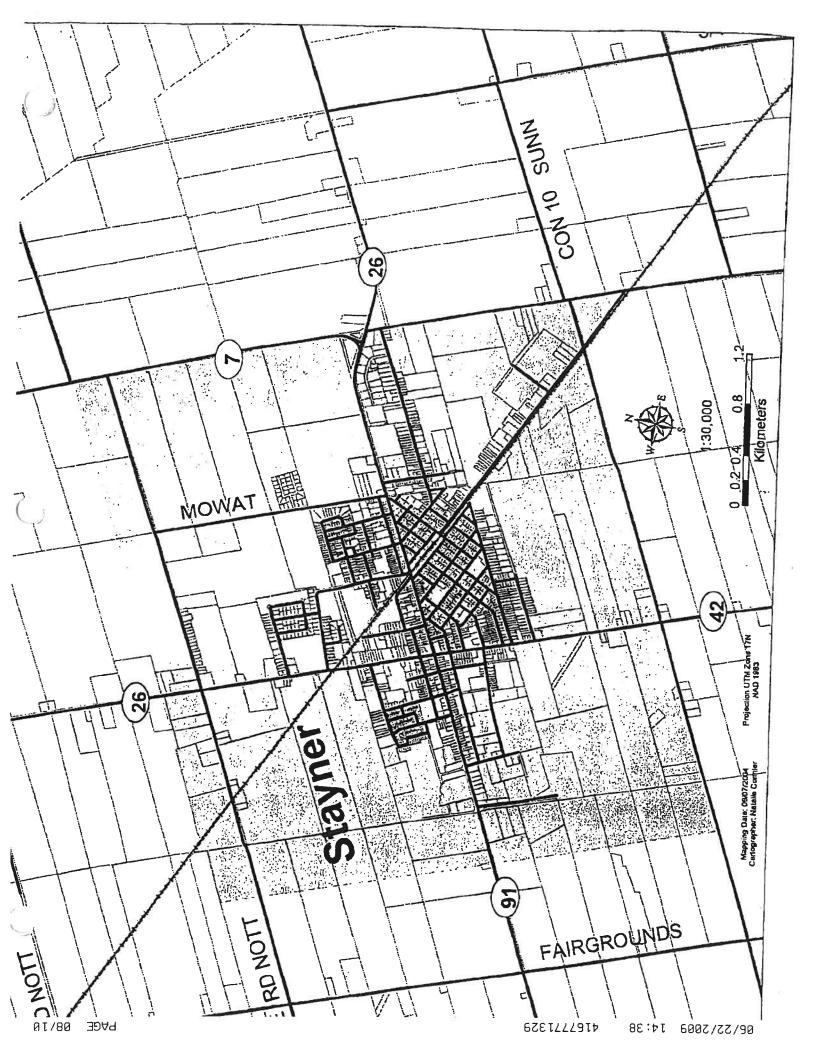
- · total capital cost of the solution;
- · per capita cost of the solution based on three growth scenarios;
- annual operational cost of the solution;
- · per capita annual operational cost of the solution; and,
- · Lifespan and replacement cost of the solution.

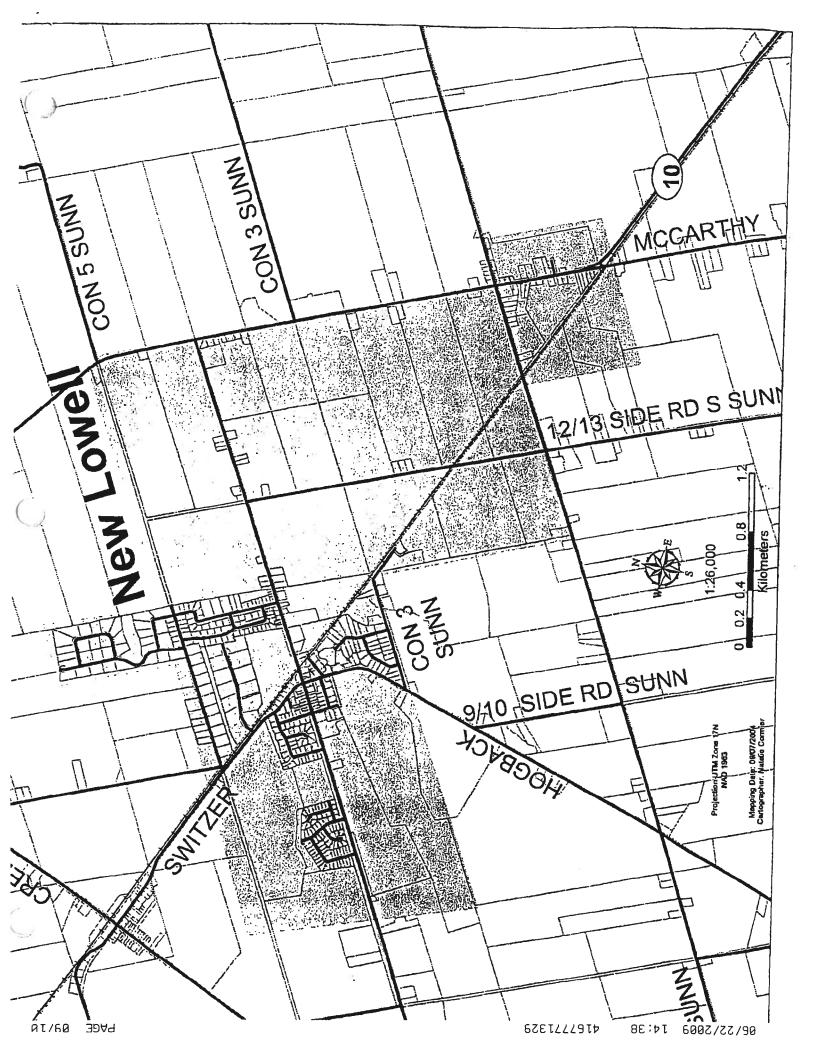
These costs are also to be compared to the costs associated with the current systems particularly in relation to annual operating costs per capita.

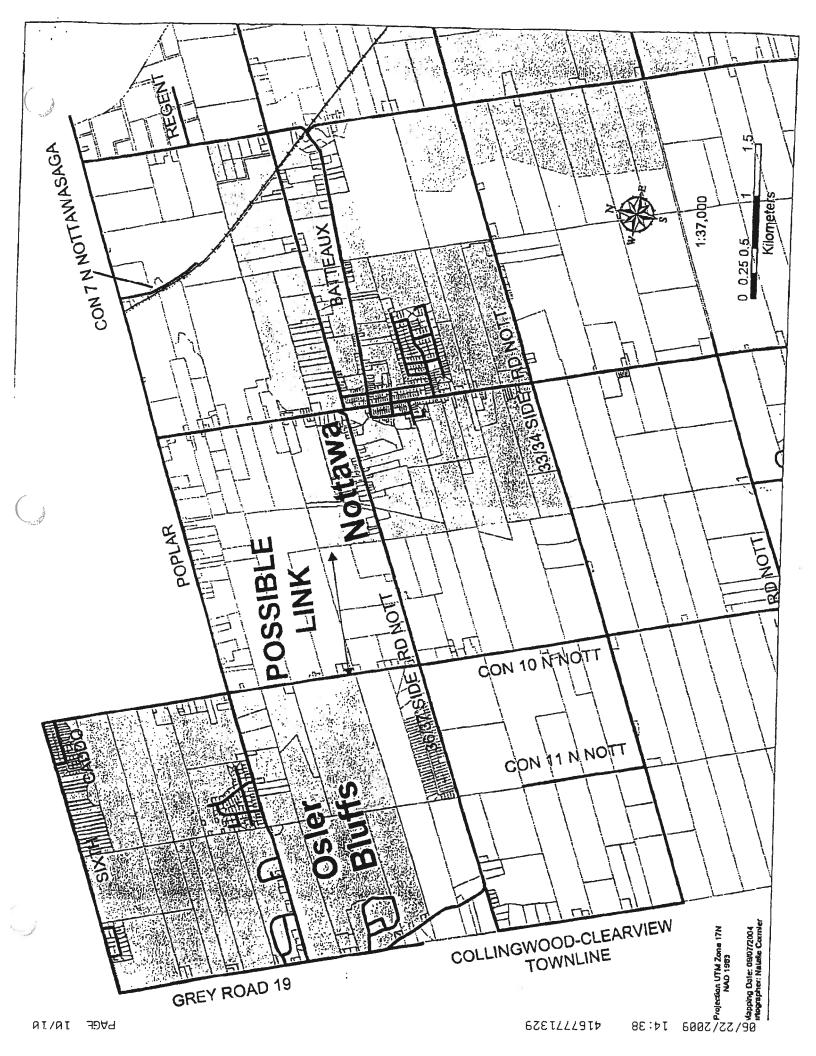
The work program will also establish;

- in detail the approvals requirements and associated timelines for the various solutions; and,
- the growth management implications/constraints of each solution.









From: Gleneden Property Service Corp - Art McIlwain, President [gpsc@bellnet.ca]

Sent: Tuesday, June 23, 2009 5:32 PM

To: Richard Spraggs

Subject: Clearview's Development Charges By-law must plan for 18,800 people

June 23, 2009

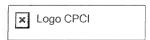
Township of Clearview & Watson & Associates Economists Ltd Delivered by fax to 705 428 0288 and 905 272 3602 and by e-mail

Bob Campbell, Clerk and Cam Watson President

Clearview Planning Coalition Inc wrote on June 9, 2009 about the revised Development Charges Bylaw advising among other things CPCI presently intends to inspect the estimate of the anticipated amount and type of development to confirm it is based on 18,800 normal residents by 2031, pointing out these are the numbers the municipality is required to plan for by the Growth Plan.

The population numbers are also those of the in-force Official Plan that makes clear in Section 1.3: "The Official Plan is based upon the findings of a comprehensive Background Report" and in its Section 6.3 Clearview's Growth Potential this Background Report makes clear that population growth to 18,794 persons is anticipated. Council has not changed this fundamental aspect of the Official Plan and the Development Charges By-law must conform with it.

Respectfully submitted



Clearview Planning Coalition Inc

Per
Art McIlwain
President
clearplan@bellnet.ca E 416 805 9819 M 469 398 0926 F
Royal Trust Tower Suite 4105, 77 King St W PO 58, Toronto ON M5K 1E7

cc. Director of Public Works Richard Spraggs

This message has been scanned for viruses and dangerous content by <u>MailScanner(14)</u>, and is believed to be clean.

From: Richard Spraggs

Sent: Wednesday, July 08, 2009 5:40 PM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Subject: RE: Nottawa Sewage Municipal Class EA --- Clearview Planning Coalition Inc. June 11, 2009 Fax &

E-mail dated June 11, 2009 @ 4:11 PM

From your e-mail, you did receive the pdf file; therefore you are looking for Appendix E and Appendix G. (attachments). As the 2nd Notice of Completion has not been published, then Appendix E has not been updated from the previous Project File report. However you make a good point and we will forward to you Appendix G – First Nations Consultation. This will be forwarded to you tomorrow from R J Burnside.

This e-mail as well as the April 2009 Submittal is an attempt to resolve the issues between us. The MOE has stated in their letter dated March 17, 2009 that 'the Township is also required to make an effort to resolve outstanding concerns before the Notice of Completion is re-issued.'

We have completed our consultation with the First Nations.

Please note that per my April 2009 Submittal that we are going to continue discussions via e-mail

The Township has not published the Second Notice of Completion. Per the MOE letter dated March 17, 2009, you will be notified when the second Notice of Completion is re-issued.

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Wednesday, July 08, 2009 4:19 PM

To: Richard Spraggs

Subject: RE: Nottawa Sewage Municipal Class EA --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-

mail dated June 11, 2009 @ 4:11 PM

Confirming receipt and thank you.

Your e-mail contains a .pdf document. It refers to a series of attachments. It does not contain the attachments. You copy sections of the .pdf document in the body of your e-mail and it too refers to a series of attachments. It too does not contain the attachments.

The Ministry of the Environment has ordered you to attempt to resolve your differences with Gleneden and Clearview Planning Coalition Inc before publishing a second notice of completion. Gleneden and Clearview Planning Coalition Inc have indicated their willingness to engage in those discussions after you completed your consultation with the First Nations. It appears you may have published a second notice of completion without undertaking these discussions.

That is unacceptable to Gleneden and Clearview Planning Coalition Inc. It looks to you to respect the order of

the Ministry and confirms its willingness to engage in discussions. Let us begin with a clear statement from you: please confirm or deny that you have published a second notice of completion.

Thank you.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 8, 2009 3:38 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: Nottawa Sewage Municipal Class EA --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-mail

dated June 11, 2009 @ 4:11 PM

Reference is made to your June 11, 2009 Fax & E-mail dated June 11, 2009 @ 4:11 PM.

Reference is also made to the Township's April 2009 Submittal.

Reference is made to the Long Term Sewage Collection and Treatment for Nottawa – Schedule B Municipal Class Environmental Assessment, December 2008 (herein called Nottawa Sewage EA)

The Township is planning infrastructure to support each settlement area being built out. This is in conformity with the Growth Plan of the GGH 2006 which states that "The Plan provides the framework for infrastructure investments in the GGH so that existing infrastructure and future investments are optimized to serve growth to 2031 and beyond"

The Simcoe Area: A Strategic Vision for Growth, June 2009 Document that is presently out for Public Comments states "Existing strategic assets such as the Collingwood to Alliston Pipeline and large water and wastewater plants should be optimized to provide vital water and wastewater services while protecting the stressed water services." In making use of the Collingwood Sewage Treatment Plant, Clearview Township is adhering to this Document as well.

For the Nottawa Sewage EA the Township has a petition from the existing 975 Residents requesting Municipal Water. A requirement of the Provincial Polices and the Growth Plan for the GGH is that both municipal water and municipal sewage should be provided concurrently. The Township has undertaken this Sewage EA to determine providing municipal sewage services to the existing population. In this Ea, the Township has considered the end population (with the existing settlement area being built out) so that any infrastructure, as it is phased in, will not become redundant as growth continues.

Township Council approved at their Council Meeting on June 22, 2009 'Directions for Growth: A Growth Plan for Clearview 2009-2031 that has identified Greenfield (transition units) of 500 to 1200 units. Based on the 2.5 persons per unit, this translates into growth of 1250 to 3,000 persons. Direction for Growth incorporates an allowance for 'transition' units. The transition rules are set out under the Places to Grow Act in Ontario Regulation 311/06 as amended by 324/06. Therefore combined with the existing 975 persons, this results in a population of 2225 to 3975.

In undertaking the Nottawa Sewage EA, the Township has determined that the preferred solution to connect to the Collingwood Municipal Sewers for treatment at the Collingwood Sewage Treatment Plant. The Township would install a Pumping Station and Forcemain. Under this preferred solution, the Township is now only responsible for the collection of municipal sewage with the Town of Collingwood being responsible for the treatment.

With regards to the effect on the natural, social, cultural and fiscal environment of planning, the Township has undertaken these elements in determining the preferred solution for the various alternatives that were identified and reviewed. This has been explained in the Township's April 2009 Submittal.

In the Township's April 2009 Submittal, the Township advised you that revisions would be made to the:

Section 1.4 Municipal Class EA Planning Process

The following paragraph will be added to the end of Section 1.4:

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide a sewage collection system. (Pumping station and force main) to direct the sanitary sewage to the Town of Collingwood Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Collingwood would be responsible for the treatment aspect of the Nottawa Sewage..

Section 10.3 Notice of Completion

The following paragraph will be added to the beginning of this Section:

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide a sewage collection system. (Pumping station and force main) to direct the sanitary sewage to the Town of Collingwood Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Collingwood would be responsible for the treatment aspect of the Nottawa Sewage as set out in an Agreement in Principle between the Town of Collingwood and Clearview Township. The detailed Agreement will be negotiated between the Town of Collingwood and Clearview Township subsequent to this Municipal Class EA.

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

The second Notice of Completion for this Municipal Class EA has been prepared and published in the Wasaga Sun, Stayner Sun, Wasaga Connection, Creemore Echo and Collingwood Enterprise Bulletin. The Notice will also be mailed to all agencies and stakeholders that had expressed an interest in the project. The notice is attached in **Appendix E**.

First Nations Consultation

The following paragraph has been included in the Executive Summary:

"The Township, in consultation with the MOE, undertook an expanded consultation programme with a number of local First Nation communities. On March 13, 2009, the Project File Report was mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The First Nation bands were initially asked to provide comment within 30 days (April 12, 2009), but the Township extended the comment period to May 30, 2009 to allow sufficient time for review and comment."

The following new Section is added:

10.3 First Nations Consultation Process

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

On March 13, 2009, the Project File Reports were mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. The First Nation bands were asked to provide comment within 30 days. The comment period was subsequently extended to May 30, 2009, to allow sufficient time for the First Nations to review and comment. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The initial mailing was followed up with telephone and email contact to ensure that the Project File Reports were received by all of the bands. First Nations correspondence and a chart of communication is provided in Appendix G of this report. All comments received from the First Nations are also included. There were no comments received from any of the First Nations that related to the content of the Class Environmental Assessment.

Additional Clarification in the Executive Summary

The following sentence was added to the fourth paragraph under the Executive Summary with regards to specify that the Township's preferred solution and the infrastructure works that the Township will eventually undertake is the pumping station and the forcemain.

The works will consist of construction of a pump station and forcemains to pump additional sewage to the Town of Collingwood Sewage System for treatment.

The Amendments to the Project File Report based on my previous April 15, 2009 Submittal are attached. This includes the Sections described above.

Trusting this addresses your concerns.

Richard Spraggs, P. Eng. Director of Public Works

This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

Long term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class EA July 2009

10.3 First Nations Consultation Process

On March 13, 2009, the Project File Reports were mailed to the following eleven Eirst Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. The First Nation bands were asked to provide comment within 30 days. The comment period was subsequently extended to May 30, 2009, to allow sufficient time for the First Nations to review and comment. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The initial mailing was followed up with telephone and email contact to ensure that the Project File Reports were received by all of the bands. First Nations correspondence and a chart of communication is provided in **Appendix H** of this report. All comments received from the First Nations are also included. There were no comments received from any of the First Nations that related to the content of the Class Environmental Assessment.

10.4 Notice of Completion

The Township's preferred solution, as a result of this Municipal Class EA Project File Report, is to provide a pumping station and forcemain to direct the sanitary sewage (in excess of the existing treatment capacity of the Stayner Treatment Plant) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the excess Wasaga Beach Sewage as set out in an Agreement in Principle between the Town of Wasaga Beach and Clearview Township. The detailed Agreement will be negotiated between the Town of Wasaga Beach and Clearview Township subsequent to this Municipal Class EA.

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

The second Notice of Completion for this Municipal Class EA has been prepared and published in the Wasaga Sun, Stayner Sun, Wasaga Connection, Creemore Echo and Collingwood Enterprise Bulletin. The Notice will also be mailed to all agencies and stakeholders that had expressed an interest in the project. The notice is attached in **Appendix F**.

R.J. Burnside & Associates Limited MGE 08394

Long Term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class EA July 2009

Executive Summary

The Township of Clearview, through their consultant, R.J. Burnside & Associates Limited, has completed a Class Environmental Assessment to evaluate options for Stayner to meet future and ultimate needs with respect to sewage collection and treatment, in accordance with the planning and design process for Schedule 'B' projects as outlined in the *Municipal Class Environmental Assessment* (2000, as amended, 2007), which is approved under the Province of Ontario's Environmental Assessment Act. A long term water servicing Environmental Assessment including Stayner has already been completed.

Stayner is a community within the municipality of Clearview. The 2007 population is estimated to be 3,400 persons. The ultimate future population within the settlement boundary has been calculated in this study to be 28,200 using Provincial Policy development densities. This future population is projected to generate an average daily wastewater flow of 15,750 m³/d and a peak daily wastewater flow of 42,000 m³/d.

In order to collect and treat the above wastewater quantities, the following alternative solutions have been considered in this document:

- Do Nothing no action is taken to provide future wastewater servicing.
- Improve Water Efficiency and Reduce Extraneous Flows reduce wastewater flows and treatment requirements through efficiency measures
- Upgrade and Expand Existing WWTP with discharge to Lamont Creek upgrade the existing plant and maintain Lamont Creek as receiver
- Upgrade and Expand Existing WWTP with discharge to Nottawasaga River upgrade the existing plant and an outfall is constructed to the Nottawasaga
 River.
- New WWTP with discharge to Georgian Bay a new wastewater treatment plant is constructed for the community and an outfall is constructed to Georgian Bay.
- Connection to a neighbouring WWTP wastewater is collected and pumped to a neighbouring municipality's sewage collection system and/or treatment plant.
- Sewage Collection Alternatives gravity, low pressure or vacuum collection systems.

The preferred solution determined from the evaluation is Connection to Existing WWTP in Wasaga Beach, in conjunction with continued use of the existing Stayner treatment plant. The works will consist of construction of a pump station and forcemains to pump additional sewage to the Town of Wasaga Beach Sewage System for treatment, and no additional expansion of the Stayner treatment works will be completed. Expansion of the gravity sewer system is recommended for the collection system. An agreement in principle from the Town of Wasaga Beach has been received.

Long Term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class EA July 2009

The impacts and mitigation measures for this preferred alternative were evaluated and are presented in this study.

This study is associated with longer term planning. Clearview will proceed in a fiscally responsible manner in response to anticipated growth or servicing needs. The municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase.

The project requirements and phasing will continue to reflect the Municipal, Provincial and County policy frameworks on an ongoing basis. It is anticipated that the projects will be revisited and re-prioritized at five year intervals to match the five year review period of Municipal, County, and Provincial planning. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents.

A Notice of Study Commencement was sent to agencies and stakeholders and published for the general public in the local newspapers that serve Stayner as follows:

December 1, 2006 and December 8, 2006 – Creemore Echo November 29, 2006, and December 6, 2006 – Stayner Sun November 29, 2006, and December 1, 2006 – Alliston Herald and Enterprise Bulletin

A Notice of Public Information Centre (PIC) was sent to all stakeholders who may have been interested in the proposed project on May 1, 2008. The PIC was held on May 9th 2007 at the Stayner Community Center.

The Township, in consultation with the MOE, undertook an expanded consultation programme with a number of local First Nation communities. On March 13, 2009, the Project File Report was mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The First Nation bands were initially asked to provide comment within 30 days (April 12, 2009), but the Township extended the comment period to May 30, 2009 to allow sufficient time for review and comment.

Long Term Sewage Collection and Treatment for Stayner, Schedule B Municipal Class EA July 2009

1.4

easily mitigated, environmental impacts and requires the completion of only Phases 1 and 2 of the Municipal Class EA procedure (Figure 1.2). Public consultation is required at two stages under a Schedule B project. At the completion of Phase 2, if there are no outstanding concerns, then the Town may proceed to implementation.

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide a pumping station and forcemain to direct the sanitary sewage (in excess of the existing Stayner Treatment Plant Capacity) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the excess Stayner Sewage as set out in an Agreement between the Town of Wasaga Beach and Clearview Township.

1.5 The Assessment Project File Report

In accordance with the Municipal Class EA process for a Schedule B project, this Assessment Project File Report identifies the following:

- Alternative solutions to the proposed project;
- The existing natural, social and economic environment;
- Potential impacts of the alternative solutions on the existing environment and appropriate mitigation measures;
- An evaluation of the alternatives;
- The consultation process undertaken throughout the project; and,
- Selection of the preferred alternative.

From: Clearview Planning Coalition Inc. - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Wednesday, July 08, 2009 9:21 PM

To: Richard Spraggs

Subject: RE: Stayner Sewage Municipal Class EA -- --- Clearview Planning Coalition Inc. June 11, 2009 Fax

& E-mail dated June 11, 2009 @ 4:11 PM

Have a pleasant trip, Richard. The Cabot Trail is lovely at this time of year and the golf at Highland Links in Cape Breton Highlands National Park is that rarest of all things: spectacular setting a great course and VERY LOW greens fees. I will talk to you on your return.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July-08-09 5:54 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty

Subject: RE: Stayner Sewage Municipal Class EA -- --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-

mail dated June 11, 2009 @ 4:11 PM

Art

I do owe you a coffee from the last time we met; unfortunately I plan to be leaving Moncton NB (hopefully or maybe Federicton) on Friday at 10:45 am on my way to Sydney (CB) Nova Scotia. Will be back next Thursday.

Don McNalty from RJB will be able to assist in the interim.

I do not have a blackberry.

Richard

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Wednesday, July 08, 2009 5:37 PM

To: Richard Spraggs

Subject: RE: Stayner Sewage Municipal Class EA -- --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-

mail dated June 11, 2009 @ 4:11 PM

Are you free for coffee on Friday morning? I will be attending a lunch in Creemore at 12:15 and could have coffee with you before that in Stayner, say at 10:45 or so.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 8, 2009 5:22 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Stayner Sewage Municipal Class EA -- -- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-

mail dated June 11, 2009 @ 4:11 PM

The Township has not published the Second Notice of Completion.

Per the MOE letter dated March 17, 2009, you will be notified when the second Notice of Completion is re-issued.

Please note that per my April 2009 Submittal that we are going to continue discussions via e-mail

We have completed our consultation with the First Nations.

This e-mail as well as the April 2009 Submittal is an attempt to resolve the issues between us. The MOE has stated in their letter dated March 17, 2009 that 'the Township is also required to make an effort to resolve outstanding concerns before the Notice of Completion is re-issued.'

From your e-mail, you did receive the pdf file; therefore you are looking for Appendix F and Appendix H. (attachments). As the 2nd Notice of Completion has not been published, then Appendix F has not been updated from the previous Project File report. However you make a good point and we will forward to you Appendix H – First Nations Consultation. This will be forwarded to you tomorrow from R J Burnside.

Thank you for your quick response.

Richard Spraggs, P. Eng. Director of Public Works.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Wednesday, July 08, 2009 4:20 PM

To: Richard Spraggs

Subject: RE: Stayner Sewage Municipal Class EA -- --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-

mail dated June 11, 2009 @ 4:11 PM

Confirming receipt and thank you.

Your e-mail contains a .pdf document. It refers to a series of attachments. It does not contain the attachments. You copy sections of the .pdf document in the body of your e-mail and it too refers to a series of attachments. It too does not contain the attachments.

The Ministry of the Environment has ordered you to attempt to resolve your differences with Gleneden and Clearview Planning Coalition Inc before publishing a second notice of completion. Gleneden and Clearview Planning Coalition Inc have indicated their willingness to engage in those discussions after you completed your consultation with the First Nations. It appears you may have published a second notice of completion without undertaking these discussions.

That is unacceptable to Gleneden and Clearview Planning Coalition Inc. It looks to you to respect the order of the Ministry and confirms its willingness to engage in discussions. Let us begin with a clear statement from you: please confirm or deny that you have published a second notice of completion.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 8, 2009 3:35 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: Stayner Sewage Municipal Class EA -- --- Clearview Planning Coalition Inc. June 11, 2009 Fax & E-mail

dated June 11, 2009 @ 4:11 PM

Reference is made to your June 11, 2009 Fax & E-mail dated June 11, 2009 @ 4:11 PM.

Reference is also made to the Township's April 2009 Submittal.

Reference is made to the Long Term Sewage Collection and Treatment for Stayner – Schedule B Municipal Class Environmental Assessment, December 2008 (herein called Stayner Sewage EA)

The Township is planning infrastructure to support each settlement area being built out. This is in conformity with the Growth Plan of the GGH 2006 which states that "The Plan provides the framework for infrastructure investments in the GGH so that existing infrastructure and future investments are optimized to serve growth to 2031 and beyond"

The Simcoe Area: A Strategic Vision for Growth, June 2009 Document that is presently out for Public Comments states "Existing strategic assets such as the Collingwood to Alliston Pipeline and large water and wastewater plants should be optimized to provide vital water and wastewater services while protecting the stressed water services." In making use of the Wasaga Beach Sewage Treatment Plant, Clearview Township is adhering to this Document as well.

For the Stayner Sewage EA the Township has undertaken a Stayner Master Servicing Plan (2002) that has identified the need for a Long Term Sewage Collection System and Treatment. The Township has undertaken this Sewage EA to determine providing municipal sewage services to the existing population and growth. In this EA, the Township has considered the end population (with the existing settlement area being built out) so that any infrastructure, as it is phased in, will not become redundant as growth continues.

Township Council approved at their Council Meeting on June 22, 2009 'Directions for Growth: A Growth Plan for Clearview 2009-2031' that has identified for Stayner

Greenfield (Approved Units): 1,640

Greenfield (new units - transition and other) 1,150

Intensification Units:640 to 860 For a total of 3,340 to 3,650 units.

Based on the 2.5 persons per unit, this translates into growth of 8,350 to 9125 persons. Direction for Growth incorporates an allowance for 'transition' units. The transition rules are set out under the Places to Grow Act in Ontario Regulation 311/06 as amended by 324/06. Therefore combined with the existing persons (14088), this results in a population of 22,438 to 23,213 persons.

In undertaking the Stayner Sewage EA, the Township has determined that the preferred solution to connect to the Wasaga Beach Municipal Sewers for treatment at the Wasaga Beach Sewage Treatment Plant. The Township would install a Pumping Station and Forcemain. Under this preferred solution, the Township is now only responsible for the collection of municipal sewage with the Town of Wasaga Beach being responsible for the treatment.

With regards to the effect on the natural, social, cultural and fiscal environment of planning, the Township has undertaken these elements in determining the preferred solution for the various

alternatives that were identified and reviewed. This has been explained in the Township's April 2009 Submittal.

In the Township's April 2009 Submittal, the Township advised you that revisions would be made to the:

Section 1.4 Municipal Class EA Planning Process

The following paragraph will be added to the end of Section 1.4:

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide. Pumping station and force main to direct the sanitary sewage (in excess of the existing Stayner Treatment Plant Capacity) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the excess Stayner Sewage as set out in an Agreement between the Towns of Wasaga Beach and Clearview Township.

Section 10.3 Notice of Completion

The following paragraph will be added to the beginning of this Section:

The Township's preferred solution as a result of this Municipal Class EA Project File Report is to provide a Pumping station and force main to direct the sanitary sewage (in excess of the existing treatment plant capacity of the sewage treatment plant) to the Town of Wasaga Beach Sewage System for treatment. The pumping station and forcemain is identified under the Municipal Class EA process as a Schedule B Project. The Town of Wasaga Beach would be responsible for the treatment aspect of the Stayner Sewage as set out in an Agreement in Principle between the Town of Wasaga Beach and Clearview Township. The detailed Agreement will be negotiated between the Town of Wasaga Beach and Clearview Township subsequent to this Municipal Class EA.

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

The second Notice of Completion for this Municipal Class EA has been prepared and published in the Wasaga Sun, Stayner Sun, Wasaga Connection, Creemore Echo and Collingwood Enterprise Bulletin. The Notice will also be mailed to all agencies and stakeholders that had expressed an interest in the project. The notice is attached in **Appendix F**.

First Nations Consultation

The following paragraph has been included in the Executive Summary:

"The Township, in consultation with the MOE, undertook an expanded consultation programme with a number of local First Nation communities. On March 13, 2009, the Project File Report was mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The First Nation bands were initially asked to provide comment within 30 days (April 12, 2009), but the Township extended the comment period to May 30, 2009 to allow sufficient time for review and comment."

The following new Section is added:

10.3 First Nations Consultation Process

The first Notice of Completion for the Class EA (published December 17, 2008) was voluntarily withdrawn by the Township to expand on the First Nations consultation program.

On March 13, 2009, the Project File Reports were mailed to the following eleven First Nation bands for review and comment: Beausoleil First Nation, Chippewas of Georgina Island, Chippewas of Mnjikaning First Nation, Chippewas of Nawash First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Moose Deer Point First Nation, Saugeen First Nation, Wahta Mohawk Territory, and Wasauksing First Nation. The First Nation bands were asked to provide comment within 30 days. The comment period was subsequently extended to May 30, 2009, to allow sufficient time for the First Nations to review and comment. Indian and Northern Affairs Canada and the Ministry of Aboriginal Affairs were also contacted for their comment on the First Nations consultation programme.

The initial mailing was followed up with telephone and email contact to ensure that the Project File Reports were received by all of the bands. First Nations correspondence and a chart of communication is provided in Appendix G of this report. All comments received from the First Nations are also included. There were no comments received from any of the First Nations that related to the content of the Class Environmental Assessment.

Additional Clarification in the Executive Summary

The following sentence was added to the fourth paragraph under the Executive Summary with regards to specify that the Township's preferred solution and the infrastructure works that the Township will eventually undertake is the pumping station and the forcemain.

The works will consist of construction of a pump station and forcemains to pump additional sewage to the Town of Wasaga Beach Sewage System for treatment and no additional expansion of the Stayner treatment works will be completed.

The Amendments to the Project File Report based on my previous April 15, 2009 Submittal to you and the First Nation Consultation are attached to this e-mail.

Trusting this addresses your concerns.

Richard Spraggs, P. Eng. Director of Public Works

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This message has been scanned for viruses and

dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

From: Don McNalty [Don.McNalty@rjburnside.com]

Sent: Thursday, July 09, 2009 11:20 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Richard Spraggs; File Collingwood Subject: Nottawa Sewage EA MGE08394

As requested by and on behalf of Richard, please find attached the Appendix G for the Nottawa EA. Richard is away for a few days and I have just returned so he has requested that this be forwarded to you.

Please call if you have any questions

Thanks, Don

Don McNalty, P.Eng. R. J. Burnside & Associates Ltd 3 Ronell Cresent, Collingwood Ontario, L9Y 4J6 Phone: 705-446-0515 Fax: 705-446-2399

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Thank you.

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To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Richard Spraggs; File Collingwood Subject: Stayner Sewage EA MGE08394

As requested by and on behalf of Richard, please find attached the Appendix H for the Stayner EA. Richard is away for a few days and I have just returned so he has requested that this be forwarded to you.

Please call if you have any questions

Thanks, Don

Don McNalty, P.Eng.
R. J. Burnside & Associates Ltd
3 Ronell Cresent, Collingwood
Ontario, L9Y 4J6
Phone: 705-446-0515
Fax: 705-446-2399

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Thank you.

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From: Don McNalty [Don.McNalty@rjburnside.com]

Sent: Thursday, July 16, 2009 10:03 AM

To: Gleneden Property Service Corp - Art McIlwain, President

Cc: Richard Spraggs; Steve Gendron; File Collingwood

Subject: Re: Municipal Class Environmental Assessment - First Nations Consultation MGE08394

I will look into this and have it resent so you have the information. Will also respond to your previous question re Collingwood sewage treatment shortly

Don McNalty, P.Eng.
R. J. Burnside & Associates Ltd
3 Ronell Cresent, Collingwood

Ontario, L9Y 4J6 Phone: 705-446-0515 Fax: 705-446-2399

From: "Gleneden Property Service Corp - Art McIlwain, President" <gpsc@bellnet.ca>

To: "Don McNalty" <don_mcnalty@rjburnside.com>

Cc: "Richard Spraggs" <rspraggs@clearviewtwp.on.ca>

Date: 2009-07-16 09:49 AM

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

I had a further look at the Nottawa correspondence file you delivered to CPCI and Gleneden. It appears to be a scanned copy of your file. Regrettably the scan does not pick up the embedded .pdf documents that you sent, and neither does it include the packages you mailed to the First Nations. Please provide that missing information, preferably as .pdf attachments to your e-mail response.

Thank you

× LOGO

Gleneden Property Service Corporation

Real Estate Brokerage per Art McIlwain Broker of Record Toronto Dominion Centre Royal Trust Tower, Suite 4105 77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 469 398 0926 E gpsc@bellnet.ca
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Thank you.

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RE: Collingwood Wastewater Servicing Needs Class EA 46508-20 Gleneden Property Service Corp - Art McIlwain, President

to:

'Godin, George' 2009-07-16 01:40 PM

Cc:

"Brewer, Heather", "Marcus Firman", "Don Green", "Don McNalty" Show Details

Confirming receipt and thank you. You will see I have copied Don McNalty on this as well. Hopefully discussions with him and his client will resolve the differences Gleneden and Clearview Planning Coalition have with his client without need for further involvement with the Minister.

I have flagged this for follow up with you in a month.

Enjoy the summer.

From: Godin, George [mailto:ggodin@craworld.com]

Sent: July 16, 2009 1:14 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Cc: Brewer, Heather; Marcus Firman; Don Green

Subject: RE: Collingwood Wastewater Servicing Needs Class EA 46508-20

Art, the Collingwood Class EA just finished First Nation consultation and we are currently reviewing and completing the draft Class EA report.

We will be reviewing project status and completion dates with the Town this July. Following that review and discussion we will be in a position to determine the completion date.

Thanks and feel free to contact us if you have any further questions.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Friday, June 19, 2009 3:50 PM

To: Godin, George

Subject: Collingwood Wastewater Servicing Needs Class EA 46508-20

June 19, 2009

Hi George. Please advise current status.

I expect you are aware that at the instance of the Ministry of the Environment in response to a Part II Order request the Township of Clearview in March 2009 withdrew its published notices of completion with respect to its Wastewater Municipal Class Environmental Assessments for Stayner and Nottawa, one of which had connection to Collingwood's wastewater treatment system as a preferred solution. Gleneden and Clearview Planning Coalition made the request. The Ministry ordered Clearview to attempt to resolve its differences with Gleneden and CPCI before publishing renewed notices of completion.



Gleneden Property Service Corporation

Real Estate Brokerage

per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 469 398 0926 E gpsc@bellnet.ca
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END=JUL-16 17:13

FILE NO.=257

STN COMM. C

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-CLEARVIEW TOWNSHIP

705 428 0288- жжжжжж Page 1 of 2

FAX 469-398-0926

Richard Spraggs

From: Richard Spraggs

Sent: Thursday, July 16, 2009 4:37 I

Thursday, July 16, 2009 4:37 PM
'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please be advised that I will forward a clearer response.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 3:40 PM

To: Richard Spraggs

To:

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please provide a copy of what was transmitted to the First Nations.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 16, 2009 3:22 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

The information that has been mailed to the First Nation is the

- Covering Letter dated March 12, 2009 (Appendix G)
- Project File Report (Dated December 2008)
- Key Plan (Appendix G)
- Detailed Project Plan (Appendix G)

The Items identified by Appendix G above has been sent to you on July 9, 2009 by Don McNalty. The Project File Report date December 2008 has been previously sent to you and / or you have picked it up from the Township's Web Site in January 2009.

With regards to the embedded PDF files, these are the 4 items listed above. Some of the First Nations wished to have the Covering Letter, the Project File Report, the Key Plan and the Detailed Project File electronically sent to them. The Mississaugas of Scugog Island, Saugeen First Nations, Hiawatha First Nations requested a digital copy.

AS you already have this information, please advise if you wish to me to send it again.

Richard Spraggs, P. Eng. Director of Public Works.

Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 9:48 AM

To: Don McNalty
Cc: Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

From:

Richard Spraggs

Sent:

Thursday, July 16, 2009 4:37 PM

To:

'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please be advised that I will forward a clearer response.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

FAX 469-398-092

Sent: Thursday, July 16, 2009 3:40 PM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please provide a copy of what was transmitted to the First Nations.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 16, 2009 3:22 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

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Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 9:48 AM

To: Don McNalty **Cc:** Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario LOM 1S0



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Beausoleil First Nation 1 Ogema Street Christian Island, ON L0K 1C0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Nottawa. The Township wishes to update you on the status of this Class EA project, and provide you with the opportunity to comment.

The Class EA has been completed to the end of Phase 2 of the Municipal Class EA process. The Township has identified the preferred servicing solution as construction of a gravity sewer collection system within the Community of Nottawa going to a pump station and forcemain to convey the wastewater to the Town of Collingwood wastewater collection system. The treatment aspect of the sewage will be accomplished by the Town of Collingwood at their existing Wastewater Treatment Plant.

The Township of Clearview has an agreement in principle with the Town of Collingwood for this proposed solution. All construction for this project is to take place within municipal Rights-of-Way and utility corridors within the Township of Clearview and the Town of Collingwood. We have included a key plan of the project area and a detailed plan of the proposed project location with this letter.

If you have any questions about the Class EA, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or the undersigned (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter.

Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

March 2009 Project Number: MGE08384 Prepared by: J.R. Tegeno **+** O'Donnes Pt. NOTTAWASAGA

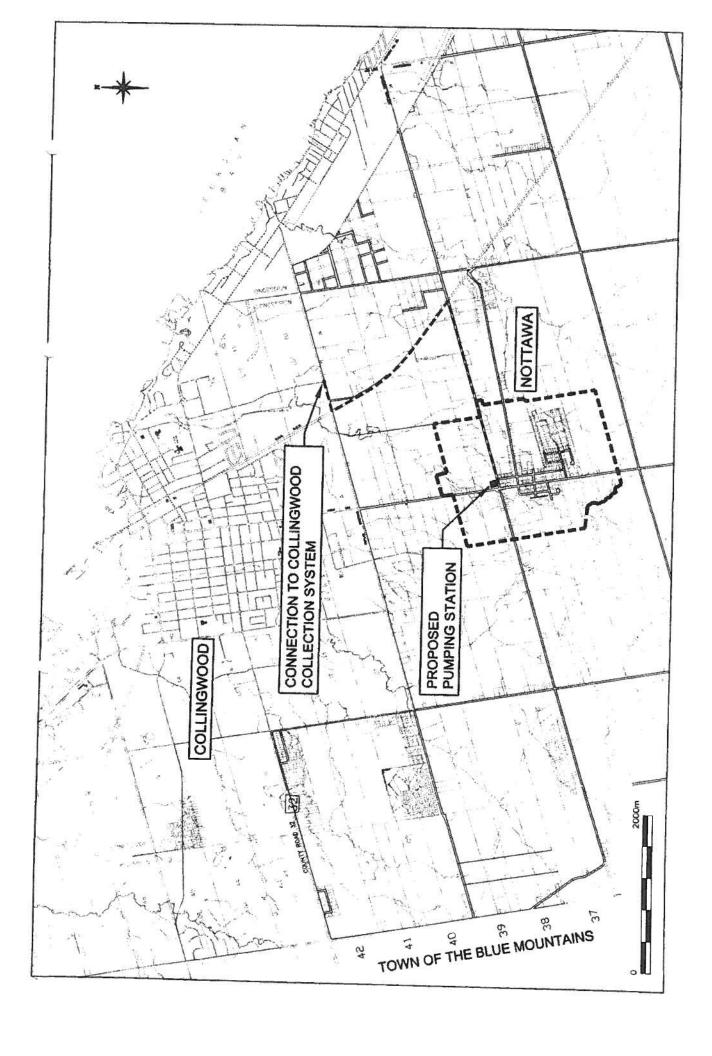
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Deam: Verified by R.H.M.

(3) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Georgina Island RR 2 PO Box N-13 Sutton West, ON L0E 1R0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

March 2008 Project Number: MGE00364 Prepared by: J.R. **+** KEY MAP OF ONTARIO SIMCOE Miles O'Donnal P. Hape L. NOTTAWASAGA

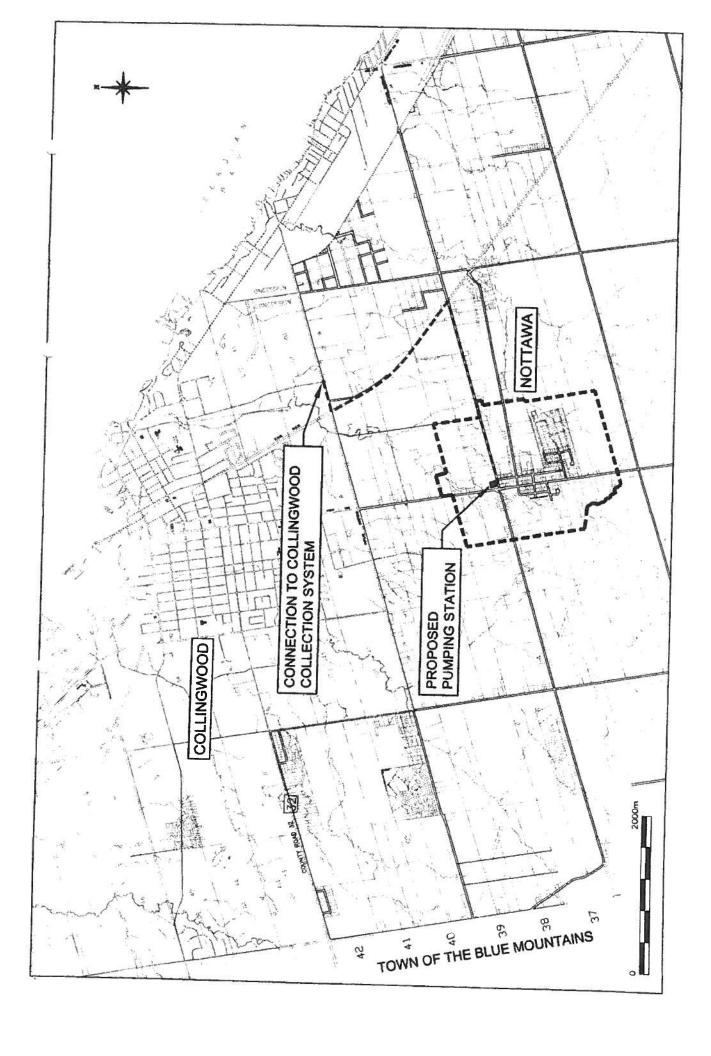
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Detarn: Verfied by: R.H.M.

(3) BURNSI





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200 Rama, ON LOK 1T0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

March 2009 Project Number: MGE08394 Prepared by: J.R. KEY MAP OF ONTARIO SIMCOE Milgs Hapel 10 kilometres 0

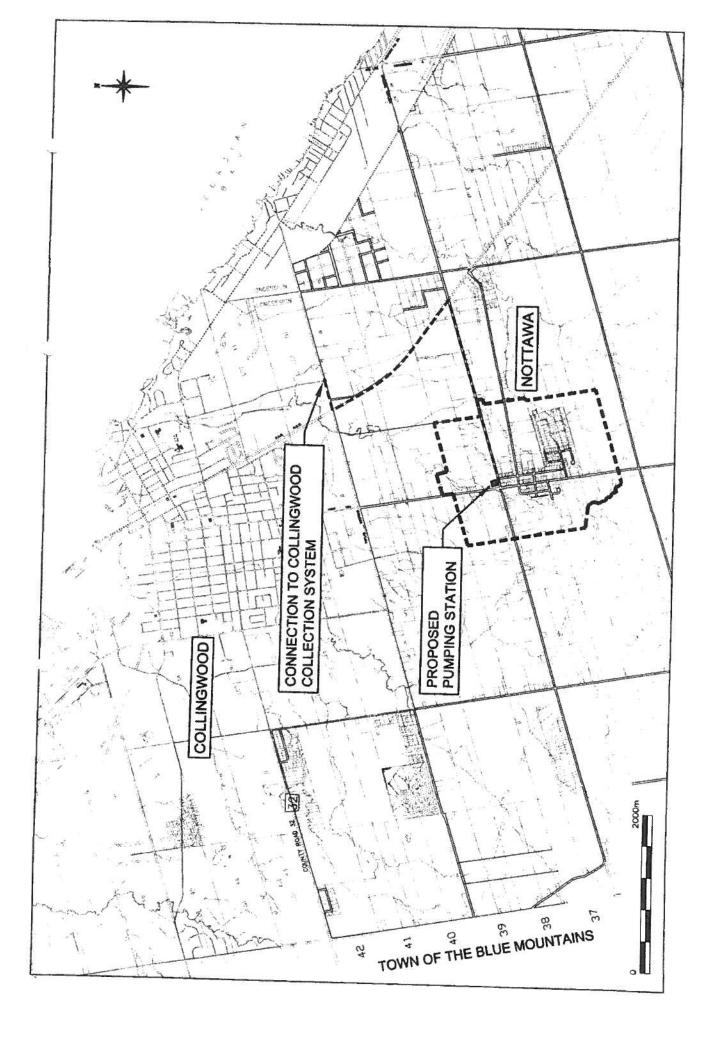
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Datum: Verified by R.H.M.

(3) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Nawash First Nation RR 5 Wiarton, ON N0H 2T0

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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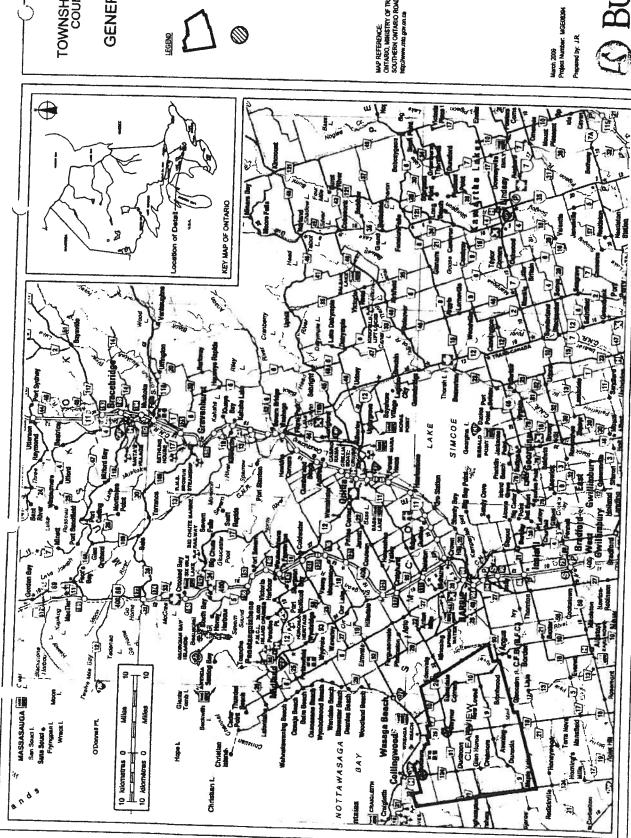
Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



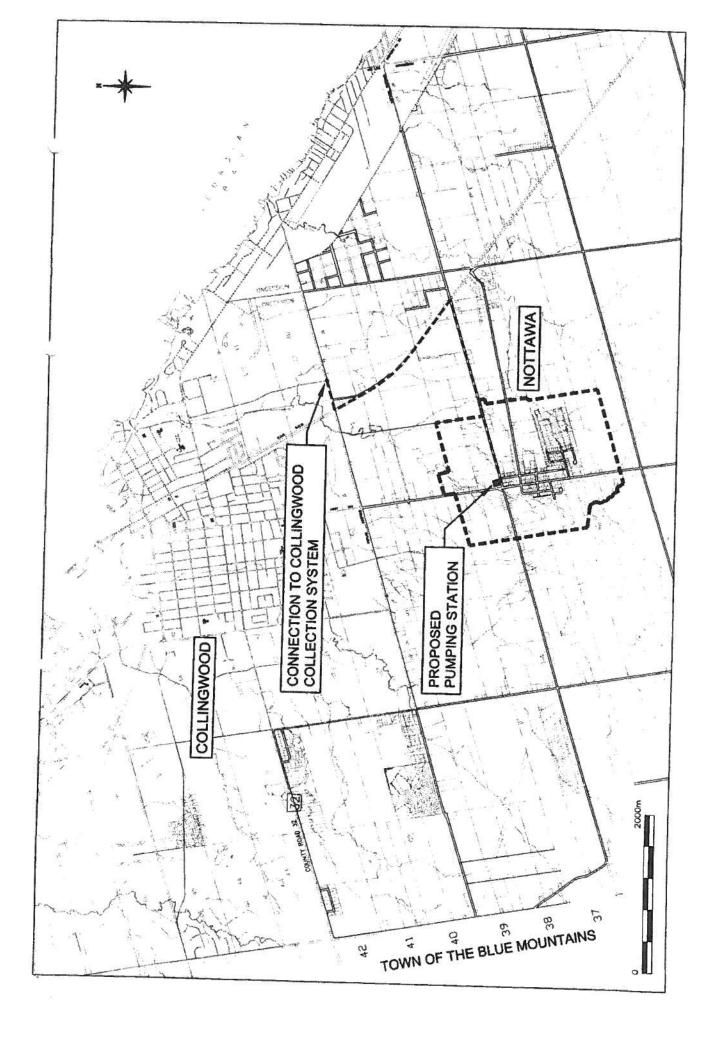
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Datum: Verified by R.H.M.

(1) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Curve Lake First Nation 22 Winookeeda Road Curve Lake, ON K0L 1R0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

March 2009 Project Number: MGE08364 Propured by: J.R. LEGENO KEY MAP OF ONTARIO SIMCOE Pache Gay MASSASAUGA MEN C San Sourt . Sans Bourt . Frympan i. Moon Wheck i. Miles NOTTAWASAGA

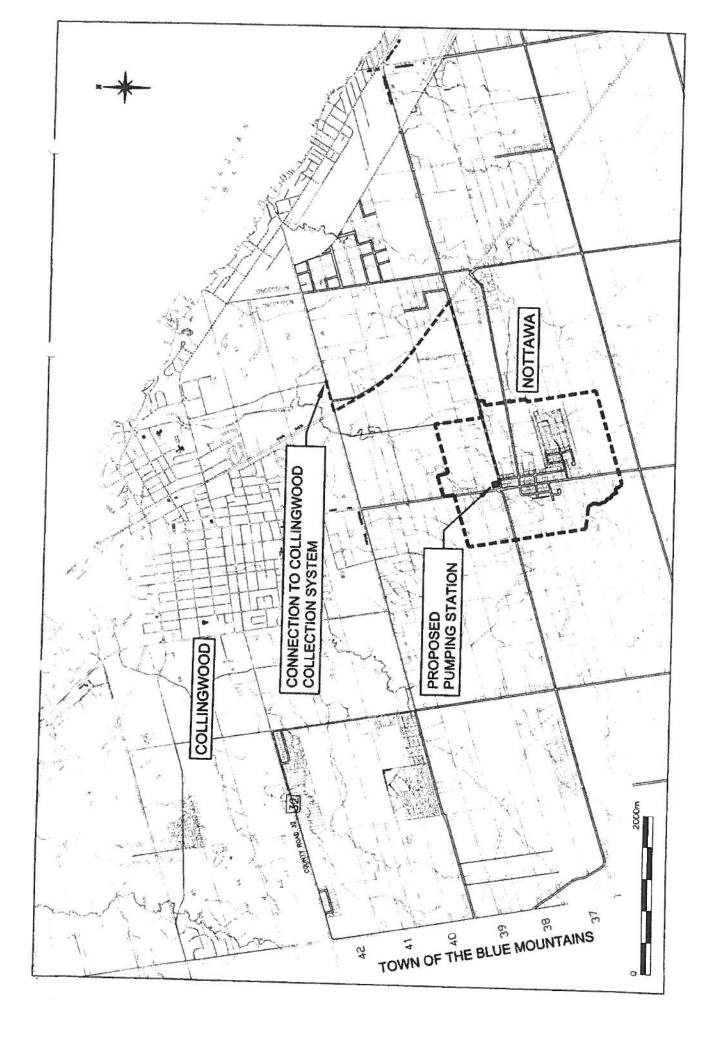
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN

STUDY AREA

Projection: Datum: Verified by: R.H.M.

(3) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Hiawatha First Nation 123 Paudash Street Hiawatha, ON K0L 2G0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario

March 2008 Project Number: MGE08364 Prepared by: J.R. **+** KEY MAP OF ONTARIO SIMCOE Milles O'Donnass Pt. Hape L NOTTAWASAGA

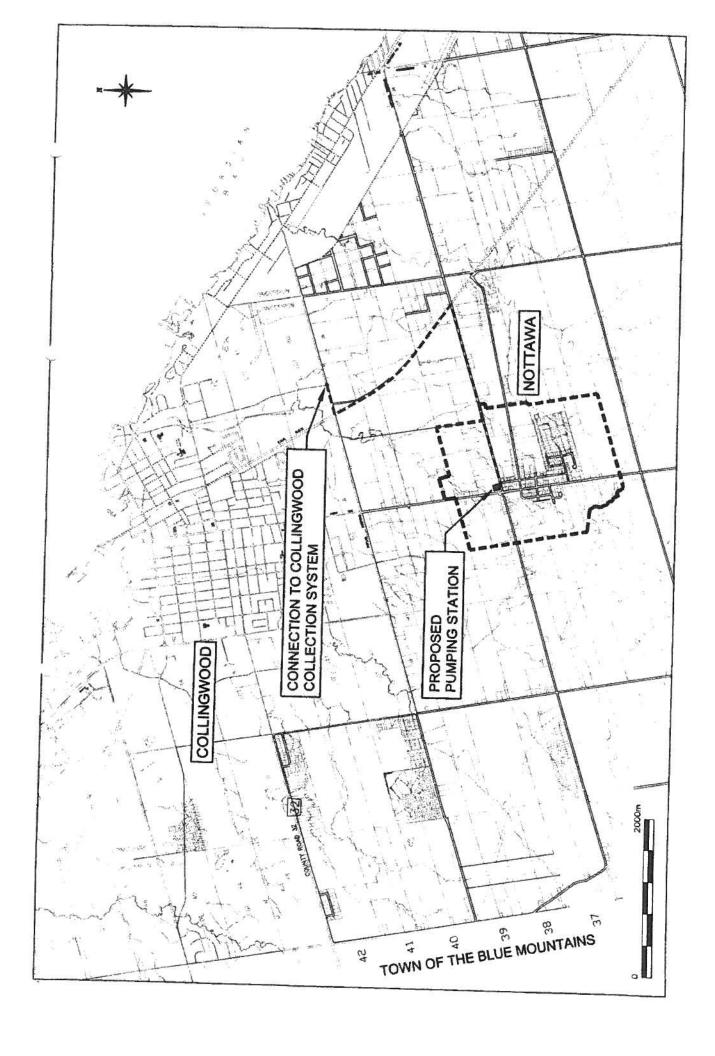
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Defuer: Verified by: R.H.M.

(3) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Mississaugas of Scugog Island First Nation 22521 Island Road RR# 5 Port Perry, ON L9L 1B6

Attention:

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File No. MGE 08394

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Thank you in advance for your attention to this matter.

Yours truly,

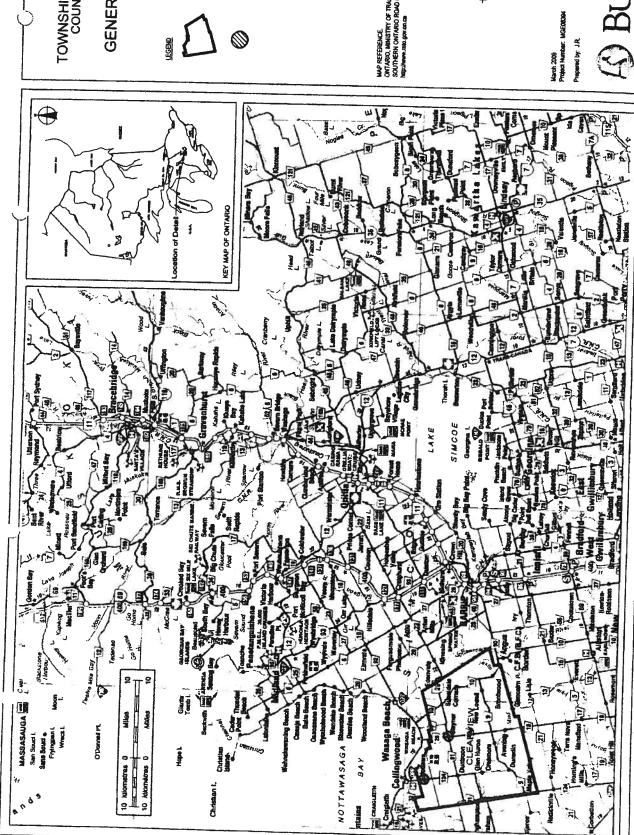
Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited
Indian and Northern Affairs Canada
Ministry of Aboriginal Affairs Ontario



TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

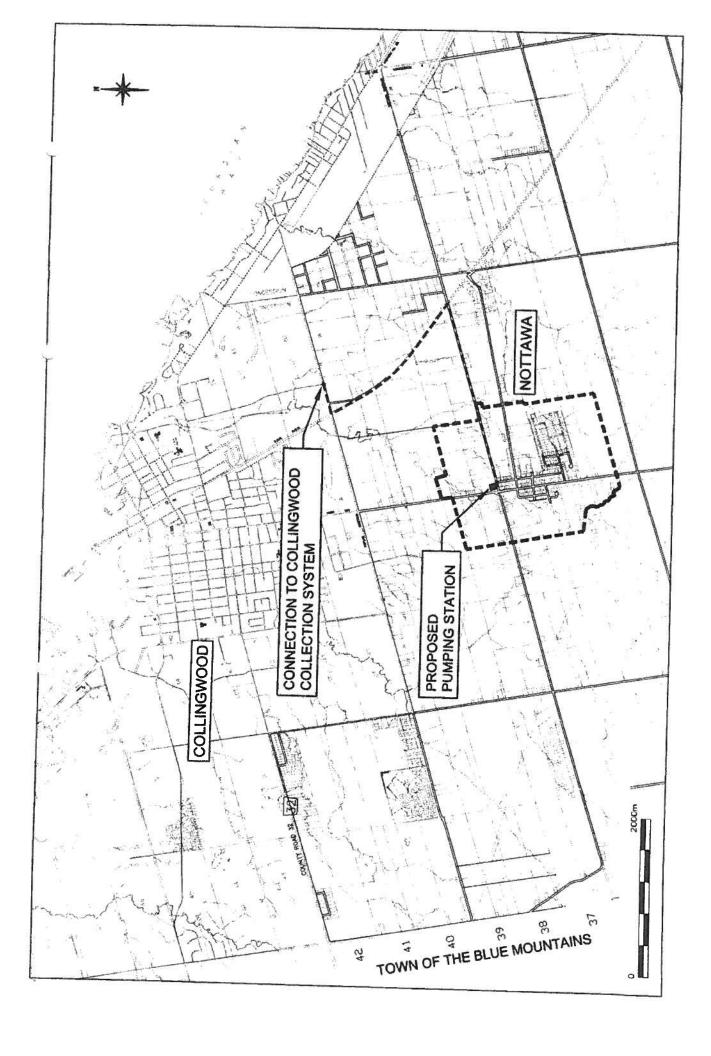
GENERAL LOCATION PLAN

STUDY AREA



Projection: Datum: Verified by: R.H.M.

(3) BURNSIDE





PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Moose Deer Point First Nation 3719 Twelve Mile Bay Rd. PO BOX 119 Mactier, ON POC 1H0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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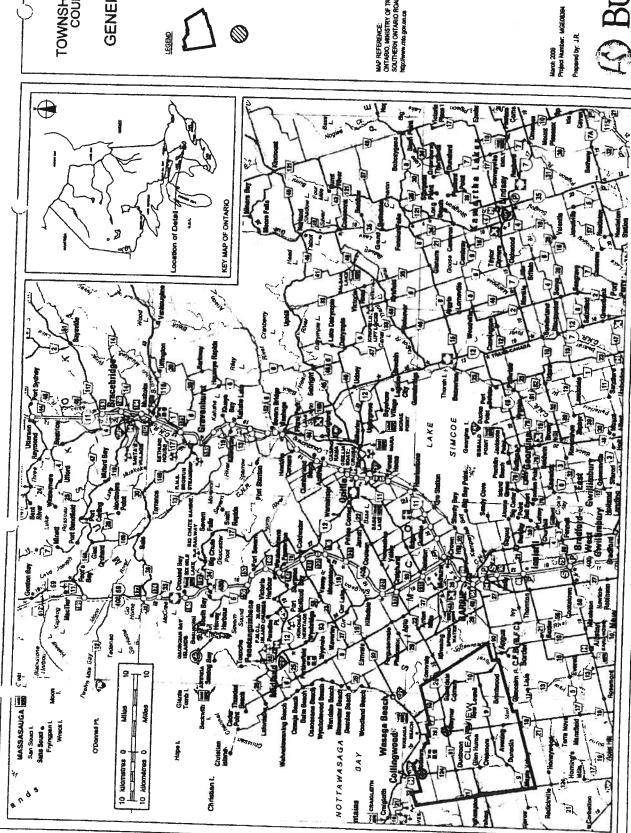
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Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



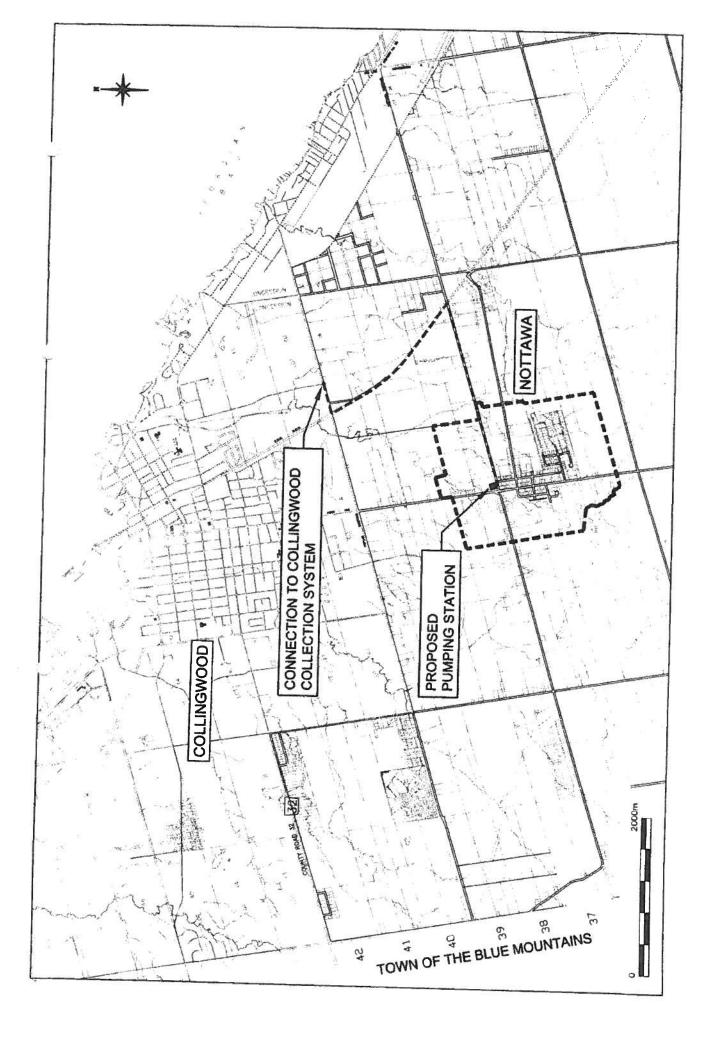
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Datum: Verified by: R.H.M.

BURNSIDE





Township of Clearview

Long Term Sewage Collection and Treatment for Nottawa

Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

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Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Saugeen First Nation No.29 Highway #21 R.R. #1 Southampton, ON NOH 2LO

Attention:

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File No. MGE 08394

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Key Plan

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cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

~2821843 2009-03-13 9:59 AM

Propused by: J.R. KEY MAP OF ONTARIO SIMCOE Produo Alla Gay Miles 10 kilometras 0

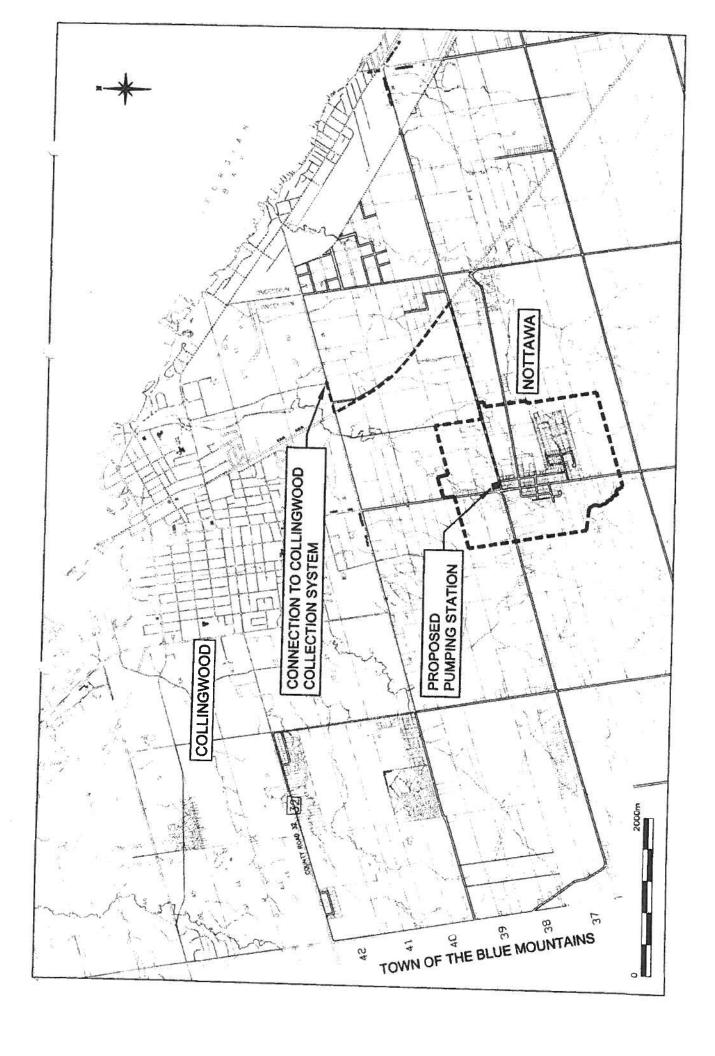
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN

March 2008 Project Number: MGE08394

Projection: Datum: Verified by: R.H.M.

(3) BURNSIDE





Township of Clearview

Long Term Sewage Collection and Treatment for Nottawa

Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

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Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Wahta Mohawk Territory PO BOX 260 Bala, ON POC 1A0

Attention:

Chief and Council

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File No. MGE 08394

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Indian and Northern Affairs Canada
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~2821843 2009-03-13 9:59 AM

Prepared by: J.R. **+** KEY MAP OF ONTARIO SIMCOE Miles O'Donnell Pt. NOTTAWASAGA 10 kilometras 0

TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN

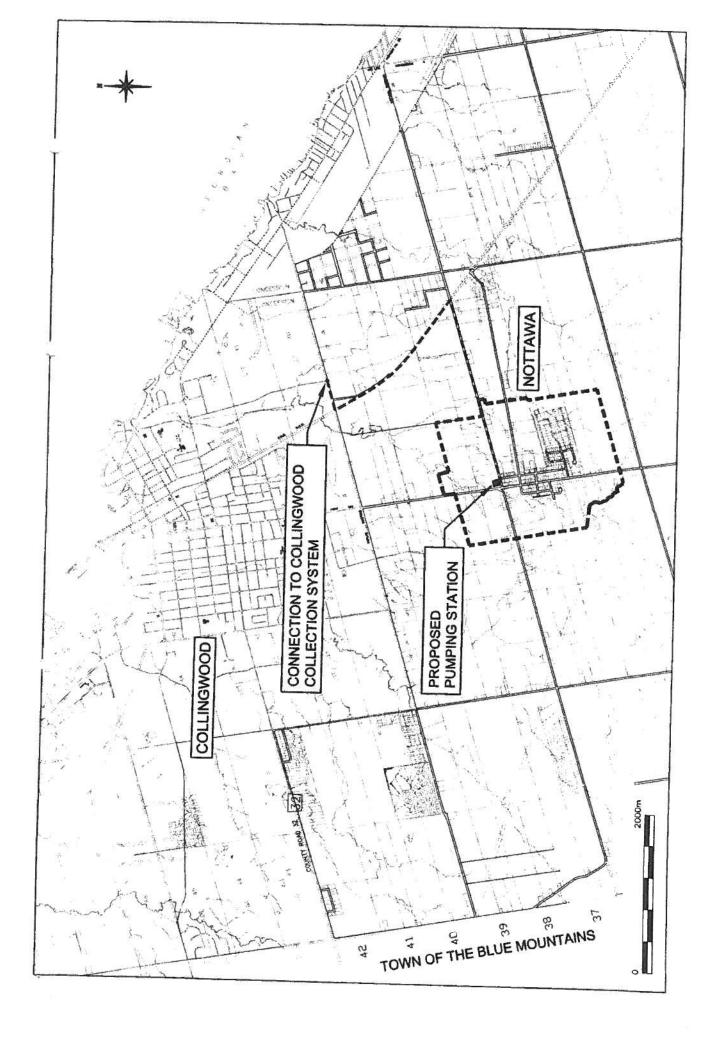
STUDY AREA



March 2009 Project Number: MGE08394

Projection. Detarn: Verified by: R-H.M.

(3) BURNSIDE





Township of Clearview
Long Term Sewage Collection and Treatment for Nottawa
Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

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Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Wasauksing First Nation PO Box 250 Parry Sound, ON P2A 2X4

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Township of Clearview Class Environmental Assessment

Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario

~2821843 2009-03-13 9:59 AM

March 2009 Project Number: MCE08364 Prepared by: J.R. I ECENO Glents Temb I. 10 kilometres 0 NOTTAWASAGA

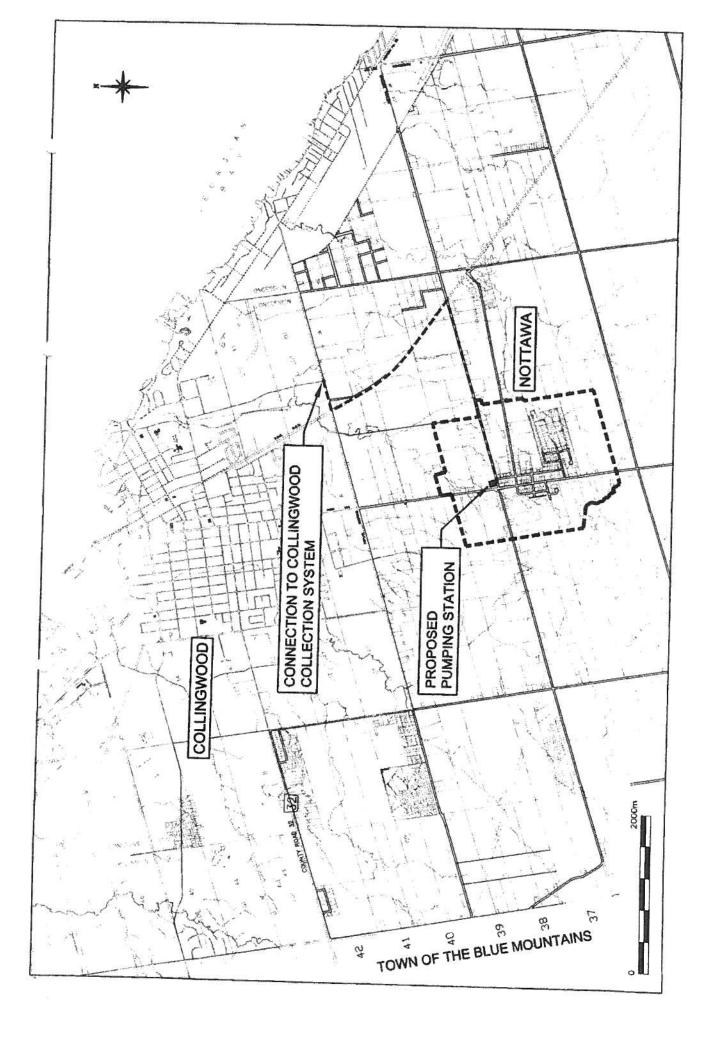
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Detum: Verified by R.H.M.

(3) BURNSIDE





Township of Clearview Long Term Sewage Collection and Treatment for Nottawa Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

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Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Beausoleil First Nation
1 Ogema Street
Christian Island ON LOK 1C0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Steve Genden For: Richard Spraggs, P.Eng

cc:

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Chippewas of Georgina Island RR 2 PO Box N-13 Sutton West ON LOE 1R0

Attention:

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cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

VIa: Email

Curve Lake First Nation 22 Winookeeda Road Curve Lake ON K0L 1R0

Attention:

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File No. MGE 08394

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Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200 Rama ON LOK 1T0

Attention:

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Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Emali

Chippewas of Nawash First Nation RR 5 Wiarton ON N0H 2T0

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Steve Gendron

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Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Emali

Hiawatha First Nation 123 Paudash Street Hiawatha ON KOL 2G0

Attention:

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Indian and Northern Affairs Canada

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Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Moose Deer Point First Nation 3719 Twelve Mile Bay Rd. PO BOX 119 Mactier ON POC 1H0

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Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Mississaugas of Scugog Island First Nation 22521 Island Road RR# 5 Port Perry ON L9L 1B6

Attention:

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Steve Gendron

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Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

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Via: Email

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May 12, 2009

Via: Email

Wasauksing First Nation PO Box 250 Parry Sound ON P2A 2X4

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Indian and Northern Affairs Canada

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May 12, 2009

Via: Email

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Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



5884 Rama Road, Suite 200 Rama, Ontario L0K 1T0

T 705.325.3611 F 705.325.0879

A Proud Progressive First Nation Community

March 30, 2009

Clearview Township 217 Gideon Street P.O Box 200 Stayner, ON LOM 1S0 WED WED - - JOHN DATE RECEIVED

APR 0 6 2009

Attention: Richard Spraggs, P. Eng.

R.J. BURNSIDE & ASSOCIATES GEORGIAN BAY OFFICE

Re: Nottawa Long-Term Wastewater Collection and Treatment Class EA

Dear Mr. Spraggs:

As a member of the Williams Treaties First Nations, Rama First Nation acknowledges receipt of your letter of March 12, 2009, which was received on March 17, 2009.

A copy of your letter has been forwarded to Karry Sandy-McKenzie, Barrister & Solicitor, Coordinator for Williams Treaties First Nations for further review and response directly to you. Ms. Sandy's address is 8 Creswick Court, Barrie, ON L4M 2J7 and her telephone number is (705) 792-5087.

We appreciate your taking the time to share this important information with us.

Sincerely,

Chief Sharon Stinson Henry

c: Council, Rama First Nation

Jeff Hewitt, General Counsel

Karry Sandy-McKenzie, Barrister & Solicitor

Chief Rodney Monague Jr., Portfolio Chief for Williams Treaty Nations

SSH/sw

Re: Environmental Assessments for Nottawa and Stayner MGE08394 Kelly LaRocca to: Steve.Gendron 2009-04-17 10:08 AM

History: This message has been forwarded.

Wonderful. Please feel free to send me email packages in future.

Yours truly,

Show Details

Kelly Larocca

---- Original Message -----

From: Steve Gendron < Steve. Gendron@rjburnside.com >

To: Kelly LaRocca

Cc: File Collingwood < FileCollingwood@rjburnside.com >; rspraggs@clearviewtwp.on.ca < rspraggs@clearviewtwp.on.ca >;

Bob Mayberry < Bob. Mayberry@rjburnside.com>; Don McNalty@rjburnside.com>

Sent: Fri Apr 17 10:01:34 2009

Subject: Re: Environmental Assessments for Nottawa and Stayner MGE08394

Ms. LaRocca,

Thank you for your response. In order to ensure you receive copies of the packages in a reasonable timeframe, I believe the most expedient approach will be to email digital copies. Please find digital copies of the Nottawa Environmental Assessment package attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards,

Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515

Fax: (705) 446-2399 Toll Free: 1-888-240-4508

(See attached file: 090417 Scugog letter - Nottawa.pdf)(See attached file: 090331 Detailed Project Plan - Nottawa.PDF)(See attached file: 090331 Key Plan.PDF)(See attached file: 081205 Nottawa Sewage PFR.pdf)

"Kelly LaRocca" <klarocca@scugogf irstnation.com> To <<u>Steve.Gendron@rjburnside.com></u> 2009-04-16 05:11

PM

Subject Environmental Assessments for Nottawa and Stayner

Dear Steve,

Thank you for contacting my office. I have been away at meetings since our last discussion, but did not forget about your request.

I have looked but cannot locate the said EA's. I would appreciate as a courtesy if you would be so kind as to re-send them to my attention.

Please contact me directly should you wish to discuss the matter of my request.

Yours very truly,

Kelly LaRocca Councillor Mississaugas of Scugog Island First Nation 22521 Island Rd Port Perry, ON, L9L 1B6 Phone: 905-985-3337 ext. 232

Fax: 905-985-8828

Email: klarocca@scugogfirstnation.com

Mississaugas of Scugog Island First Nation Notice & Disclaimer
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Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Mississaugas of Scugog Island First Nation 22521 Island Road RR# 5 Port Perry, ON L9L 1B6

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Nottawa. The Township wishes to update you on the status of this Class EA project, and provide you with the opportunity to comment.

The Class EA has been completed to the end of Phase 2 of the Municipal Class EA process. The Township has identified the preferred servicing solution as construction of a gravity sewer collection system within the Community of Nottawa going to a pump station and forcemain to convey the wastewater to the Town of Collingwood wastewater collection system. The treatment aspect of the sewage will be accomplished by the Town of Collingwood at their existing Wastewater Treatment Plant.

The Township of Clearview has an agreement in principle with the Town of Collingwood for this proposed solution. All construction for this project is to take place within municipal Rights-of-Way and utility corridors within the Township of Clearview and the Town of Collingwood. We have included a key plan of the project area and a detailed plan of the proposed project location with this letter.

Please forward any comments that you may have on this project within thirty (30) days of this letter.

If you have any questions about the Class EA, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or the undersigned (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter.

Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

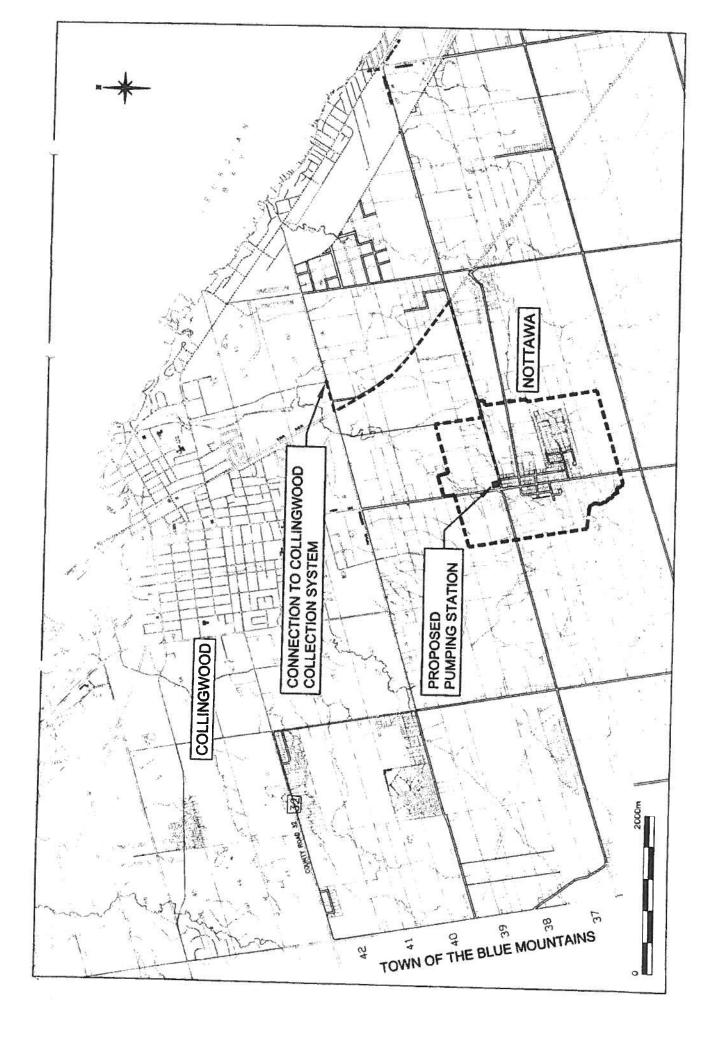
Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

~2821843 2009-03-13 9:59 AM



March 2009 Project Number: MGE08394 LEGENO Prepared by: J.R. KEY MAP OF ONTARIO Pache Ans Gay O'Donnes Pt. NOTTAWASAGA 10 kilometres 0

TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN

STUDY AREA

(3) BURNSIDE Projection: Datum: Verified by: R.H.M.



Township of Clearview Long Term Sewage Collection and Treatment for Nottawa Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

The material in this report reflects best judgement in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. R. J. Burnside & Associates Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



RE: Class Environmental Assessments for Nottawa and Stayner MGE 08394

Jamie Kozlinsky to: Steve Gendron

2009-04-16 02:49 PM

Hi there: I have forwarded this message on to Kelly LaRocca, as well as, Chief Tracy Gauthier and the other Councillor - Della Charles. You should hear back from one of them.

Jamie Kozlinsky Receptionist Mississaugas of Scugog Island First Nation 22521 Island Rd. Port Perry, ON, L9L 1B6

Phone: (905) 985-3337 ext. 221

Fax: (905) 985-8828

Email: jkozlinsky@scugogfirstnation.com

----Original Message----

From: Steve Gendron [mailto:Steve.Gendron@rjburnside.com]

Sent: Thursday, April 16, 2009 2:31 PM

To: Jamie Kozlinsky Cc: File Collingwood

Subject: Class Environmental Assessments for Nottawa and Stayner MGE

08394

Hello,

I have previously contacted your office to confirm whether you had received the Class Environmental Assessments for Nottawa and Stayner, mailed March 13, 2009. I spoke with Ms. Kelly LaRocca, and she noted that she would look through the files and get back to me.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399

Toll Free: 1-888-240-4508

Mississaugas of Scugog Island First Nation NOTICE & DISCLAIMER

Steve Gendron

2009-04-01 04:44 PM

To: jroot@saugeenfirstnation.ca

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, File

Collingwood/RJB@RJB, Don McNalty/RJB@RJB

Subject: Nottawa Class Environmental Assessment

RJB: MGE

08394

Ms. Janice Root,

On behalf of the Township of Clearview, RJ Burnside & Associates Limited mailed out two Class Environmental Assessment packages to your office. These packages were concerning the communities of Nottawa and Stayner, respectively. The packages were mailed on March 13, 2009. I have contacted the receptionist at your office, and been informed that neither of the packages have been received, as of yet. In order to ensure you receive copies of the packages in a reasonable timeframe, we are emailing digital copies to your attention.

Please find digital copies of the Nottawa Environmental Assessment package attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards,

Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508



090401 Saugeen FN Letter - Nottawa.pdf



081205 Nottawa Sewage PFR.pdf



090331 Key Plan.PDF



090331 Detailed Project Plan - Nottawa.PDF

Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario LOM 1S0



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Saugeen First Nation No.29 Highway #21 R.R. #1 Southampton, ON NOH 2LO

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Nottawa. The Township wishes to update you on the status of this Class EA project, and provide you with the opportunity to comment.

The Class EA has been completed to the end of Phase 2 of the Municipal Class EA process. The Township has identified the preferred servicing solution as construction of a gravity sewer collection system within the Community of Nottawa going to a pump station and forcemain to convey the wastewater to the Town of Collingwood wastewater collection system. The treatment aspect of the sewage will be accomplished by the Town of Collingwood at their existing Wastewater Treatment Plant.

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Please forward any comments that you may have on this project within thirty (30) days of this letter.

If you have any questions about the Class EA, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or the undersigned (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter.

Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

~2821843 2009-03-13 9:59 AM

March 2008 Phyloot Number: MCE00364 Prepared by: J.R. LEGBIO L **+** KEY MAP OF ONTARIO MASSASAUGA (MB)
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Sans Boust a
Frymgan I, Moon
Wheet I, Hapel

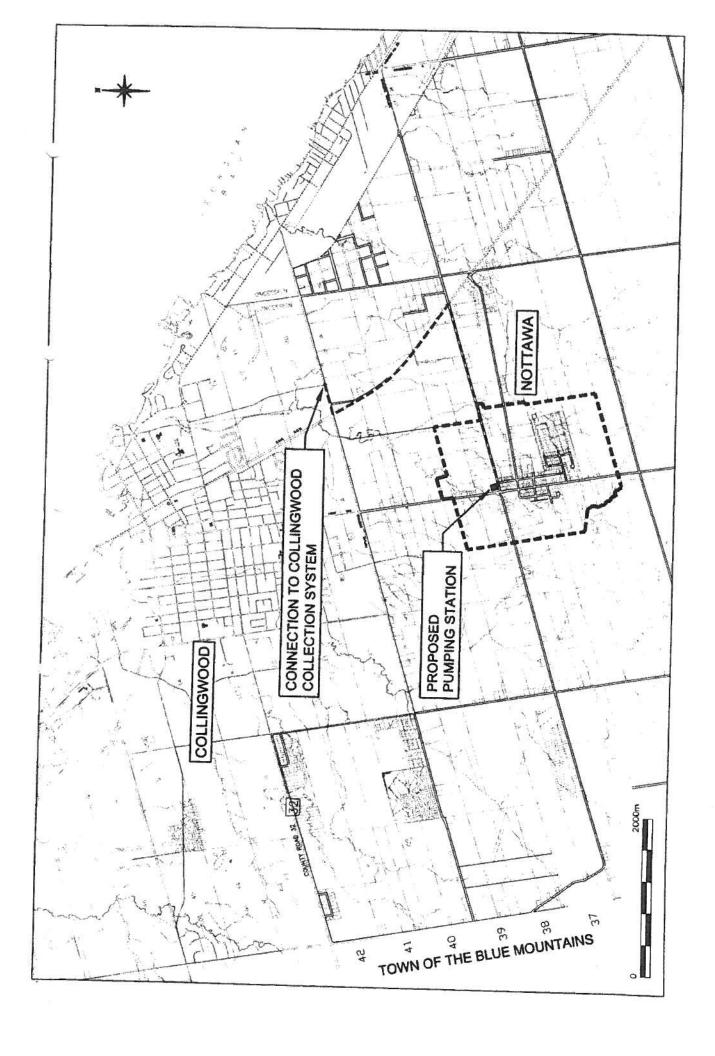
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Projection: Detun: Verified by R.H.M.

(3) BURNSIDE





Township of Clearview

Long Term Sewage Collection and Treatment for Nottawa

Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited 3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

The material in this report reflects best judgement in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. R. J. Burnside & Associates Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



RE: Nottawa Class Environmental Assessment RJB: MGE 08394 Janet Root to: Steve Gendron 2009-04-16 02:44 PM

This will acknowledge receipt of your emails. I have redirected these to the SON Environmental Office c/o Jake Linklater, phone number 519-534-5570.

----Original Message----

From: Steve Gendron [mailto:Steve.Gendron@rjburnside.com]

Sent: Thursday, April 16, 2009 2:14 PM

To: Janet Root

Cc: File Collingwood

Subject: Fw: Nottawa Class Environmental Assessment RJB: MGE 08394

Ms. Janice Root,

I would just like to confirm that you received my previous emails (sent April 1, 2009) with the digital copies of the Environmental Assessments for

Nottawa and Stayner.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-16 02:13 PM ----

Steve Gendron/RJB

2009-04-06 02:18

To

PM

jroot@saugeenfirstnation.ca

CC

File Collingwood/RJB@RJB

Subject

Fw: Nottawa Class Environmental

Assessment

RJB:

MGE 08394

Ms. Janice Root,

I would just like to confirm that you received my two previous emails (sent $% \left(1\right) =\left(1\right) +\left(1\right)$

April 1, 2009) with the digital copies of the Environmental Assessments for

Nottawa and Stayner.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-06 02:16 PM ----

Steve Gendron/RJB

2009-04-01 04:44

To

PM

jroot@saugeenfirstnation.ca

CC

rspraggs@clearviewtwp.on.ca, Bob

Mayberry/RJB@RJB, File

Collingwood/RJB@RJB, Don

McNalty/RJB@RJB

Subject

Nottawa Class Environmental

Assessment

RJB:

MGE 08394

Ms. Janice Root,

On behalf of the Township of Clearview, RJ Burnside & Associates Limited mailed out two Class Environmental Assessment packages to your office. These packages were concerning the communities of Nottawa and Stayner, respectively. The packages were mailed on March 13, 2009. I have contacted the receptionist at your office, and been informed that neither

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Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515

Tel: (705) 446-0515 Fax: (705) 446-2399

Toll Free: 1-888-240-4508

[attachment "090401 Saugeen FN Letter - Nottawa.pdf" deleted by Steve Gendron/RJB]

[attachment "081205 Nottawa Sewage PFR.pdf" deleted by Steve Gendron/RJB]
[attachment "090331 Key Plan.PDF" deleted by Steve Gendron/RJB]
[attachment "090331 Detailed Project Plan - Nottawa.PDF" deleted by Steve Gendron/RJB]

Steve Gendron

2009-03-31 02:08 PM

To: Icarr@hiawathafn.ca

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, Don

McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject: Nottawa Class Environmental Assessment

RJB: MGE

Chief Laurie Carr,

As per our conversation on March 30th, please find digital copies of the Nottawa Environmental Assessment package (hard copies previously mailed to your office) attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508



090331 Hiawatha FN Letter Nottawa.pdf



081205 Nottawa Sewage PFR.pdf



090331 Key Plan.PDF



090331 Detailed Project Plan - Nottawa.PDF

Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario LOM 1S0



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Hiawatha First Nation 123 Paudash Street Hiawatha, ON K0L 2G0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Nottawa Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

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If you have any questions about the Class EA, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or the undersigned (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter.

Yours truly,

Richard Spraggs, P.Eng

Enc. Project File Report (Hard Copy and Digital copy)

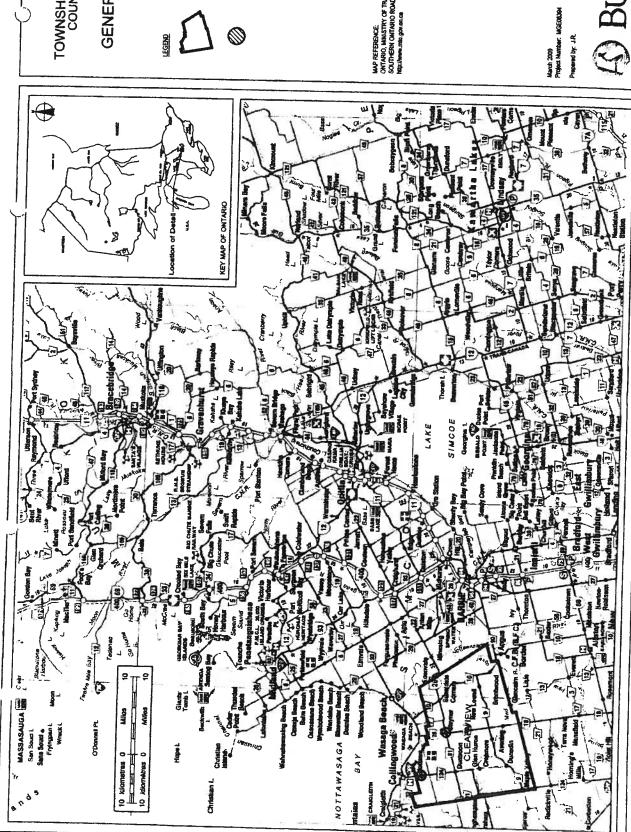
Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

~2821843 2009-03-13 9:59 AM



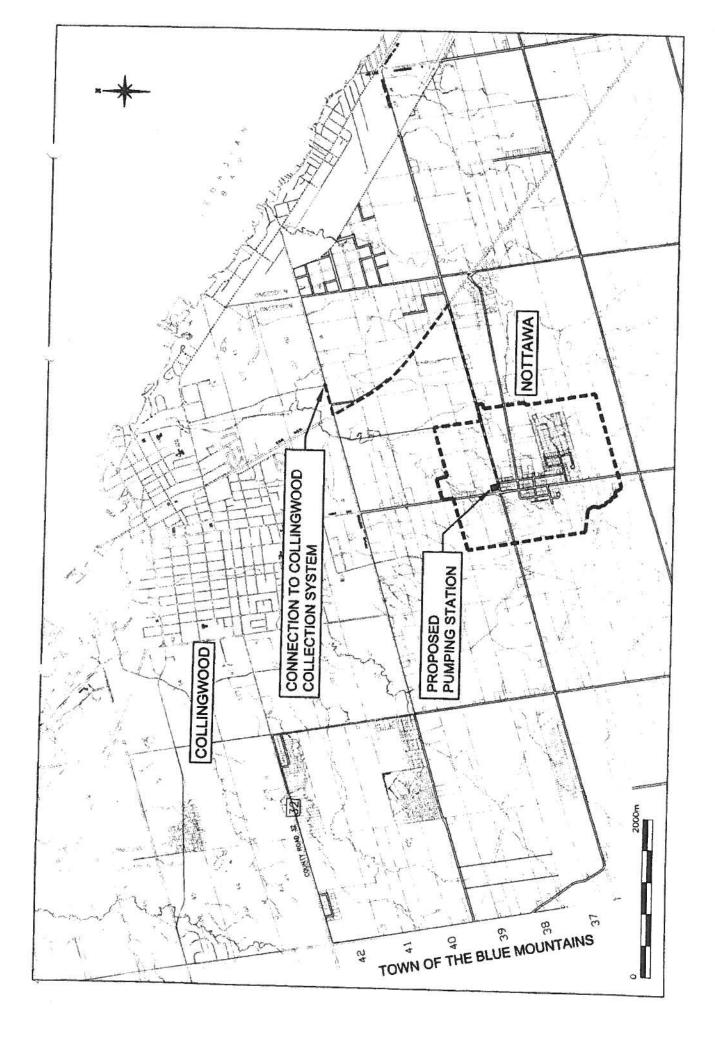
TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

GENERAL LOCATION PLAN



Proposion: Datum: Verified by: R.H.M.







Township of Clearview Long Term Sewage Collection and Treatment for Nottawa Schedule B Municipal Class Environmental Assessment

PROJECT FILE REPORT

Prepared by

R.J. Burnside & Associates Limited
3 Ronell Crescent, Collingwood, ON L9Y 4J6 Canada

December 2008

File No: MGE 08394

The material in this report reflects best judgement in light of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. R.J. Burnside & Associates Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.



Re: Nottawa Class Environmental Assessment RJB: MGE08394

icarr to: Steve Gendron
Please respond to Icarr

2009-04-06 06:14 PM

Hi Steve,

Yes I did receive them..thank you!!

Laurie

----Original Message----

From: Steve Gendron
To: lcarr@hiawathafn.ca
Cc: File Collingwood

Subject: Fw: Nottawa Class Environmental Assessment

RJB:

MGE08394

Sent: Apr 6, 2009 2:14 PM

Chief Laurie Carr,

I would just like to confirm that you received my two previous emails (sent March 31, 2009) with the digital copies of the Environmental Assessments we discussed on the phone.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-06 02:13 PM ----

Steve Gendron/RJB

2009-03-31 02:08

PM

lcarr@hiawathafn.ca

To

rspraggs@clearviewtwp.on.ca, Bob

Mayberry/RJB@RJB, Don McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject

Nottawa Class Environmental

Assessment MGE 08394 RJE:

Chief Laurie Carr,

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Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399

Toll Free: 1-888-240-4508

[attachment "090331 Hiawatha FN Letter Nottawa.pdf" deleted by Steve Gendron/RJB]
[attachment "081205 Nottawa Sewage PFR.pdf" deleted by Steve Gendron/RJB]
[attachment "090331 Key Plan.PDF" deleted by Steve Gendron/RJB]
[attachment "090331 Detailed Project Plan - Nottawa.PDF" deleted by Steve Gendron/RJB]

Sent wirelessly from my BlackBerry device on the Bell network. Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

	Contact Name	Contact Number	26-Mar	30-Mar	04. A. A.	8	;		
	Rod Monague Jr. (C)	(705) 247-2051	VM	No Account		ne-Apr	16-Apr	17-Apr	20-An
Chippewas of Georgina Island		I	I	NO CHISWELL	Σ	Probably received			
	Januar Layor (Cybrett Mooney (C)	1(705) 437-1337	CB Monday	No Answer	WAICE April 6				
Chippewas of Mnikaning First Nation (Rama)	Chief Sharon Stinson Henry (C)	(705) 325-3611	l	I	Ollege Control	VINIT	Emailed to confirm	STANDARD STANDARD STANDARD	RCVD
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Hiswatha First Nation	Laura Carr (C)								THE RESERVE THE PROPERTY OF THE PARTY OF THE
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Mississaugas of Scugog Island First Nation	Tracy Gauthier (C)/Kelly LaRocca (c)	(905) 985,3337	NA.	2		D1000000000000000000000000000000000000	PROPERTY STATES OF THE PARTY OF	THE STATE OF THE PARTY STATE OF	1. SELECTION CONTRACTOR SECURITY SECURI
Moose Deer Point First Nation		200 000		9		FNCB	mailed to confirm	Finalise to confirm Caraba Danta	
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Saugeen First Nation	(Randall Kaghee (C)	(510) 707, 2791	1,004		242	PURPLE STATE OF THE PROPERTY.	かだがんる女子のようにいいます。	THE STREET, ST	CANADACTION OF STREET STREET,
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VM CB Emailed FNCB RCVD (C)

Richard Spraggs

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Friday, July 17, 2009 10:21 AM

To:

Richard Spraggs

Cc:

File Collingwood

Subject: Re: FW: Municipal Class Environmental Assessment - First Nations Consultation MGE08394

Stayner PFR (December 2008) uploaded successfully. I will upload the Nottawa PFR later today.



From:

"Richard Spraggs" <richard@clearviewtwp.on.ca>

To:

"Steve Gendron" <Steve.Gendron@rjburnside.com>

Date:

2009-07-17 10:16 AM

Subject:

FW: Municipal Class Environmental Assessment - First Nations Consultation

Please send the Project File Report.

Richard

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:qpsc@bellnet.ca]

Sent: Friday, July 17, 2009 10:02 AM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 17, 2009

Confirming receipt and thank you. I confirm receipt of your 94 page fax. I would like a copy of one of the Project File Reports you transmitted to the First Nations. It works for me to have you fax it to the same number. In the alternate you can upload it to:

https://backup.filesanywhere.com/Dropbox/db.aspx?v=8d71698e5a9270b16c96

Thank you.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 17, 2009 9:40 AM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please note that I faxed the information that was transmitted to the First Nations; The Fax was sent on July 16 @ 5:13 pm. The First Nations received the entire copy of the Project File Report, however I have only sent the front page of the report in my fax transmittal and included this front page with the other Attachments with each and every letter.

Please note I believe this package is a lot clearer of what was transmitted to the First Nations, then what I tried to describe below in my 3:33 pm e-mail.

Please advise if you did not receive my fax transmission.

Richard Spraggs

From: Richard Spraggs

Sent: Thursday, July 16, 2009 4:37 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please be advised that I will forward a clearer response.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 3:40 PM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please provide a copy of what was transmitted to the First Nations.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 16, 2009 3:22 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

The information that has been mailed to the First Nation is the

- Covering Letter dated March 12, 2009 (Appendix G)
- Project File Report (Dated December 2008)
- Key Plan (Appendix G)

Detailed Project Plan (Appendix G)

The Items identified by Appendix G above has been sent to you on July 9, 2009 by Don McNalty. The Project File Report date December 2008 has been previously sent to you and / or you have picked it up from the Township's Web Site in January 2009.

With regards to the embedded PDF files, these are the 4 items listed above. Some of the First Nations wished to have the Covering Letter, the Project File Report, the Key Plan and the Detailed Project File electronically sent to them. The Mississaugas of Scugog Island, Saugeen First Nations, Hiawatha First Nations requested a digital copy.

AS you already have this information, please advise if you wish to me to send it again.

Richard Spraggs, P. Eng. Director of Public Works.

Gleneden Property Service Corp - Art McIlwain, President [mailto:qpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 9:48 AM

To: Don McNalty Cc: Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

I had a further look at the Nottawa correspondence file you delivered to CPCI and Gleneden. It appears to be a scanned copy of your file. Regrettably the scan does not pick up the embedded .pdf documents that you sent, and neither does it include the packages you mailed to the First Nations. Please provide that missing information, preferably as .pdf attachments to your e-mail response.

Thank you



Gleneden Property Service Corporation

Real Estate Brokerage per Art McIlwain **Broker of Record Toronto Dominion Centre** Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7 P 416 777 1325 M 416 805 9819 F 469 398 0926 Egpsc@bellnet.ca

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Richard Spraggs

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Friday, July 17, 2009 2:38 PM

To:

Richard Spraggs

Cc:

Don McNalty; Bob Mayberry; File Collingwood

Subject: Re: FW: Municipal Class Environmental Assessment - First Nations Consultation MGE 08394

Richard,

Nottawa PFR uploaded, as per your request.

Steve Gendron



From:

"Richard Spraggs" <richard@clearviewtwp.on.ca>

To:

"Steve Gendron" <Steve.Gendron@rjburnside.com>

Date:

2009-07-17 10:16 AM

Subject:

FW: Municipal Class Environmental Assessment - First Nations Consultation

Please send the Project File Report.

Richard

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Friday, July 17, 2009 10:02 AM

To: Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 17, 2009

Confirming receipt and thank you. I confirm receipt of your 94 page fax. I would like a copy of one of the Project File Reports you transmitted to the First Nations. It works for me to have you fax it to the same number. In the alternate you can upload it to:

https://backup.filesanywhere.com/Dropbox/db.aspx?v=8d71698e5a9270b16c96

Thank you.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 17, 2009 9:40 AM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please note that I faxed the information that was transmitted to the First Nations; The Fax was sent on July 16 @ 5:13 pm. The First Nations received the entire copy of the Project File Report, however I have only sent the front page of the report in my fax transmittal and included this front page with the other Attachments with each and every letter.

Please note I believe this package is a lot clearer of what was transmitted to the First Nations, then what I tried to describe below in my 3:33 pm e-mail.

Please advise if you did not receive my fax transmission.

Richard Spraggs

From: Richard Spraggs

Sent: Thursday, July 16, 2009 4:37 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please be advised that I will forward a clearer response.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:qpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 3:40 PM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please provide a copy of what was transmitted to the First Nations.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 16, 2009 3:22 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

The information that has been mailed to the First Nation is the

- Covering Letter dated March 12, 2009 (Appendix G)
- Project File Report (Dated December 2008)

- Key Plan (Appendix G)
- Detailed Project Plan (Appendix G)

The Items identified by Appendix G above has been sent to you on July 9, 2009 by Don McNalty. The Project File Report date December 2008 has been previously sent to you and / or you have picked it up from the Township's Web Site in January 2009.

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Richard Spraggs, P. Eng. Director of Public Works.

Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 9:48 AM

To: Don McNalty **Cc:** Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

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Thank you



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 469 398 0926 E gpsc@bellnet.ca

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Richard Spraggs

From: Richard Spraggs

Sent: Friday, July 17, 2009 3:09 PM

To: Richard Spraggs; Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty

Subject: RE: Municipal Class Environmental Assessment - Collinwood Wastewater Treatment Facility

Please note that Study File Report referred to in Paragraph 3 below should have read the Project File Report

From: Richard Spraggs

Sent: Friday, July 17, 2009 2:52 PM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Cc: Don McNalty

Subject: RE: Municipal Class Environmental Assessment - Collinwood Wastewater Treatment Facility

Please note that we have two trains of e-mails going at the same time. The second train has been copied below.

As per your request in the second train, the Township has confirmed (Fax July 16 @ 5:13 PM) that the Project File Report was sent to the First Nations along with the covering letter. In the Project File Report Section 2.1.6 Alternative 6 – Connection to an Existing WWTP in Collingwood this adequately describes that the Town of Collingwood is currently undertaking an Environment Assessment for its WWTP.

You have been e-mailed the Study File Report as of today's date.

In this e-mail (first) train, your latest e-mail below was sent (e-mail July 16 @ 3:11 PM), prior to your receiving the information that was transmitted to the First Nations, hopefully you can appreciate the First Nations was provided all the necessary information.

Richard Spraggs, P. Eng. Director of Public Works.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, July 16, 2009 3:13 PM

To: Richard Spraggs **Cc:** Don McNalty

Subject: Municipal Class Environmental Assessment - Collinwood Wastewater Treatment Facility

Gleneden and CPCI strongly disagree that the statement of Clearview Township to the First Nations that wastewater pumped to Collingwood would be treated in its existing wastewater treatment plant is truthful. The plant lacks sufficient capacity to do so.

It is disingenuous to say to the First Nations that the sewage will be treated in the existing Collingwood plant when it lacks the capacity to treat it. Doing so misrepresents the extent of the effect of the Clearview undertaking on the physical environment. It creates the false impression that the change occasioned by the Clearview proposal is a de minimus change that merely makes more efficient use of an existing investment in wastewater treatment infrastructure in Collingwood and that is not true. It would have been truthful to say that the existing Collingwood plant does not have the needed capacity to treat the Clearview sewage, that additional capacity would need to be built (and identified the cost), that Collingwood Council has not committed to install

it nor has it allocated funds to do so. With that knowledge the First Nations would have been in a position to provide informed comment. With the unfortunate statement Clearview Township made they were not. It would be appropriate to make a fulsome and accurate statement of the effect on their physical environment to them and invite their comment anew.

Gleneden and CPCI await the reply of RJ Burnside to its question and will have regard for its response.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 16, 2009 2:07 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President; Don McNalty

Subject: RE:

No, this does not misrepresent the truth.

The Town of Collingwood is presently undertaking a Municipal Class EA for the expansion of their existing plant. The Town of Collingwood is in the process of undertaking the (or has undertaken) their First Nation Consultation with regards to those issues that deal with the sewage treatment and the discharge of its effluent. In the Town of Collingwood's EA they are making provision for taking sewage from neighbouring municipalities.

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Wednesday, July 15, 2009 5:47 PM

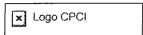
To: Don McNalty Cc: Richard Spraggs

Subject:

July 15, 2009

RJ Burnside Delivered by e-mail to Don McNalty

The attachment is from material you delivered on behalf of your client Clearview Township for review by Gleneden and CPCI. It purports to be a typical letter from your client to a First Nation. It says "The treatment aspect of the sewage will be accomplished by the Town of Collingwood at their existing Wastewater Treatment Plant." Does that misrepresent the truth that the existing plant must be expanded and that the expansion is itself the subject of a Municipal Class Environmental Assessment?



Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca

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SECOND TRAIN

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Please advise if you did not receive my fax transmission.

Richard Spraggs

From: Richard Spraggs

Sent: Thursday, July 16, 2009 4:37 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: Municipal Class Environmental Assessment - First Nations Consultation

Please be advised that I will forward a clearer response.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

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To: Richard Spraggs

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Richard Spraggs, P. Eng. Director of Public Works.

Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 16, 2009 9:48 AM

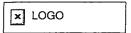
To: Don McNalty **Cc:** Richard Spraggs

Subject: Municipal Class Environmental Assessment - First Nations Consultation

July 16, 2009

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Thank you



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
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Richard Spraggs

From:

Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent:

Friday, July 17, 2009 4:42 PM

To:

Richard Spraggs; Wesley Wright

Cc:

Don McNalty

Subject: Clearview MCEA - Publish the Second Notice of Completion

July 17, 2009

Township of Clearview and Ministry of the Environment Delivered by e-mail

Richard Spraggs and Wesley Wright

Gleneden and CPCI object in the strongest possible terms to this cavalier and utterly inappropriate decision of Clearview Township to publish a second notice of completion and urges you to reconsider. There has been no meaningful effort on Clearview's part to address or reconcile the differences between us. Its April statement is a mere recanting of its previous inappropriate and unacceptable positions. Clearview was unavailable to meet for discussions last week. Clearview have failed or neglected to provide copies of the material it has forwarded to the First Nations during its so-called consultations with them. Gleneden and CPCI stand ready to enter into serious discussions to reconcile the differences between us and Clearview, but refuses to do so until it has copies of the material Clearview forwarded to the First Nations for review. Gleneden and CPCI have some ideas that you may find acceptable and will provide them to you when that material is in hand.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 17, 2009 3:05 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNaity

Subject: Publish the Second Notice of Completion

The Township is planning to publish the 2nd Notice of Completion during the week of July 27 to July 31, 2009.

The Township has addressed the concerns /comments that you raised in your Wise Management Needed document and your recent e-mails.

If you have any other concerns / comments, these can be addressed next week or during the 30 day comment period following the Notice of Completion publication.

The Township and RJ Burnside are available to meet with you next week or during the 30 day comment period to discuss this matter.

Richard Spraggs, P. Eng. Director of Public Works

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Township of Clearview and Ministry of the Environment Delivered by e-mail

Richard Spraggs and Wesley Wright

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In response to the above noted e-mail, this is to advise that the Township wishes to listen to Glenden and CPCI's ideas that the Township may find acceptable.

To this end Mr. Don McNalty and the undersigned are available on Wednesday @ 2:00 PM or Thursday @ 9:00 AM or Friday @ 9:00 AM to meet with you at the Township Offices or the RJ Burnside Offices in Collingwood.

Please note that the information with regards to the First Nation Consultation (Correspondence, Key Plans, Project File Report etc) has been forwarded to you by 94 Page Fax on July 16, 2009; that you confirmed that you received on July 17, 2009 @ 10:02 AM. As the one page of the Project File report was included with each letter sent to the First Nations to clarify what was sent, the Township also forwarded one copy of the (entire) Stayner Sewage EA Project File Report as per your request to your Drop Box on Friday July 17, 2009 at 10:21 am. We do have confirmation that the download was successful; please advise if it is not in your drop box. This is all the information that the Township has with regards to First Nations Consultation

Thank you and hopefully we can meet.

Richard Spraggs, P. Eng.

Director of Public Works

Richard Spraggs

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Monday, July 20, 2009 10:27 AM

To: Richard Spraggs

Cc: Thom Paterson; Bob Campbell; Mayor Ken Ferguson

Subject: RE: GPSC Nottawa Sewage EA -- Response to Terms of Reference

Please provide the resolution of Council authorizing you to make the statement in your e-mail below. Council passed a resolution authorizing the undertaking of a Municipal Class Environmental Assessment. The only mechanism available for Council to vary that resolution is by passing another resolution. The resolution passed by Council did not provide the authority to "fulfill the general intent of the Terms of Reference while maintaining flexibility during the Study" and indeed it is the position of Gleneden and CPCI that RJ Burnside did not do so.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 20, 2009 10:06 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty

Subject: GPSC Nottawa Sewage EA -- Response to Terms of Reference

Reference is made to your Fax dated June 22, 2009 that included the Council Resolution and the Terms of Reference

The Township has already replied to your comments / concerns in the April 15th reply to your Wise Management needed document as follows:

DIFFERS FROM OTHER UNDERTAKINGS

Paragraph AI (No. 1 to No. 7)

7.0 A Terms of Reference was developed for this Municipal Class EA Study that was used as a Guide by the Township and R.J. Burnside and Associates. The Township is satisfied that R. J. Burnside has fulfilled the general intent of the Terms of Reference; while maintaining flexibility during the Study

Richard Spraggs, P. Eng. Director of Public Works

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FW: Further Discussion / Meeting on the Stayner Sewage Municipal Class EA Richard Spraggs

to:

Steve Gendron 2009-07-27 09:34 AM Show Details

For Stayner Sewage EA File

From: Richard Spraggs

Sent: Monday, July 20, 2009 9:45 AM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Cc: Don McNalty

Subject: Further Discussion / Meeting on the Stayner Sewage Municipal Class EA

July 17, 2009

Township of Clearview and Ministry of the Environment Delivered by e-mail

Richard Spraggs and Wesley Wright

Gleneden and CPCI object in the strongest possible terms to this cavalier and utterly inappropriate decision of Clearview Township to publish a second notice of completion and urges you to reconsider. There has been no meaningful effort on Clearview's part to address or reconcile the differences between us. Its April statement is a mere recanting of its previous inappropriate and unacceptable positions. Clearview was unavailable to meet for discussions last week. Clearview have failed or neglected to provide copies of the material it has forwarded to the First Nations during its so-called consultations with them. Gleneden and CPCI stand ready to enter into serious discussions to reconcile the differences between us and Clearview, but refuses to do so until it has copies of the material Clearview forwarded to the First Nations for review. Gleneden and CPCI have some ideas that you may find acceptable and will provide them to you when that material is in hand.

In response to the above noted e-mail, this is to advise that the Township wishes to listen to Glenden and CPCI's ideas that the Township may find acceptable.

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Township has with regards to First Nations Consultation

Thank you and hopefully we can meet.

Richard Spraggs, P. Eng. Director of Public Works FW: Further Discussion / Meeting on the Nottawa Sewage Municipal Class EA Richard Spraggs

to:

Steve Gendron 2009-07-27 09:34 AM Show Details

For Nottawa Sewage EA File

From: Richard Spraggs

Sent: Monday, July 20, 2009 9:51 AM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Cc: Don McNalty

Subject: Further Discussion / Meeting on the Nottawa Sewage Municipal Class EA

July 17, 2009

Township of Clearview and Ministry of the Environment Delivered by e-mail

Richard Spraggs and Wesley Wright

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Township has with regards to first Nations Consultation.

Thank you and Hopefully we can meet.

Richard Spraggs, P. Eng. Director of Public Works

Richard Spraggs

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Monday, July 20, 2009 12:16 PM

To: Richard Spraggs; Don McNalty; Wesley Wright

Cc: Bob Campbell

Subject: Clearview MCEA - Offer to Meet to Resolve Differences

July 20, 2009

Clearview Township, RJ Burnside and Ministry of the Environment Delivered by e-mail Richard Spraggs, Don McNalty and Wesley Wright cc. Clerk of Clearview Township

The Minister ordered Clearview to withdraw the notice of completion with respect to its wastewater treatment MCEA and to consult with First Nations and attempt to resolve its differences with Clearview Planning Consortium Inc and Gleneden Property Service Corporation before publishing a second one. Gleneden/CPCI have now received copies of the entire correspondence with the First Nations with the result it is possible to begin the process of resolving the differences with Clearview.

With respect to the First Nations material, Gleneden/CPCI note the documents Clearview provided to the First Nations appear to misrepresent that Collingwood's wastewater existing wastewater treatment facility cannot treat the wastewater Clearview proposes to pump to it for treatment without the major expansion that was then and remains the subject of a separate MCEA by the Town of Collingwood, and notes further that a substantial body of comment received by Clearview and RJ Burnside from Gleneden/CPCI is not included in the Project File Report Clearview provided to the First Nations. Clearview's transmittal letter to the First Nations states: "The treatment aspect of the sewage will be accomplished by the Town of Collingwood at their existing Wastewater Treatment Plant" even though the plant lacks the capacity to treat it. The Project File Report fails to include substantial comment from Gleneden/CPCI even though a bookmarked .pdf document containing it was provided to Clearview before it distributed the material to the First Nations. The .pdf document is available at https://backup.filesanywhere.com/fs/v.aspx?v=8e716b8e6161b4b46eac.

With respect to attempting to resolve the differences between Gleneden/CPCI and Clearview as the Minister has ordered, Gleneden/CPCI propose that Gleneden/CPCI meet RJ Burnside and Clearview Township by telephone conference (Clearview originates the call to 416 805 9819) on three occasions this week (Wednesday at 2:00 PM, Thursday 9:00 AM and Friday 9:00 AM) and allocate one hour for each of the meetings. Gleneden/CPCI will provide a draft agenda for the first of these meetings later in the day. By the end of these discussions, Gleneden/CPCI hope that we will have either resolved our differences or established that we are unable to do so without assistance from the Minister.

Respectfully Submitted

Clearview Planning Coalition Inc and Gleneden Property Service Corporation per Art McIlwain President clearplan@bellnet.ca

416 805 9819 M

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Gieneden Property Service Corp - Art Mcliwain, President

To: Cc: 'Richard Spraggs'

Gc: }ubject: Attachments: Wesley Wright (Wesley.Wright@ontario.ca); Cam Watson (watson@watson-econ.ca)
CPCI and Gleneden Ready to attempt resolution of Differences - Report changed Problem

Council Authorized MCEA.pdf

June 22, 2009

Clearview Township, Ministry of Environment, and Watson Associates Economists Bob Campbell, Clerk, Wesley Wright and Cam Watson Delivered by e-mail and fax to 705 428 0288, 416 314 8452 and 905 272 3602

As Gleneden and Clearview Planning Coalition Inc assert in their Part II Order Request, the work done in the Municipal Class Environmental Assessment differs in many important respects from the work authorized by Council at the outset. The attachment is the 2004 resolution of Council authorizing that work.



Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@belinet.ca

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CORPORATION OF THE TOWNSHIP OF CLEARVIEW

DATE:	July 19th, 2004					
MOVED BY:	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	an	. Lang	٤		
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RES	SOLVED that	Clearview	Township	Council	approve	of the
recommendation						
Sanitary-Water N	Municipal Class	EA as set out	by the terms	of referen	ice;	
AND THA	AT the Nottawa	Residents th	nat have sign	ned a peti	ition for m	unicipal
water be notified						
I, ROBERT CAMPBELL, CLERK OF THE CORPORATION OF THE TOWNSHIP OF						
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MAYOR

Draft Terms of Reference – Municipal Class EA Water Supply and Sewage Treatment

Township of Clearview

The Township of Clearview is made up of a series of primary and secondary settlement areas and a large rural component. With an increased pressure for growth and an increase of existing residents/ratepayers wishing to tie into municipal systems, there is a need to examine various solutions for future municipal water and sewage servicing under the Municipal Class Environmental Assessment process.

The areas requiring a review of servicing options have been identified as:

- Nottawa and Batteaux and the associated Collingwood Regional
 Airport Economic Development Area
- 2. Stayner and adjacent areas
- 3. New Lowell and Brentwood and adjacent areas
- 4. Recreation District in the north west area of the Township including the Osler Bluff Area

A preliminary boundary for each community study area is outlined in the attached maps.

Each of these study areas include residential, commercial and industrial land uses for existing and future growth areas.

The Municipality wishes to undertake a Municipal Class Environmental Assessment to identify, and evaluate alternative solutions that will address;

- current and future Water Supply, Treatment, Distribution and Storage Issues associated with theses systems; and
- · Current and future Sewage Treatment and effluent disposal systems.

The Municipal Class EA is a pre-approved planning process that allows projects with predictable environmental impacts to proceed without being subjected to the more onerous requirements of an individual environmental assessment while still maintaining compliance with the Environmental Assessment Act.

A Municipal Class EA, can include up to five phases depending on the complexity of the problem and the nature of the solution. These steps are:

- Phase 1 Identification of a Problem or Opportunity
- Phase 2 Identification and Evaluations of Alternatives Solutions to the Problem or Opportunity
- Phase 3 Identification and Evaluation of Alternative Design Concepts for the Preferred Solution
- Phase 4 Preparation of an Environmental Study Report
- Phase 5 Implementation

Schedule 'A' Activities are pre approved from the standpoint of complying with the environmental assessment act and may proceed directly to construction.

Schedule B projects are required to complete Phases 1 and 2 of the process.

Schedule C projects are required to complete all five Phases.

The applicable schedule for a project is monitored throughout the process, and the necessary steps taken. A key decision point comes at the end of Phase 2, at which the project schedule must be confirmed before proceeding.

Proposed Scope of Work:

Phase 1 - Identification of a Problem or Opportunity

- 1. Meet with Municipal Staff to Identify and Refine the Problem Statement
- 2. Meet with Municipal Staff to Confirm Study Area
- 3. Meet with Municipal Staff to Establish a Consultation Plan identifying who will be contacted, when they will be contacted, how they will be contacted and what they will be contacted about.
- 4. Request relevant background studies
- 5. Receive requested background studies
- 6. Review Background Information
- 7. Summarize and Document Background Review
- 8. Advertise for Discretionary Public Information Centre (PIC)
- 9. Prepare for PIC
- 10. Hold PIC
- 11. Document Input from PIC
- 12. Meet with Staff to Review Input and Finalize Problem Statement
- 13. Document Problem Statement

Phase 2 - Identification and Evaluations of Alternatives Solutions to the Problem or Opportunity

- 1. Meet with Municipal Staff to Identify Alternative Solutions to the Problem Statement and confirm project schedule (A vs. 8 or C)
- 2. Inventory natural, social and economic environment in the study area

- 3. Identify impact of proposed alternative solutions on the environmental categories identified above identify net positive and negative effects, and mitigating measures.
- 4. Evaluation of all reasonable alternative solutions
- 5. Preliminary identification of a recommended solution
- 6. Meet with staff to review the preliminary recommended solution
- 7. First mandatory public contact: Notice of Public Comment Invited
- 8. Circulate to agencies
- 9. Prepare for PIC
- 10. Hold PIC
- 11. Document input from PIC and agencies
- 12. Meet with municipal staff to review agency and public review input and finalize selection of the preferred alternative solution, and confirm project schedule
- 13. If Schedule 'B' advertise Notice of Completion (Second mandatory notification)
- 14. If Schedule 'B' 30 day Review Period
- 15. Proceed to Design

It is anticipated that the alternative solutions for water supply systems will include:

- Do nothing
- Water Conservation
- Limit Community Growth with associated designation adjustments
- Expand the existing groundwater supply, treatment, distribution and storage facilities
- Connect to an Alternate Source
- Establish a New Water Source

It is anticipated that the alternative solutions for waste water supply systems will include:

- Do nothing
- Waste Reduction at Source (e.g. low flow fixture program)
- Limit Community Growth with associated designation adjustments
- Expand existing treatment facilities
- Add to or convert existing systems to different treatment technology.
- Establish a New Treatment Plant

These solutions for both water and sewage systems will be examined independently for each community as well as on the basis of servicing more than one community and potentially all communities with one solution.

Expanding the existing facilities or connecting to an alternate source are anticipated to be Schedule 'B' projects.

The selection of a new surface water source, as the preferred solution would result in a Schedule 'C' project.

A supplementary work program will need to be prepared should the preferred solution be a Schedule 'C' project.

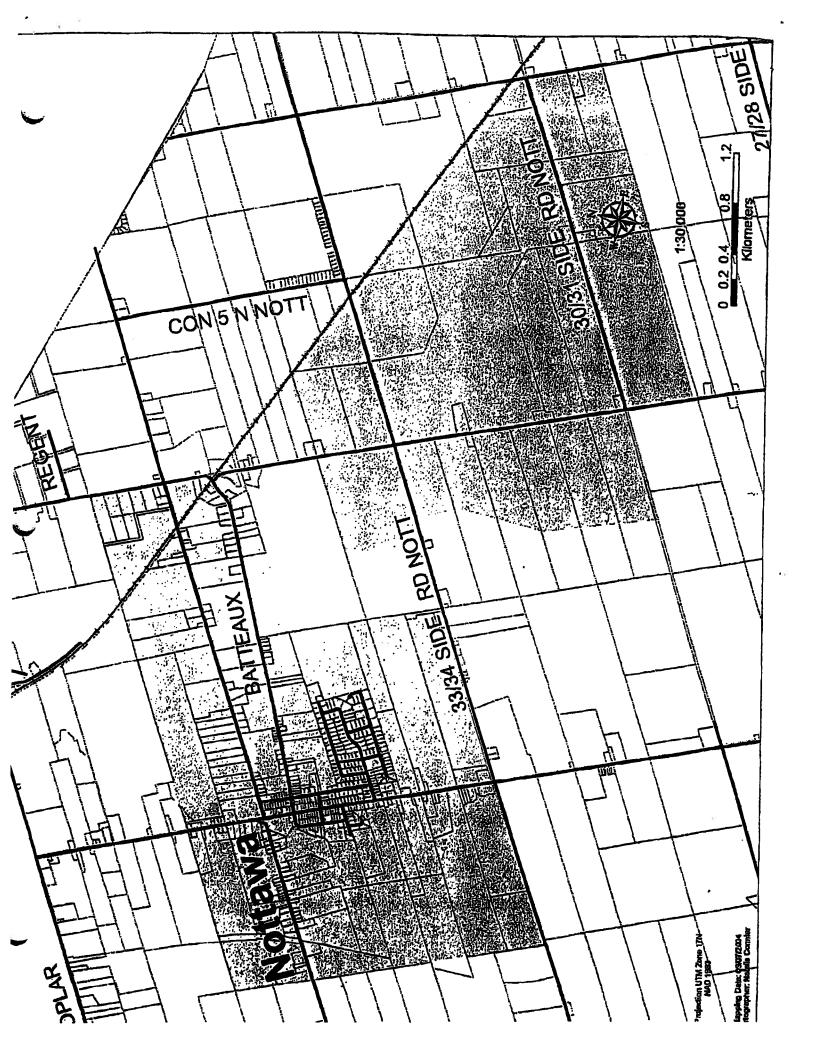
While examining the alternatives the financial impacts will also be modeled to include:

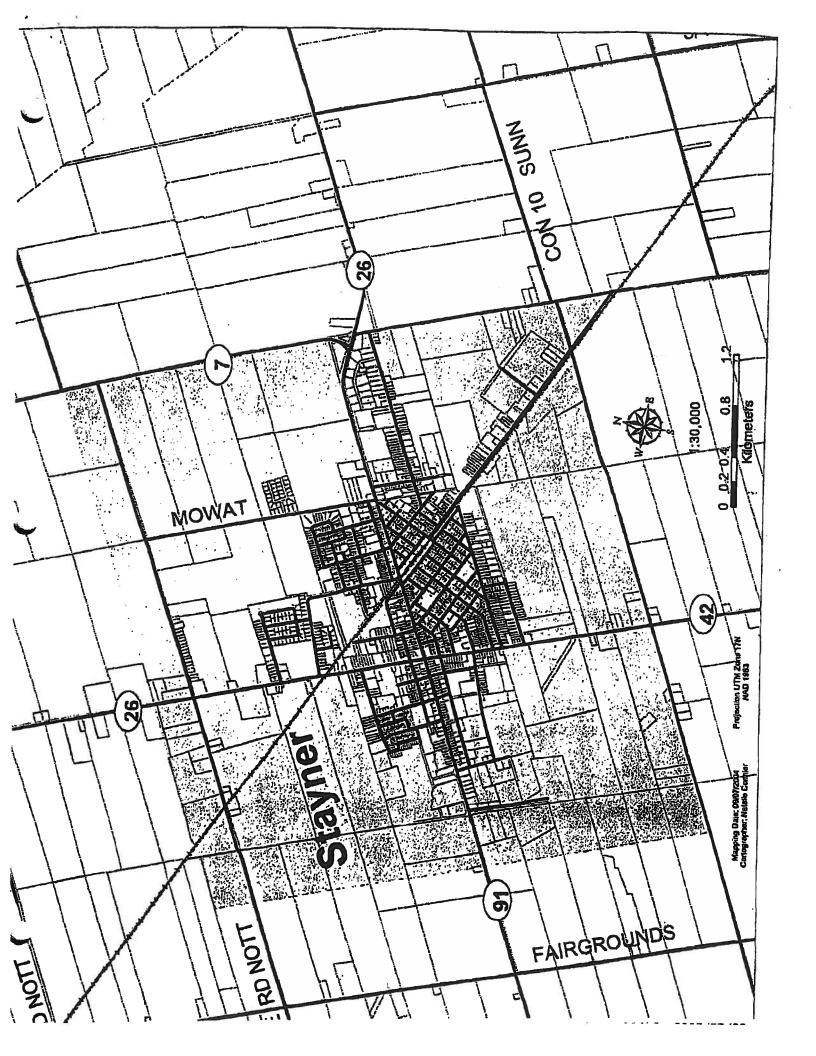
- · total capital cost of the solution;
- · per capita cost of the solution based on three growth scenarios;
- annual operational cost of the solution;
- per capita annual operational cost of the solution; and,
- Lifespan and replacement cost of the solution.

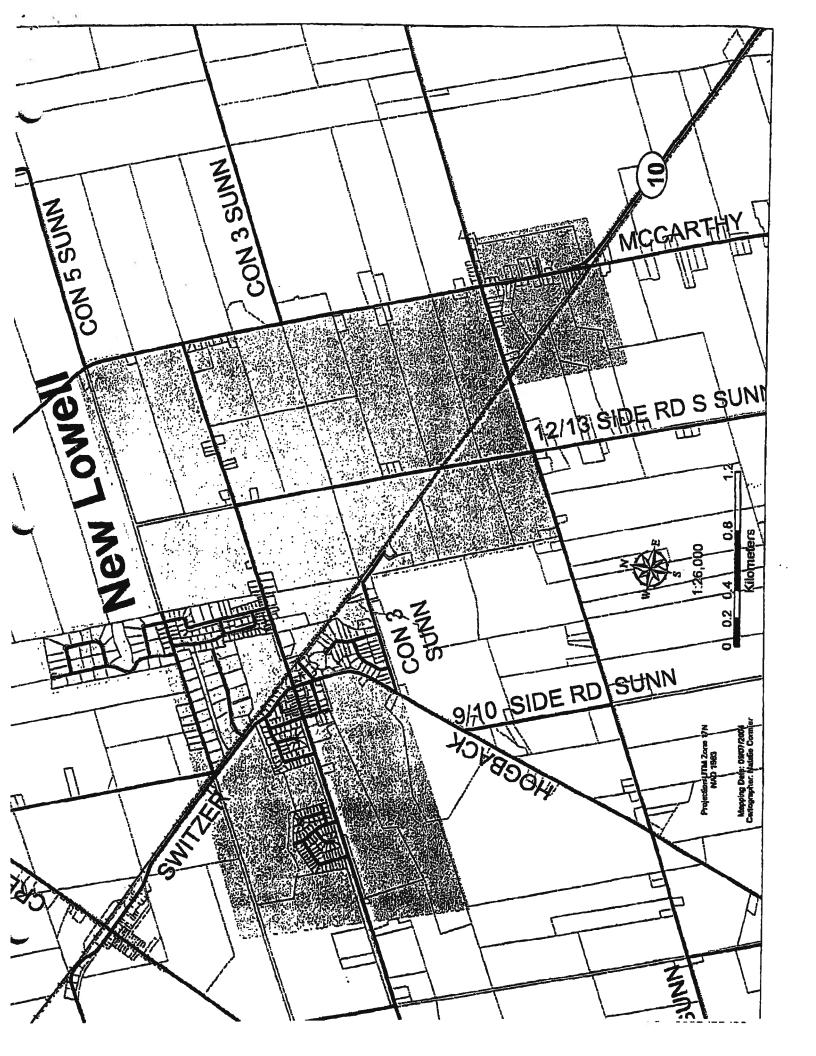
These costs are also to be compared to the costs associated with the current systems particularly in relation to annual operating costs per capita.

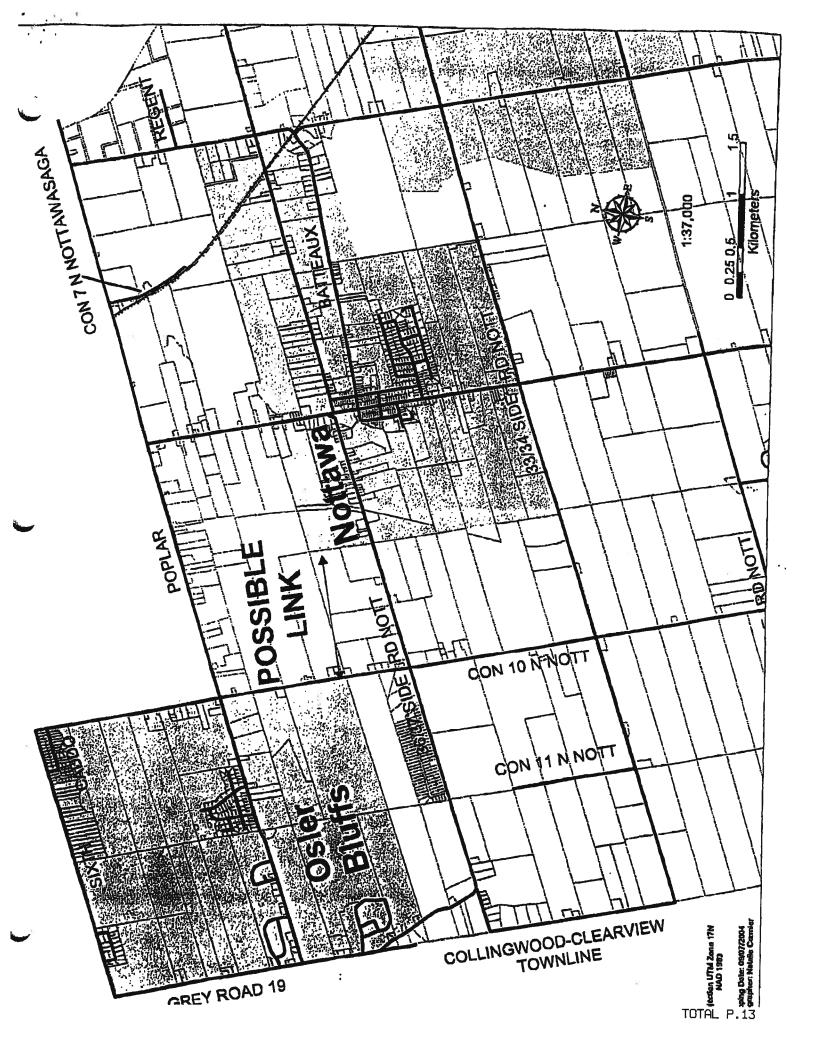
The work program will also establish;

- in detail the approvals requirements and associated timelines for the various solutions; and,
- the growth management implications/constraints of each solution.









Richard Spraggs

From: Gleneden Property Service Corp - Art McIlwain, President [gpsc@bellnet.ca]

Sent: Monday, July 20, 2009 4:35 PM
To: Richard Spraggs; Don McNalty

Cc: Wesley Wright; Thom Paterson

Subject: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Draft Agenda for Meeting 1

Agenda for Meeting 1 - draft for discussion

Meeting by Telephone Conference - 2:30 PM Wednesday July 22

Call Initiated by Clearview Township - Gleneden/CPCI at 416 777 1325

1. Authority to Settle

Has Council passed a resolution authorizing Mr. Spraggs and Mr. McNalty to settle the differences between Clearview and Gleneden/CPCI? Do Mr. Spraggs and Mr. McNalty have the authority to enter into agreement with Gleneden/Clearview to modify the Municipal Class Environmental Assessment in order to resolve the differences?

2. Prejudice attaching to Discussion

Are discussions without prejudice until agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is not reached?

3. Terms of Reference

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment. Has Council passed any resolution varying it?

The Terms of Reference require studies to be undertaken that have not been undertaken. Is Council prepared to undertake them now? Specifically, is Council prepared to model total capital cost of the solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, the per capita annual operational cost of the solution, and the lifespan and replacement cost of the solution, and to compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita? Is Council prepared to establish in detail the approvals requirements and associated timelines for the various solution and the growth management implications for each solution?

4. Population for Infrastructure Planning

Is Council prepared to plan its infrastructure recognizing the primacy of the Provincial Growth Plan and the Official Plan? Specifically, is Council prepare to plan infrastructure based on a population of 18,800 people by 2031? The Provincial Growth Plan requires Clearview plan for growth to 18,800 people by 2031. The Official Plan contains a deeming section that provides it is automatically amended to comply with the Provincial Growth Plan. The Official Plan makes clear in its section 1.3 that it is based on a Background Report prepared by Ainley that plans for growth to 18,794 persons.

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FW: MCEA - attempt to resolve differences - waiting for your transmittal

Richard Spraggs

to:

Steve Gendron 2009-07-27 09:38 AM

Show Details

For Sewage Ea Files

From: Richard Spraggs

Sent: Thursday, July 23, 2009 10:51 AM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: MCEA - attempt to resolve differences - waiting for your transmittal

Has been sent and confirmed about 2 minutes ago,

If you have not received, please advise me on my Cell.705-446-7778

Thank you

Richard

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 23, 2009 10:21 AM

To: Richard Spraggs **Cc:** Don McNalty

Subject: MCEA - attempt to resolve differences - waiting for your transmittal

July 23, 2009

Clearview Township
Delivered by e-mail to Richard Spraggs

Confirming our telephone meetings with you and R.J. Burnside of about 45 minutes yesterday and 20 minutes this morning. I await your transmittal of the version of the executive summary you were reading from, and that I will respond with a proposal later in the day for discussion at our scheduled telephone.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7

P 416 777 1325 M 416 805 9819 F 469 398 0926 E gpsc@bellnet.ca

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Richard Spraggs

From: Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent: Thursday, July 23, 2009 3:38 PM
To: Richard Spraggs; Don McNalty

Subject: MCEA Clearview - attempt to resolve outstanding concerns

July 23, 2009

Clearview Township and its expert advisor RJ Burnside Delivered by email to Richard Spraggs and Don McNalty

This confirms our discussion this morning. The Minister ordered Clearview make an effort to resolve Gleneden/CPCl's outstanding concerns before the Notice of Completion is reissued and Gleneden/CPCl and Clearview have now begun collaborating in that effort. I will provide a proposal for your consideration and discussion at our telephone meeting tomorrow morning and am hopeful it may be possible to find words that will resolve outstanding concerns. The proposal will flow from these fundamental considerations.

Policy Provincially Led

The Planning Act^{3.5} is quite direct and categorical. It mandates a municipality in the exercise of its authority affecting planning matters must do so consistently with the PPS and conforming with the provincial plans and not in conflict with them. The OMB has said PL070651 Jul 2 2008 these provisions affirm the central and supreme role of a provincial policy-led planning system. The system not only assumes but in fact requires all the players in the system to march in step with policy-directions delineated in the PPS and the various provincial plans crafted and calibrated under the various legislative frameworks.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe is one such "provincial plan crafted and calibrated under the various legislative frameworks." It provides ^{3.2.1} infrastructure planning, land use planning, and infrastructure investment be coordinated to implement the Growth Plan. It provides ^{2.2.1.1} population and employment forecasts contained in Schedule 3 will be used for planning and managing growth and it provides ^{2.2.1.2} the Minister will review the forecasts at least every five years and may revise the forecasts. Clearview's present allocation reference needed is 18,800 people.

Official Plan

Clearview's present allocation of 18,800 people is virtually identical with its in-force Official Plan that is a plan for growth to 18,794 people. Its Official Plan is based ^{1.3} upon the findings of a comprehensive Background Report (2001) that produced conclusions regarding the Township's expected rate of growth, land need requirements and environmental and servicing constraints and opportunities. The Background Report ^{6.3} allocates a total population of 18,794 people as to 6,771 people in rural areas and 12,031 to primary and secondary settlement areas. There is presently no scheduled date for completion of a comprehensive review of the in-force Official Plan.

Purposive

Council wants Davidson 2009 01 08 to plan infrastructure for long timeframes, believing the build out of the settlement areas of Clearview will take many generations and that it is intelligent and prudent engineering to provide for the allowances now rather than piece meal it together every 20 years.



Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca

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MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for discussion at 9:00 AM meeting tomorrow

Ric har d Spr ag

Clearview Planning Coalition Inc - Art McIlwain, President o

2009-07-23 04:51 PM

gs, Do n Mc Nal ty

July 23, 2009

Clearview Township and its expert advisor RJ Burnside Delivered by email to Richard Spraggs and Don McNalty

The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

Concurrent wastewater Municipal Class Environmental Assessments are underway in Stayner, New Lowell and Nottawa. The wastewater infrastructure considered in these Municipal Class Environmental Assessment is planned on the basis that, together with the planned expansion of the wastewater treatment system in Creemore and the private wastewater treatment systems for Clearview's 6,771 rural residents it will be possible to accommodate as many as 65,000 people if the Provincial Minister orders changes to its present allocation of 18,800 people in the future. Clearview will operate the infrastructure to implement the Growth Plan and subject to the availability of funds will build it in phases as required to provide the capacity for the population allocated to it by the Minister from time to time.



Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 P clearplan@bellnet.ca

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FW: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for discussion at 9:00 AM meeting tomorrow

Richard Spraggs

to:

Steve Gendron 2009-07-27 09:31 AM

Show Details

For Sewage EA Files

From: Richard Spraggs

Sent: Friday, July 24, 2009 9:04 AM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

Thank you & Agree.

Just wanted to clarify with regards Agenda Item No.2 - Prejudice attaching discussions.

Richard

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 8:58 AM

To: Richard Spraggs

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

All correspondence is required to be included in the project file report.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 24, 2009 8:44 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

Art

Prior to us discussing; are these e-mails and the fax sent yesterday, to be part of the EA Project Fulle Report.

Richard

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, July 23, 2009 4:52 PM **To:** Richard Spraggs; Don McNalty

Subject: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

July 23, 2009

Clearview Township and its expert advisor RJ Burnside Delivered by email to Richard Spraggs and Don McNalty

The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated

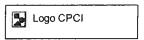
file://C:\Documents and Settings\sgendron\Local Settings\Temp\notes9F6801\~web2389.... 2009-07-28

within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

Concurrent wastewater Municipal Class Environmental Assessments are underway in Stayner, New Lowell and Nottawa. The wastewater infrastructure considered in these Municipal Class Environmental Assessment is planned on the basis that, together with the planned expansion of the wastewater treatment system in Creemore and the private wastewater treatment systems for Clearview's 6,771 rural residents it will be possible to accommodate as many as 65,000 people if the Provincial Minister orders changes to its present allocation of 18,800 people in the future. Clearview will operate the infrastructure to implement the Growth Plan and subject to the availability of funds will build it in phases as required to provide the capacity for the population allocated to it by the Minister from time to time.



Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 P clearplan@bellnet.ca

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FW: Sewage EA -- Nottawa and Stayner -- Notice of Completion Richard Spraggs

to:

Steve Gendron 2009-07-27 09:26 AM Show Details

For Sewage EA File(s)

From: Richard Spraggs

Sent: Friday, July 24, 2009 4:21 PM **To:** CLRTWP-Council; CLRTWP-Admin

Cc: Don McNalty

Subject: Sewage EA -- Nottawa and Stayner -- Notice of Completion

Please note that the Notice of Completion (2nd) after First Nation Consultation will be published during the week of July 27, 2009 (next week).

The Preferred (Recommended) Solutions have not changed.

Please find attached a copy of the letter to the MOE for your information.

Richard J. Spraggs, P. Eng. Director of Public Works

MODE = MEMORY TRANSMISSION

START=JUL-24 16:58

END=JUL-24 17:00

FILE NO. =445

STN COMM.

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-CLEARVIEW TOWNSHIP

705 428 0288- ********



FAX TRANSMITTAL FROM: Richard Spraggs, P. Eng., Director of Public Works

Box 200 217 Gideon St Stayner ON LOM 1S0 (705) 428 6230 ext 243 Fax (705) 428 0288 rspraggs@clearview.ca

TO: MINISTRY OF THE ENVIRONMENT, EAAB

ATTENTION: AGATHA GARCIA-WRIGHT, DIRECTOR

RE: EA FILE NO. 03-03-03

LONG TERM WASTEWATER AND TREATMENT FOR NOTTAWA & STAYNER TOWNSHIP OF CLEARVIEW

FAX NO. 416 - 314 - 8452

NO. OF PAGES: 2

Please find attached a letter with regards to the above noted Project that is self explanatory.

Richard J. Spraggs, P. Eng. Director of Public Works

Cc: Don McNalty, P. Eng. RJ Burnside & Associates

General Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario .0M 1S0



Administration (705) 428-6230 Fax (705) 428-0288 Email administration@clearview.ca

www.clearview.ca

July 24, 2009

By Fax & Mail

Agatha Garcia-Wright, Director Environmental Assessment and Approvals Branch Ministry of the Environment 2 St. Clair Avenue West Toronto, Ontario M4V 1LS

Dear Madam:

Re: EA F

EA File No. 03-03-03

Long Term Wastewater and Treatment for Nottawa and Stayner

Township of Clearview

Reference is made to your letter dated March 17, 2009 wherein you acknowledge that Clearview Township has withdrawn its Notice of Completion for the Project dated December 17, 2008 in order to initiate First Nation engagement to meet the consultation requirements of the Municipal Engineers Association's Municipal Class Environment Assessment (Class EA).

This is to advise that Clearview Township has undertaken the First Nation's engagement by allowing First Nations an initial 30 day comment period and then extending their comment period by an additional 30 days to May 30, 2009.

Over the past four months the Township along with its consultants, R.J. Burnside & Associates have worked diligently to try and resolve the outstanding issues with the Requester including three teleconferencing sessions over the past three days.

The Township is re-issuing the Notice of Completion for the above-noted Projects starting the week of June 27, 2009.

Should you have any further questions, please contact Mr. Don McNalty, R.J. Burnside and Associates at 705-446-0515 or the undersigned at 705-428-6230 ext. 243.

Richard J. Spra**ll**gs, P. **E**ng Director of Public Works

cc:

Sue McKenzie, CAO

Don McNalty, R.J. Burnside & Associates

FW: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and willingness to continue

Richard Spraggs

to:

Steve Gendron 2009-07-27 09:25 AM

Show Details

For Sewage EA File

From: Richard Spraggs

Sent: Friday, July 24, 2009 4:23 PM

To: 'Clearview Planning Coalition Inc - Art McIlwain, President'; Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Acknowledge Receipt and Thank You.

The Township is satisfied that it has met the MCEA requirements with regards to First Nation Consultation.

The Township is satisfied that it has met the Financial Factors (economical environment) as set out in the Municipal Engineers Association's Municipal Class Environmental Assessment (Class EA). See Section 7.0 Evaluation of Planning Alternatives of the Project File Report.

With regards to the present Executive Summary, the Township is satisfied that it adequately summarizes the Project. The Township is also of the opinion that the intent of your comments set out in your proposed Executive Summary language have been addressed in the Executive Study and in Project File Report.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 2:02 PM **To:** Richard Spraggs; Don McNalty **Cc:** Wesley Wright; Thom Paterson

Subject: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Clearview Township and RJ Burnside
Delivered by e-mail to Richard Spraggs and Don McNalty

This confirms we had a 1.5 hour telephone meeting on Friday July 24th. Gleneden and CPCI found the meeting to be helpful and are optimistic a resolution of our differences with Clearview can be found in the near future. I am available to continue the discussion on Monday at 2:30 PM and Tuesday at 9:00 AM. Please confirm your willingness to continue to attempt to resolve our differences and which of those times works for you. If neither, please advise what time does work for you.

Gleneden/CPCI Offer

Clearview has for acceptance or proposed modification Gleneden/CPCl's proposal that Clearview include specific language in the Executive Summary and that Clearview undertake the additional work required to assess the impact of the preferred solution on the economic environment as the resolution of our differences.

Gleneden/CPCI have offered to provide their expert assistance in economic modelling without cost to assist in the formulation of the assessment of the impact on the economic environment if that would be helpful. Gleneden/CPCI have listened carefully to what Clearview's representatives have said and are open to alternative proposals. What is required now is for Clearview to respond at our next discussion.

Assessment of impact of preferred solution on economic environment

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment and has not passed any resolution varying it. The Terms of Reference Council authorized accord with the requirements of the MCEA parent document, and both require studies to be undertaken that have not been undertaken. Specifically, Gleneden/CPCI will be content if Council through RJ Burnside models total capital cost of the preferred solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, and the lifespan and replacement cost of the solution, and compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita.

Gleneden/CPCI proposed Executive Summary language

"The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

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Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation Clearview Planning Coalition Inc per
Art McIlwain
President
416 805 9819
clearplan@bellnet.ca

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RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Draft Agenda for Meeting

Gleneden Property Service Corp - Art McIlwain, President

to:

Richard Spraggs, Don McNalty 2009-07-24 08:56 AM

Cc

"Wesley Wright", "Thom Paterson" Show Details

Agenda for Meeting 3 - draft for discussion

Meeting by Telephone Conference - 9:00 AM Friday July 24

Call Initiated by Clearview Township - Gleneden/CPCI at 416 777 1325

1. Authority to Settle – Council has not passed any such resolution. Open issue as to authority of McNalty and Spraggs

Has Council passed a resolution authorizing Mr. Spraggs and Mr. McNalty to settle the differences between Clearview and Gleneden/CPCI? Do Mr. Spraggs and Mr. McNalty have the authority to enter into agreement with Gleneden/Clearview to modify the Municipal Class Environmental Assessment in order to resolve the differences?

- 2. Prejudice attaching to Discussion Discussions may be referred to Are discussions without prejudice until agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is not reached?
- 3. **Terms of Reference open issue to be discussed at Meeting 3**Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment. Has Council passed any resolution varying it?

The Terms of Reference require studies to be undertaken that have not been undertaken. Is Council prepared to undertake them now? Specifically, is Council prepared to model total capital cost of the solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, the per capita annual operational cost of the solution, and the lifespan and replacement cost of the solution, and to compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita? Is Council prepared to establish in detail the approvals requirements and associated timelines for the various solution and the growth management implications for each solution?

4. **Population for Infrastructure Planning – open issue to be discussed at Meeting 3.** Is Council prepared to plan its infrastructure recognizing the primacy of the Provincial Growth Plan and the Official Plan? Specifically, is Council prepare to plan infrastructure based on a population of 18,800 people by 2031? The Provincial Growth Plan requires Clearview plan for growth to 18,800 people by 2031. The Official Plan contains a deeming section that provides it is automatically amended to comply with the Provincial Growth Plan. The Official Plan makes clear in its section 1.3 that it is based on a Background Report prepared by Ainley that plans for growth to 18,794 persons.

Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and willingness to continue

Clearview Planning Coalition Inc - Art McIlwain, President

to:

Richard Spraggs, Don McNalty 2009-07-24 02:02 PM

Cc:

"Wesley Wright", "Thom Paterson" Show Details

Clearview Township and RJ Burnside
Delivered by e-mail to Richard Spraggs and Don McNalty

This confirms we had a 1.5 hour telephone meeting on Friday July 24th. Gleneden and CPCI found the meeting to be helpful and are optimistic a resolution of our differences with Clearview can be found in the near future. I am available to continue the discussion on Monday at 2:30 PM and Tuesday at 9:00 AM. Please confirm your willingness to continue to attempt to resolve our differences and which of those times works for you. If neither, please advise what time does work for you.

Gleneden/CPCI Offer

Clearview has for acceptance or proposed modification Gleneden/CPCI's proposal that Clearview include specific language in the Executive Summary and that Clearview undertake the additional work required to assess the impact of the preferred solution on the economic environment as the resolution of our differences. Gleneden/CPCI have offered to provide their expert assistance in economic modelling without cost to assist in the formulation of the assessment of the impact on the economic environment if that would be helpful. Gleneden/CPCI have listened carefully to what Clearview's representatives have said and are open to alternative proposals. What is required now is for Clearview to respond at our next discussion.

Assessment of impact of preferred solution on economic environment

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment and has not passed any resolution varying it. The Terms of Reference Council authorized accord with the requirements of the MCEA parent document, and both require studies to be undertaken that have not been undertaken. Specifically, Gleneden/CPCI will be content if Council through RJ Burnside models total capital cost of the preferred solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, and the lifespan and replacement cost of the solution, and compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita.

Gleneden/CPCI proposed Executive Summary language

"The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

Concurrent wastewater Municipal Class Environmental Assessments are underway in Stayner, New Lowell and Nottawa. The wastewater infrastructure considered in these Municipal Class Environmental Assessment is planned on the basis that, together with the planned expansion of the wastewater treatment system in Creemore and the private wastewater treatment systems for Clearview's 6,771 rural residents it will be possible to accommodate as many as 65,000 people if the Provincial Minister orders changes to its present allocation of 18,800 people in the future. Clearview will operate the infrastructure to implement the Growth Plan and subject to the availability of funds will build it in phases as required to provide the capacity for the population allocated to it by the Minister from time to time."

Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation **Clearview Planning Coalition Inc**

per Art McIlwain President 416 805 9819 clearplan@bellnet.ca Ü Please consider the environment before printing this email.

Richard Spraggs

From: Gleneden Property Service Corp - Art McIlwain, President [gpsc@bellnet.ca]

Sent: Monday, July 27, 2009 9:35 AM

To: Richard Spraggs

Subject: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input - Second

Request

Township of Clearview

Delivered by fax and e-mail to Clerk Bob Campbell, and to Mayor and Members of Council, and to Director of Public Works

Director of Public Works RichardSpraggs

Background

In January Gleneden and CPCI wrote the Minister of the Environment requesting a Part II Order of an Individual Environmental Assessment "because it provides the most effective, least costly and only effective means to ensure the proponent provides adequately for the protection, conservation and wise management of the environment." The minister ordered Clearview to withdraw its notice of completion, and attempt to resolve its differences with Gleneden/CPCI before publishing a second one. That process of began on last Wednesday. Gleneden/CPCI wrote on Friday inviting your input.

Clearview Growth Potential

The Provincial Growth Plan currently allocates 18,800 people to Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people. It is based on a Background Report that allocates population for the Township's urban settlement areas. Nottawa is allocated 948 people, Stayner 5,600 people, New Lowell 2,290 people and Creemore 2008 people and that excludes a reserve of 492 people to accommodate industrial sewage flows. In addition the allocation to rural areas is 6,771 people.

Gleneden/CPCI Offer

Gleneden/CPCI's offer is based on the only Council resolution dealing with the Municipal Class Environmental Assessment and that would provide the public with the now-missing assessment of the preferred solution's effect on the economic environment. It would identify among other things the solution's per capita initial cost and ongoing operating cost and compare it with the per capita initial cost and ongoing operating cost of the existing systems. Without that calculation the public can only speculate that the cost per capita will be enormously higher than the existing system, both as to initial cost and ongoing operating cost. There should be no need for speculation about this important matter. Council should not undertake this work without expert advice that provides the information.

On the other hand, Director of Public Works Spraggs, you may have a point of view that will bring a different perspective to this matter and Gleneden/CPCI are open to hearing it and reaching agreement before you publish a second notice of completion. Gleneden/CPCI's Offer is time limited. Your input is invited before the close of business on Friday.

Respectfully submitted, July 27, 2009

Gleneden Property Service Corporation and Clearview Planning Coalition Inc

per

Art McIlwain

President 416 805 9819 clearplan@bellnet.ca

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Township of Clearview

Delivered by fax and e-mail to Clerk Bob Campbell, and to the Mayor and Members of Council

Clerk Bob Campbell

STEVE G. Sewage Class EA'S Richly Synap July 27/

Background

In January this year Clearview Planning Coalition Inc wrote to each member of Council seeking an explanation as to why it is in the overall community interest to plan infrastructure for 65,000 people when our in-force Official Plan and the Provincial Growth Plan require planning for far fewer. Helpful responses were had from Councillor Davison and one or two others but regrettably no overall answer emerged that satisfied the concerns that occasioned those letters. Gleneden Property Service Corporation and Clearview Planning Coalition Inc wrote the Minister of the Environment requesting a Part II Order of an Individual Environmental Assessment "because it provides the most effective, least costly and only effective means to ensure the proponent provides adequately for the protection, conservation and wise management of the environment." The minister subsequently ordered Clearview to withdraw its notice of completion, undertake consultation with First Nations related to its preferred solution, and attempt to resolve its differences with Gleneden/CPCI before publishing a second notice of completion. That process of resolving our differences began on Wednesday of this week with Clearview represented by Richard Spraggs and Don McNalty.

Current Status

Gleneden/CPCI have found the discussions this week to be helpful and wishes to continue the work of finding a resolution of our differences as the Minister has instructed. I am optimistic that resolution will emerge in the near future and am writing now to invite your comments and ideas, Clerk Campbell whether to me or through Richard or Don. Gleneden/CPCI's offer is set out below so you will be informed about what we are currently discussing.

Gleneden/CPCI Offer

Clearview has for acceptance or proposed modification Gleneden/CPCI's proposal that Clearview include specific language in the Executive Summary of the new MCEA report, and that Clearview undertake the additional work required to assess the impact of the preferred solution on the economic environment as the resolution of our differences. Gleneden/CPCI have offered to provide their expert assistance in economic modelling without cost to assist in the formulation of the assessment of the impact on the economic environment if that would be helpful. Gleneden/CPCI have listened carefully to what Clearview's representatives have said and are open to alternative proposals. What is required now is for Clearview to respond at our next discussion.

Assessment of impact of preferred solution on economic environment

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment and has not passed any resolution varying it. The Terms of Reference Council authorized accord with the requirements of the MCEA parent document, and both require studies to be undertaken that have not been undertaken. Specifically, Gleneden/CPCI will be content if Council through RJ Burnside models total capital cost of the preferred solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, the per capita annual operational cost of the solution, and the lifespan and replacement cost of the solution, and compares these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita.

Gleneden/CPCI proposed Executive Summary language

"The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

Concurrent wastewater Municipal Class Environmental Assessments are underway in Stayner, New Lowell and Nottawa. The wastewater infrastructure considered in these Municipal Class Environmental Assessment is planned on the basis that, together with the planned expansion of the wastewater treatment system in Creemore and the private wastewater treatment systems for Clearview's 6,771 rural residents it will be possible to accommodate as many as 65,000 people if the Provincial Minister orders changes to its present allocation of 18,800 people in the future. Clearview will operate the infrastructure to implement the Growth Plan and subject to the availability of funds will build it in phases as required to provide the capacity for the population allocated to it by the Minister from time to time."

Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 clearplan@bellnet.ca FW: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and willingness to continue

Richard Spraggs

to:

Steve Gendron

2009-07-27 09:36 AM

Show Details

For Sewage Ea Files

From: Richard Spraggs

Sent: Monday, July 27, 2009 8:57 AM

To: 'Clearview Planning Coalition Inc. - Art McIlwain, President'

Cc: Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Confirming receipt and thank you.

The Township will reply latter today.

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc. - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 10:40 PM **To:** Richard Spraggs; McNalty, Don **Cc:** Wesley Wright; Thom Paterson

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

July 24, 2009

Clearview Township Richard Spraggs by e-mail

Confirming receipt and thank you.

Gleneden/CPCI have no doubt that the Township is satisfied with its efforts Gleneden/CPCI are not. To the contrary, the work you refer to has not implemented any reasonable assessment of the effect of your preferred solution on the economic environment, and your so-called consultation with the First Nations has been based on a misrepresentation by Clearview of the extent of the environmental impact of that preferred solution which you have failed or neglected to correct.

Clearview Township has a good faith offer of settlement that will resolve all of Gleneden/CPCl's concerns. The Minister has ordered you to attempt to resolve our differences before publishing a second Notice of Completion. Please accept the offer Gleneden/CPCl have made, or in the alternate make a counter proposal and we will consider it. I await your response to the invitation to continue our efforts to resolve our differences through further discussion on Monday or Tuesday.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July-24-09 4:23 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President; Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and willingness to continue

Acknowledge Receipt and Thank You.

The Township is satisfied that it has met the MCEA requirements with regards to First Nation Consultation.

The Township is satisfied that it has met the Financial Factors (economical environment) as set out in the Municipal Engineers Association's Municipal Class Environmental Assessment (Class EA). See Section 7.0 Evaluation of Planning Alternatives of the Project File Report.

With regards to the present Executive Summary, the Township is satisfied that it adequately summarizes the Project. The Township is also of the opinion that the intent of your comments set out in your proposed Executive Summary language have been addressed in the Executive Study and in Project File Report.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 2:02 PM **To:** Richard Spraggs; Don McNalty **Cc:** Wesley Wright; Thom Paterson

Subject: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Clearview Township and RJ Burnside
Delivered by e-mail to Richard Spraggs and Don McNalty

This confirms we had a 1.5 hour telephone meeting on Friday July 24th. Gleneden and CPCI found the meeting to be helpful and are optimistic a resolution of our differences with Clearview can be found in the near future. I am available to continue the discussion on Monday at 2:30 PM and Tuesday at 9:00 AM. Please confirm your willingness to continue to attempt to resolve our differences and which of those times works for you. If neither, please advise what time does work for you.

Gleneden/CPCI Offer

Clearview has for acceptance or proposed modification Gleneden/CPCI's proposal that Clearview include specific language in the Executive Summary and that Clearview undertake the additional work required to assess the impact of the preferred solution on the economic environment as the resolution of our differences. Gleneden/CPCI have offered to provide their expert assistance in economic modelling without cost to assist in the formulation of the assessment of the impact on the economic environment if that would be helpful. Gleneden/CPCI have listened carefully to what Clearview's representatives have said and are open to alternative proposals. What is required now is for Clearview to respond at our next discussion.

Assessment of impact of preferred solution on economic environment

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Gleneden/CPCI proposed Executive Summary language

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The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

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Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 clearplan@bellnet.ca

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<u>To</u>: Cc: "Steve Gendron" <Steve.Gendron@rjburnside.com>,

"Don McNalty" < Don.McNalty@rjburnside.com>,

Bcc:

FW: Clearview MCEA - Ministry ordered attempt to resolve differences - Correspondence Subject: referred to yesterday

From:

"Richard Spraggs" <richard@clearviewtwp.on.ca> - Tuesday 2009-07-28 04:15 PM

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 23, 2009 8:58 AM

To: Don McNalty **Cc:** Richard Spraggs

Subject: Clearview MCEA - Ministry ordered attempt to resolve differences - Correspondence referred to

yesterday

Importance: High

February 29, 2008

Hi Peggy.

I have had an opportunity to inspect the material you provided. The chart below identifies what the Parent EA says is to be contained in a Project File, and places where I have not found the required material. Please look the charts over and let me know where the material that seems to be missing is located.

Explain	Comment		
background to the project and earlier studies			
the nature and extent of the problem to explain the source of the concern or issue and the need for a solution	Source of concern or Issue and need for solution not identified		
description/inventory of the emironment	incomplete as to social, cultural, and economic environments		
alternative solutions considered and the evaluation process followed to select the preferred solution			
follow-up commitments, including any monitoring necessary	None identified		
public consultation program employed and how concerns raised have been addressed.	No summary of concerns. No indication of how concerns raised have been		

Complete Records	Comment		
correspondence	correspondence from me is not complete; for example, correspondence detailing my concern this is properly a Schedule C matter is not contained in the file.		
copies of notices, bulletins relating to public consultation			
memoranda to file explaining the proponent's rationale in developing stages of the project	No memoranda to file. I am very interested in having the memoranda to file dealing with your rationale in concluding this is a Schedule 8 matter.		
copies of reports prepared by consultants and others	Not all reports referred to are included in the file		

This is the note to Peggy that I referred to in our discussion yesterday. I look forward to continuing the discussion when you call today.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 469 398 0926 E gpsc@bellnet.ca
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From: Gleneden Property Service Corp - Art McIlwain, President [gpsc@bellnet.ca]

Sent: Friday, July 24, 2009 8:56 AM

To: Richard Spraggs; Don McNalty

Cc: Wesley Wright; Thom Paterson

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Draft Agenda for Meeting 3

Agenda for Meeting 3 - draft for discussion

Meeting by Telephone Conference - 9:00 AM Friday July 24

Call Initiated by Clearview Township - Gleneden/CPCI at 416 777 1325

1. Authority to Settle – Council has not passed any such resolution. Open issue as to authority of McNalty and Spraggs

Has Council passed a resolution authorizing Mr. Spraggs and Mr. McNalty to settle the differences between Clearview and Gleneden/CPCI? Do Mr. Spraggs and Mr. McNalty have the authority to enter into agreement with Gleneden/Clearview to modify the Municipal Class Environmental Assessment in order to resolve the differences?

2. Prejudice attaching to Discussion – Discussions may be referred to

Are discussions without prejudice until agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is reached? May discussions be referred to in subsequent submittals to the Minister if agreement is not reached?

3. Terms of Reference – open issue to be discussed at Meeting 3

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment. Has Council passed any resolution varying it?

The Terms of Reference require studies to be undertaken that have not been undertaken. Is Council prepared to undertake them now? Specifically, is Council prepared to model total capital cost of the solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, the per capita annual operational cost of the solution, and the lifespan and replacement cost of the solution, and to compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita? Is Council prepared to establish in detail the approvals requirements and associated timelines for the various solution and the growth management implications for each solution?

4. Population for infrastructure Planning – open issue to be discussed at Meeting 3.

Is Council prepared to plan its infrastructure recognizing the primacy of the Provincial Growth Plan and the Official Plan? Specifically, is Council prepare to plan infrastructure based on a population of 18,800 people by 2031? The Provincial Growth Plan requires Clearview plan for growth to 18,800 people by 2031. The Official Plan contains a deeming section that provides it is automatically amended to comply with the Provincial Growth Plan. The Official Plan makes clear in its section 1.3 that it is based on a Background Report prepared by Ainley that plans for growth to 18,794 persons.

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From:

Richard Spraggs

Sent:

Friday, July 24, 2009 9:04 AM

To:

'Clearview Planning Coalition Inc - Art McIlwain, President'

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

Thank you & Agree.

Just wanted to clarify with regards Agenda Item No.2 - Prejudice attaching discussions.

Richard

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 8:58 AM

To: Richard Spraggs

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

All correspondence is required to be included in the project file report.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 24, 2009 8:44 AM

To: Clearview Planning Coalition Inc - Art McIlwaln, President

Subject: RE: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

Art

Prior to us discussing; are these e-mails and the fax sent yesterday, to be part of the EA Project Fuile Report.

Richard

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, July 23, 2009 4:52 PM To: Richard Spraggs; Don McNalty

Subject: MCEA Clearview - attempt to resolve outstanding concerns - proposed language for MCEA for

discussion at 9:00 AM meeting tomorrow

July 23, 2009

Clearview Township and its expert advisor RJ Burnside Delivered by email to Richard Spraggs and Don McNalty

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Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 P clearplan@bellnet.ca

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This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

From:

Richard Spraggs

Sent:

Thursday, July 23, 2009 10:51 AM

To:

'Gleneden Property Service Corp - Art McIlwain, President'

Subject: RE: MCEA - attempt to resolve differences - waiting for your transmittal

Has been sent and confirmed about 2 minutes ago,

If you have not received, please advise me on my Cell.705-446-7778

Thank you

Richard

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Thursday, July 23, 2009 10:21 AM

To: Richard Spraggs Cc: Don McNalty

Subject: MCEA - attempt to resolve differences - waiting for your transmittal

July 23, 2009

Clearview Township Delivered by e-mail to Richard Spraggs

Confirming our telephone meetings with you and R.J. Burnside of about 45 minutes yesterday and 20 minutes this morning. I await your transmittal of the version of the executive summary you were reading from, and that I will respond with a proposal later in the day for discussion at our scheduled telephone.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain **Broker of Record**

Toronto Dominion Centre

Royal Trust Tower, Suite 4105

77 King Street W PO 58

Toronto ON M5K 1E7

P 416 777 1325 M 416 805 9819

F 469 398 0926 E gpsc@bellnet.ca

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From: Richard Spraggs

Sent: Friday, July 24, 2009 4:23 PM

To: 'Clearview Planning Coalition Inc - Art Mcliwain, President'; Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer

and willingness to continue

Acknowledge Receipt and Thank You.

The Township is satisfied that it has met the MCEA requirements with regards to First Nation Consultation.

The Township is satisfied that it has met the Financial Factors (economical environment) as set out in the Municipal Engineers Association's Municipal Class Environmental Assessment (Class EA). See Section 7.0 Evaluation of Planning Alternatives of the Project File Report.

With regards to the present Executive Summary, the Township is satisfied that it adequately summarizes the Project. The Township is also of the opinion that the intent of your comments set out in your proposed Executive Summary language have been addressed in the Executive Study and in Project File Report.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 2:02 PM **To:** Richard Spraggs; Don McNalty **Cc:** Wesley Wright; Thom Paterson

Subject: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Clearview Township and RJ Burnside
Delivered by e-mail to Richard Spraggs and Don McNalty

This confirms we had a 1.5 hour telephone meeting on Friday July 24th. Gleneden and CPCI found the meeting to be helpful and are optimistic a resolution of our differences with Clearview can be found in the near future. I am available to continue the discussion on Monday at 2:30 PM and Tuesday at 9:00 AM. Please confirm your willingness to continue to attempt to resolve our differences and which of those times works for you. If neither, please advise what time does work for you.

Gleneden/CPCI Offer

Clearview has for acceptance or proposed modification Gleneden/CPCi's proposal that Clearview include specific language in the Executive Summary and that Clearview undertake the additional work required to assess the impact of the preferred solution on the economic environment as the resolution of our differences. Gleneden/CPCI have offered to provide their expert assistance in economic modelling without cost to assist in the formulation of the assessment of the impact on the economic environment if that would be helpful. Gleneden/CPCI have listened carefully to what Clearview's representatives have said and are open to alternative proposals. What is required now is for Clearview to respond at our next discussion.

Assessment of impact of preferred solution on economic environment

Council passed a June 2004 resolution authorizing the Municipal Class Environmental Assessment and has not passed any resolution varying it. The Terms of Reference Council authorized accord with the requirements of the MCEA parent document, and both require studies to be undertaken that have not been undertaken. Specifically, Gleneden/CPCI will be content if Council through RJ Burnside models total capital cost of the preferred solution, the per capita cost of the solution based on three growth scenarios, the annual operational cost of the solution, and the lifespan and replacement cost of the solution, and compare these costs to the costs associated with the current systems, particularly in relation to the annual operating costs per capita.

Gleneden/CPCI proposed Executive Summary language

"The Greater Golden Horseshoe is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people of which 18,800 are presently allocated by the Province to be accommodated within Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people and there is no presently scheduled completion date for a comprehensive Official Plan amendment.

Clearview is part of the Greater Golden Horseshoe and is subject to the Province's Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities with respect to land use planning and infrastructure planning conform to its policies and intent. Growth in Clearview will be directed to the existing settlement areas of New Lowell, Stayner, Nottawa and Creemore.

The need to review and possibly revise the Growth Plan forecast of 18,800 people may be considered at least every five years by the Provincial Minister in consultation with the municipalities. Clearview is planning its infrastructure for long timeframes, believing the build out of the settlement areas will take many generations and that it is intelligent and prudent engineering to provide now for possible future revisions by the Provincial Minister to a maximum of 65,000 people rather than piece meal it together every five years.

Concurrent wastewater Municipal Class Environmental Assessments are underway in Stayner, New Lowell and Nottawa. The wastewater infrastructure considered in these Municipal Class Environmental Assessment is planned on the basis that, together with the planned expansion of the wastewater treatment system in Creemore and the private wastewater treatment systems for Clearview's 6,771 rural residents it will be possible to accommodate as many as 65,000 people if the Provincial Minister orders changes to its present allocation of 18,800 people in the future. Clearview will operate the infrastructure to implement the Growth Plan and subject to the availability of funds will build it in phases as required to provide the capacity for the population allocated to it by the Minister from time to time."

Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation Clearview Planning Coalition Inc

per
Art McIlwain
President
416 805 9819
clearplan@bellnet.ca

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

From: Richard Spraggs

Sent: Monday, July 27, 2009 8:57 AM

To: 'Clearview Planning Coalition Inc. - Art McIlwain, President'

Cc: Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer

and willingness to continue

Confirming receipt and thank you.

The Township will reply latter today.

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc. - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 10:40 PM To: Richard Spraggs; McNalty, Don Cc: Wesley Wright; Thom Paterson

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

July 24, 2009

Clearview Township Richard Spraggs by e-mail

Confirming receipt and thank you.

Gleneden/CPCI have no doubt that the Township is satisfied with its efforts Gleneden/CPCI are not. To the contrary, the work you refer to has not implemented any reasonable assessment of the effect of your preferred solution on the economic environment, and your so-called consultation with the First Nations has been based on a misrepresentation by Clearview of the extent of the environmental impact of that preferred solution which you have failed or neglected to correct.

Clearview Township has a good faith offer of settlement that will resolve all of Gleneden/CPCI's concerns. The Minister has ordered you to attempt to resolve our differences before publishing a second Notice of Completion. Please accept the offer Gleneden/CPCI have made, or in the alternate make a counter proposal and we will consider it. I await your response to the invitation to continue our efforts to resolve our differences through further discussion on Monday or Tuesday.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July-24-09 4:23 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President; Don McNalty

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Acknowledge Receipt and Thank You.

The Township is satisfied that it has met the MCEA requirements with regards to First Nation Consultation.

The Township is satisfied that it has met the Financial Factors (economical environment) as set out in the Municipal Engineers Association's Municipal Class Environmental Assessment (Class EA). See Section 7.0 Evaluation of Planning Alternatives of the Project File Report.

With regards to the present Executive Summary, the Township is satisfied that it adequately summarizes the Project. The Township is also of the opinion that the intent of your comments set out in your proposed Executive Summary language have been addressed in the Executive Study and in Project File Report.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, July 24, 2009 2:02 PM
To: Richard Spraggs; Don McNalty
Cc: Wesley Wright; Thom Paterson

Subject: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer and

willingness to continue

Clearview Township and RJ Burnside
Delivered by e-mail to Richard Spraggs and Don McNalty

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Gleneden/CPCI await Clearview's reply.

Respectfully submitted July 24, 2009

Gleneden Property Service Corporation Clearview Planning Coalition Inc

per
Art McIlwain
President
416 805 9819
clearplan@bellnet.ca

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This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

NOTE TO FILE

From:

Richard Spraggs

THIS WAS ALSO RESPONE CPCI E-MAIL DATED JULY 27

Sent:

Monday, July 27, 2009 4:18 PM

'Gleneden Property Service Corp - Art McIlwain, President' @ 8:57 1911

To:

Cc:

'Don McNalty'

Subject: RE: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input -

Second Request

Thank you for your e-mail dated July 27, 2009 @ 9:35 am.

With regards to growth potential, the Executive Summary and the previously identified Sections of the Project File Report adequately cover your concern. Also all your correspondence with regards to this matter will be included as part of the Municipal Class EA Project File Report.

With regards to the Economic Environment, Mr. McNalty and the undersigned discussed this matter after our Teleconference Call on Friday July 24, 2009, and have confirmed that the amount of review for a Schedule B Project is adequate. The Schedule B Project (Phase 1 & 2) preferred solution is now the construction of a Sewage Pumping Station and Forcemain. At the start-up of this Project the possible solutions included the construction of an Individual Sewage Treatment Plant. If any preferred solution required proceeding with the Municipal Class EA Phases 3 & 4 (Schedule C) a more detailed financial analysis would be required that you have stated in your e-mail.

Further as per our Tele Conference of last week, Council has been fully informed throughout this process, in addition, the detailed costs will be known by Council and the Public prior to any decision on construction being made. Also the Residents have requested the Township to make every effort to acquire funding from Senior Levels of Government - Federal, Provincial.

The Township is re-issuing the Notice of Completion this week. However as you have indicated in your e-mail. that the Township and Gleneden & CPCI are close to resolving your issues, I believe that any other issues can be resolved during the 30 day Comment Period.

Richard J. Spraggs, P.Eng. **Director of Public Works**

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, July 27, 2009 9:35 AM

To: Richard Spraggs

Subject: Clearylew MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input - Second

Request

Township of Clearview

Delivered by fax and e-mail to Clerk Bob Campbell, and to Mayor and Members of Council, and to Director of Public Works

Director of Public Works RichardSpraggs

Background

In January Gleneden and CPCI wrote the Minister of the Environment requesting a Part II Order of an Individual Environmental Assessment "because it provides the most effective, least costly and only effective means to ensure the proponent provides adequately for the protection, conservation and wise management of the environment." The minister ordered Clearview to withdraw its notice of completion, and attempt to resolve its differences with Gleneden/CPCI before publishing a second one. That process of began on last Wednesday. Gleneden/CPCI wrote on Friday inviting your input.

Clearview Growth Potential

The Provincial Growth Plan currently allocates 18,800 people to Clearview Township. Clearview's in-force Official Plan is a plan for growth to 18,794 people. It is based on a Background Report that allocates population for the Township's urban settlement areas. Nottawa is allocated 948 people, Stayner 5,600 people, New Lowell 2,290 people and Creemore 2008 people and that excludes a reserve of 492 people to accommodate industrial sewage flows. In addition the allocation to rural areas is 6,771 people.

Gleneden/CPCI Offer

Gleneden/CPCI's offer is based on the only Council resolution dealing with the Municipal Class Environmental Assessment and that would provide the public with the now-missing assessment of the preferred solution's effect on the economic environment. It would identify among other things the solution's per capita initial cost and ongoing operating cost and compare it with the per capita initial cost and ongoing operating cost of the existing systems. Without that calculation the public can only speculate that the cost per capita will be enormously higher than the existing system, both as to initial cost and ongoing operating cost. There should be no need for speculation about this important matter. Council should not undertake this work without expert advice that provides the information.

On the other hand, Director of Public Works Spraggs, you may have a point of view that will bring a different perspective to this matter and Gleneden/CPCI are open to hearing it and reaching agreement before you publish a second notice of completion. Gleneden/CPCI's Offer is time limited. Your input is invited before the close of business on Friday.

Respectfully submitted, July 27, 2009

Gleneden Property Service Corporation and Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 clearplan@bellnet.ca

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

From:

Clearview Planning Coalition Inc - Art McIlwain, President [clearplan@bellnet.ca]

Sent:

Monday, July 27, 2009 5:56 PM

To:

Richard Spraggs; Don McNalty

Cc:

Wesley Wright; Thom Paterson

Subject: RE: Clearview MCEA - Minister Requested Attempt to Resolve Differences - Confirmation of Offer

and willingness to continue

July 27, 2009

Confirming no reply from you to this request made on July 24th:

This confirms we had a 1.5 hour telephone meeting on Friday July 24th. Gleneden and CPCI found the meeting to be helpful and are optimistic a resolution of our differences with Clearview can be found in the near future. I am available to continue the discussion on Monday at 2:30 PM and Tuesday at 9:00 AM. Please confirm your willingness to continue to attempt to resolve our differences and which of those times works for you. If neither, please advise what time does work for you.

Confirming Gleneden/CPCI has made a proposal to settle the differences between us and that Clearview neither accepted it nor made any proposal to settle the differences between us.

Confirming that even though Gleneden/CPCI was available at 2:30 PM today for a further telephone conference Clearview made no call for such a meeting.

This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

From: Richard Spraggs

Sent: Tuesday, July 28, 2009 3:35 PM

To: 'Gleneden Property Service Corp - Art McIlwain, President'

Cc: 'Don McNalty'

Subject: RE: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input -

Second Request

The intent of my previous e-mail (below) was to be helpful; I do not have any new / further information to provide at this time.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, July 27, 2009 5:00 PM

To: Richard Spraggs

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor Roger McGillvray; Councillor Shawn Davidson; Thom Paterson; Marc Royal Subject: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input - Second Request

Confirming receipt and thank you. Your response is not helpful. It does not bring a different perspective to the matter, merely restates your prior position that "everything is fine." If everything was fine, the Minister would not have ordered Clearview to attempt to resolve our differences before you publish a second notice of completion. To his point you have not made a single proposal to do that. It is time you began.

Gleneden/CPCI respectfully request you defer publishing your second Notice of Completion until the Mayor and Members of Council have an opportunity to share their thoughts as requested in the separate e-mail and fax requests delivered to them and the Clerk on Friday and today. It would be disrespectful not to do that.

Finally, Gleneden/CPCI do not agree we are close to resolving our differences. How could we be when Clearview has not made a single proposal to do so. Neither will be possible to resolve our differences if you fail to comply with the order of the Minister to attempt to do so before you publish a second notice of completion.

From: Richard Spraggs [mailto:richard@clearviewtwp.on.ca]

Sent: July 27, 2009 4:18 PM

To: Gleneden Property Service Corp - Art McIlwain, President

Cc: Don McNalty

Subject: RE: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input - Second

Request

Thank you for your e-mail dated July 27, 2009 @ 9:35 am.

With regards to growth potential, the Executive Summary and the previously identified Sections of the Project File Report adequately cover your concern. Also all your correspondence with regards to this matter will be included as part of the Municipal Class EA Project File Report.

With regards to the Economic Environment, Mr. McNalty and the undersigned discussed this matter after our Teleconference Call on Friday July 24, 2009, and have confirmed that the amount of review for a Schedule B

Project is adequate. The Schedule B Project (Phase 1 & 2) preferred solution is now the construction of a Sewage Pumping Station and Forcemain. At the start-up of this Project the possible solutions included the construction of an Individual Sewage Treatment Plant. If any preferred solution required proceeding with the Municipal Class EA Phases 3 & 4 (Schedule C) a more detailed financial analysis would be required that you have stated in your e-mail.

Further as per our Tele Conference of last week, Council has been fully informed throughout this process, in addition, the detailed costs will be known by Council and the Public prior to any decision on construction being made. Also the Residents have requested the Township to make every effort to acquire funding from Senior Levels of Government – Federal, Provincial.

The Township is re-issuing the Notice of Completion this week. However as you have indicated in your e-mail, that the Township and Gleneden & CPCI are close to resolving your issues, I believe that any other issues can be resolved during the 30 day Comment Period.

Richard J. Spraggs, P.Eng. Director of Public Works

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: Monday, July 27, 2009 9:35 AM

To: Richard Spraggs

Subject: Clearview MCEA - Minister Ordered Attempt to Resolve Differences - Request for Input - Second

Request

Township of Clearview

Delivered by fax and e-mail to Clerk Bob Campbell, and to Mayor and Members of Council, and to Director of Public Works

Director of Public Works Richard Spraggs

Background

In January Gleneden and CPCI wrote the Minister of the Environment requesting a Part II Order of an Individual Environmental Assessment "because it provides the most effective, least costly and only effective means to ensure the proponent provides adequately for the protection, conservation and wise management of the environment." The minister ordered Clearview to withdraw its notice of completion, and attempt to resolve its differences with Gleneden/CPCI before publishing a second one. That process of began on last Wednesday. Gleneden/CPCI wrote on Friday inviting your input.

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Gleneden/CPCI Offer

Gleneden/CPCI's offer is based on the only Council resolution dealing with the Municipal Class Environmental Assessment and that would provide the public with the now-missing assessment of the preferred solution's effect on the economic environment. It would identify among other things the solution's per capita initial cost and ongoing operating cost and compare it with the per capita initial cost and ongoing operating cost of the existing systems. Without that calculation the public can only speculate that the cost per capita will be

enormously higher than the existing system, both as to initial cost and ongoing operating cost. There should be no need for speculation about this important matter. Council should not undertake this work without expert advice that provides the information.

On the other hand, Director of Public Works Spraggs, you may have a point of view that will bring a different perspective to this matter and Gleneden/CPCI are open to hearing it and reaching agreement before you publish a second notice of completion. Gleneden/CPCI's Offer is time limited. Your input is invited before the close of business on Friday.

Respectfully submitted, July 27, 2009

Gleneden Property Service Corporation and Clearview Planning Coalition Inc

per Art McIlwain President 416 805 9819 clearplan@belinet.ca

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Re: Municipal Class Environmental Assessment - Effect on Economic Environment - Request to Implement Terms of Reference MGE 08394

Gleneden Property Service Corp - Art McIlwain, Don McNalty President

2009-07-28 03:48 PM

rspraggs, Sue McKenzie, Steve Gendron, Bob Mayberry, File Collingwood

Although Gleneden/CPCI appear to have no disagreement with the preferred solutions for long term sewage treatment for Stayner and Nottawa respectfully as set out in the Project File Report, we continue to receive questions and comments from Gleneden/CPCI which are extremely repetitive and which have been responded to both verbally and in writing through our teleconference calls and email correspondence from Richard Spraggs, Director of Public Works for the Township of Clearview.

The content of your attached email was responded to in an email from Richard Spraggs to Gleneden/CPCI sent on July 27, 2009 at 4:18 pm. We reiterate that the level of review of the economic environment meets the requirements of a Schedule B Project (Phase 1 & 2) anticipated by the Municipal Class Environmental Assessment process. We have previously directed you to the applicable sections of the Project File Report. A more detailed inventory would only be anticipated to occur if the project advanced to Phase 3 (Schedule C).

We also reiterate that Council has been fully informed throughout the process, understand the analysis of the solutions considered and support the preferred solutions. We believe Council have a strong desire to have the EA's for Nottawa and Stayner completed.

We have been directed by the Township to publish the Notice of Completion and this has been coordinated and will happen immediately.

We will be available to continue to resolve your concerns through the mandatory notice period at the discretion of our client.

Don

Don McNalty, P.Eng. R. J. Burnside & Associates Ltd 3 Ronell Cresent, Collingwood Ontario, L9Y 4J6

Phone: 705-446-0515 Fax: 705-446-2399

"Gleneden Property Service Corp - Art McIlwain, President"

2009-07-28 10:15:35 AM

From:

"Gleneden Property Service Corp - Art McIlwain, President" <gpsc@bellnet.ca>

To:

<don_mcnalty@riburnside.com>

Date:

2009-07-28 10:15 AM

Subject:

Municipal Class Environmental Assessment - Effect on Economic Environment - Request to

Implement Terms of Reference

Clearview Township and RJ Burnside

Delivered by e-mail to Director of Public Works and RJ Burnside and Watson Associates Clerk Campbell and Mayor Ferguson and each Member of Council

Vice President Don McNalty

In 2004 Clearview Council resolved to undertake the Municipal Class Environmental Assessment, adopting RJ Burnside's advice in the Terms of Reference that "Expanding the existing facilities or connecting to an alternate source are anticipated to be Schedule 'B' projects and a supplementary work program will need to be prepared should the preferred solution be a Schedule 'C' project" adopting its advice that the work needed to assess the effect on the Economic Environment is:

"While examining the alternatives the financial impacts will also be modeled to include:

- total capital cost of the solution;
- per capita cost of the solution based on three growth scenarios;
- annual operational cost of the solution;
- per capita annual operational cost of the solution; and,
- Lifespan and replacement cost of the solution.

These costs are also to be compared to the costs associated with the current systems particularly in relation to annual operating costs per capita."

Responding to Gleneden/CPCI's proposal that Clearview do just that in order to resolve the differences between us as the Minister has ordered, the Director of Public Works now cites agreement with RJ Burnside that "With regards to the Economic Environment, Mr. McNalty and the undersigned discussed this matter after our Teleconference Call on Friday July 24, 2009, and have confirmed that the amount of review for a Schedule B Project is adequate" – even though the review does not include the modeling the very same RJ Burnside said was required for a Schedule B project at the outset.

This smacks of sharp practice and disregard for the requirement to provide an assessment of the impact of the preferred solution on the economic environment and Gleneden/CPCI strongly encourage Clearview to voluntarily undertake this important aspect of the work and agree to do so before publishing a second notice of completion.

If you have a different explanation Don, please provide it.

Respectfully submitted July 28, 2009

Gleneden Property Service Corporation and Clearview Planning Coalition Inc Per Art McIlwain, President <u>clearplan@bellnet.ca</u>

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This electronic transmission and any accompanying attachments may contain privileged or confidential information intended only for the use of the individual or organization named above. Any distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient(s) is STRICTLY PROHIBITED.

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Thank you.	
*****	*



Township of Clearview Stayner - Wastewater Treatment System Municipal Class Environmental Assessment (EA) Notice of Completion

The Township of Clearview has completed its study of the need for increased wastewater treatment capacity in the community of Stayner to meet service demands from projected growth within the designated settlement area boundary. The previously published Notice of Completion was withdrawn to allow for expanded First Nations consultation. The Township has identified the preferred servicing solution as expansion of the existing gravity sewer collection system and construction of a pump station and forcemain to deliver wastewater, in excess of the currently approved Stayner Wastewater Treatment Plant (WWTP) capacity of 2,500 m³/d, to the Wasaga Beach wastewater collection system, for treatment by the Town of Wasaga Beach. The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution. A detailed agreement will be negotiated between the Township and the Town of Wasaga Beach subsequent to this EA. The estimated cost of this proposed solution, as per the project file, is \$16.3 M (2007 \$).

The project file report is available for review on the Township's website and at the following location.

Township of Clearview Municipal Office Box 200, 217 Gideon Street Stayner, Ontario L0M 1S0 Mon-Fri: 9:00 am – 4:30 pm Telephone 705-428-6230

This project is being planned as a Schedule 'B' project under the Municipal Class Environmental Assessment, an approval process under the Ontario *Environmental Assessment Act* for all municipal projects of this nature. Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Township intends to proceed with design and construction of this project in phases.

Interested persons should provide written comment on the proposal to the Township's Director of Public Works within 30 calendar days from the date of this Notice. Questions may be directed to the Township's Director of Public Works, or the Consulting Engineer at the addresses outlined below:

Mr. Richard Spraggs, P.Eng. Director of Public Works Township of Clearview Box 200, 217 Gideon Street Stayner, Ontario LOM 1S0

Tel: 705-428-6230 x 243 Fax: 705-428-0288

Email: rspraggs@clearviewtwp.on.ca

Mr. Robert Mayberry, P.Eng. Project Manager R.J. Burnside & Associates Ltd. 3 Ronell Crescent

Collingwood, ON L9Y 4J6 Tel: 705-446-0515 x 389

Fax: 705-446-2399

Email: bob.mayberry@rjburnside.com

If concerns arise regarding the project which cannot be resolved in discussion with the municipality, a person or party may request that the Minister of Environment make an order for the project to comply with Part II of the Environmental Assessment Act (Part II Order), which addresses individual environmental assessments. Requests must be received by the Minister at the address identified below within 30 calendar days of this Notice. A copy of the request must also be sent to the Township's Director of Public Works. If there is no such request received by August 31, 2009, these projects may proceed to design and construction as presented in the planning documentation.

Minister of the Environment, 135 St. Clair Avenue, 12th Floor, Toronto ON M4V 1P5

This notice posted July 30, 2009.

Mr. Richard Spraggs, P.Eng. - Director of Public Works, Township of Clearview 090529 Notice of Completion 2 - Stayner 2009-07-21 9:20 AM



Downloaded Files from Gleneden Property Service Corp. Per email March 11, 2009

From: Wright, Wesley (ENE) [Wesley.Wright@ontario.ca]

Sent: Thursday, March 19, 2009 11:46 AM

To: Gleneden Property Service Corp - Art McIlwain, President

Cc: Richard Spraggs

Subject: RE: Clearview EA Part II Order Request - Gleneden and CPCI - Document Book

Mr. McIlwain, thank you for your March 11, 2009 e-mail in which you provide additional information and supplementary e-mail correspondence concerning Clearview Township's proposed Long Term Wastewater Collection and Treatment for Stayner and Nottawa (Project).

Please contact me should you have any further concerns or questions about this project.

Sincerely,

Wesley Wright
Project Evaluator, Project Review Unit
Environmental Assessment and Approvals Branch



Please consider the environment before printing this email.

From: Gleneden Property Service Corp - Art McIlwain, President [mailto:gpsc@bellnet.ca]

Sent: March 11, 2009 1:06 PM **To:** Wright, Wesley (ENE) **Cc:** Richard Spraggs

Subject: Clearview EA Part II Order Request - Gleneden and CPCI - Document Book

March 11, 2009

Ministry of Environment Delivered by e-mail

Wesley Wright, Project Evaluator

http://filesanywhere.com/fs/v.aspx?v=896d62885b656fab72a2 is a link that will allow you to download a .pdf document containing the submittals provided to the municipality and its response. You will see that the .pdf file is of extensive e-mail correspondence. Where the e-mail indicates an attachment, it is included as an embedded file. Clicking on the attachment name will open the file.

I look forward to discussing this matter with you when you are ready.

Clearview Planning Coalition Inc Glenden Property Service Corporation per Art McIlwain President 416 777 1325 P

clearplan@bellnet.ca

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(2)</u>, and is believed to be clean.

From:

Gleneden - Art McIlwain

To:

Richard Spraggs; Peggy Salma;

Subject:

Clearview Planning - Class EA Long-Term Water

Date: Attachments: March 17, 2006 2:24:10 PM Clearview Water EA 060317.pdf

Good day.

Your March 10 letter advises you are at the stage of a Class Environmental Assessment where "preliminary alternative solutions for water servicing to each area have been identified and evaluated, and recommended solutions identified" and that the Class EA is studying water-servicing solutions for Osler Recreational Lands, Nottawa/Batteaux, Airport Lands, Stayner and New Lowell/Brentwood because "in each case the existing [water] supply is not capable of meeting the needs of the anticipated growth." I remind you that on Nov 8 2004 after a thorough study prepared for it with expert engineering and planning advice, Council approved its plan to meet the needs of the anticipated growth, which it defined as 2,718 people - 1,200 in each of Creemore and Stayner, and 318 elsewhere. Council has not approved any different growth assumption. What "anticipated growth" are you planning "water-servicing solutions" for?

The letter attached responds to yours. Please read the letter and provide your reply promptly.

Thank you.

Regards,

Art McIlwain 3480 Lavender Hill Road Creemore 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

Mailing Address: c/o Gleneden Royal Trust Tower, Suite 4105 PO Box 58, Toronto ON M5K 1E7

attach: Clearview Water EA 060317.pdf

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient (s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

From:

Gleneden - Art McIlwain

To:

R.H. Mayberry; Bob Campbell;

Richard Spraggs:

Subject:

New Lowell Class Environmental Assessment

Date:

November 30, 2006 2:40:33 PM

Attachments:

clip_image002.gif

CLASS ENVIRONMENTAL ASSESSMENT

NEW LOWELL-WASTEWATER TREATMENT SYSTEM NOTICE OF COMMENCEMENT OF STUDY

PUBLIC INPUT REQUESTED

- PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need for wastewater treatment services in the existing community of New Lowell, as well as a potential need for wastewater treatment services to permit the development of New Lowell to the extent services to permit the development of New Lowell to the extent services mould satisfy provincial policy and the control of the envisioned in the Official Park. I nese services would salesty provincial policy statements recommending full municipal servicing for future growth and intensification of existing urban development. The Township intends to identify and evaluate feasible options for providing this westewater treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and may share solutions with these other areas and/or neighbouring municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the study. Subject to comments received and the receipt of necessary approvals, the Township of Clearylew intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006. Mr. R. J. Spraggs, Director of Public Works Township of Clearview

P. O. Box 200 217 Gideon Street

Staymer, Ontario LOM 180 Tel: 705-428-6230

Fax: 705-428-0288

rsuraggs@clearview(wp.on.ca

R. J. Burnside & Associates Ltd.

Consulting Engineers 3 Ronell Crescent Collingwood, Ontario

L97 400

Att n. R. H. Mayberry, P. Eng. Tel: 705-446-0515

Fax: 705-146-2399

busyberry arrbunside.com

I refer to the advertisement above. Please put me on the list for distribution of public materials in connection with this Class Environmental Assessment. Please provide me with all materials that are public information at the present time. In particular, please provide me with a copy of the resolution Council passed authorizing this work be undertaken. In addition, please advise the extent of the potential need for wastewater treatment services in the existing community of New Lowell, as well as the potential need for wastewater treatment services to permit the development of New Lowell to the extent envisioned in the Official Plan. What is the "extent envisioned in the Official Plan to which you refer?

The information I have from the municipality to date is that there is no sufficient growth contemplated by the Official Plan that would necessitate the expenditure of taxpayer dollars on this Class Environmental Assessment.

Regards,
Art McIlwain
3480 Lavender Hill Road
Creemore
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

Gleneden - Art McIlwain

To:

R.H. Mayberry; Bob Campbell;

Richard Spraggs;

Subject:

Nottawa Class Environmental Assessment

Date:

November 30, 2006 2:45:06 PM

Attachments:

clip_image002.jpg

CLASS ENVIRONMENTAL ASSESSMENT

NOTTAWA-WASTEWATER TREATMENT SYSTEM NOTICE OF COMMENCEMENT OF STUDY - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a potential need to provide wastewater treatment in the existing community of Nottawa as well as a potential need for wastewater treatment services to permit the development of Nottawa to the extent established in the Official Plan. These services will satisfy provincial policy statements recommending full municipal servicing for future growth and intensification of existing urban development. The Township intends to identify and evaluate feasible options for providing this wastewater treatment capability. The study will be completed in conjunction with associated studies to be completed for other settlement areas within the Township, and may share solutions with these other areas and/or neighbouring municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the study. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by late 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2008.

Mr. R. J. Spraggs, Director of Public Works Township of Clearview P. O. Box 200 217 Gideon Street Stayner, Ontanio LOM 1SO Tel: 705-428-6230 Fax: 705-428-0288 pprages & clearview two on ca

Consulting Engineers
3 Ronell Crescent
Collingwood, Ontario
L9Y 416
Att n. R. H. Mayberry, P. Eng.
Tel. 705-446-0515
Fax. 705-446-2399
bmayberry or burnside.com

R. J. Burnside & Associates Ltd.

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Nottawa, as well as the potential need for wastewater treatment services to permit the development of Nottawa to the extent envisioned in the Official Plan. What is the "extent envisioned in the Official Plan to which you refer?

The information I have from the municipality to date is that there is no sufficient growth contemplated by the Official Plan that would necessitate the expenditure of taxpayer dollars on this Class Environmental Assessment.

Regards, Art McIlwain 3480 Lavender Hill Road Creemore 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

Gleneden - Art McIlwain

To:

Gleneden - Art McIlwain; R.H. Mayberry; Bob Campbell;

Richard Spraggs;

Subject:

Stayner Class Environmental Assessment

Date:

November 30, 2006 2:55:42 PM

Attachments:

clip_image002.jpg

CLASS ENVIRONMENTAL ASSESSMENT

STAYNER WASTEWATER TREATMENT CAPACITY EXPANSION NOTICE OF **COMMENCEMENT OF STUDY** - PUBLIC INPUT REQUESTED

The Township of Clearview has identified a need for increased wastewater treatment capacity in the community of Stayner to meet service demands on the existing infrastructure from projected growth within the designated development area boundary. The Township intends to identify and evaluate options for providing additional wastewater treatment and disposal capacity beyond the currently-approved 2,500 m²/d capacity of the Stayner Wastewater Treatment Plant. The study will be completed in conjunction with associated studies for other settlement areas within the Township. and may share solutions with these other areas, and/or other municipalities.

The Township wishes to ensure that this assessment will consider all feasible solutions. Public input and comment are invited for incorporation into the planning of the project. Subject to comments received and the receipt of necessary approvals, the Township of Clearview intends to proceed with the conceptual design of this project with completion by August, 2007.

The project is being planned in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process. If you wish to comment on the study or obtain additional information, please contact the undersigned.

This Notice issued November 27, 2006.

Mr. R. J. Spraggs, Director of Public Works

Township of Clearview

PO Box 200

217 Gideon Street

Staymer, Ontario

LOM ISO

Tel: 705-428-6230

Fax: 705-428-0288

13praggs@clearviewtwp.on.ca

R. J. Burnside & Associates Ltd.

Consulting Engineers

3 Ropell Crescent

Collingwood, Ontario

L9Y 4J6

Att'n: R. H. Mayberry, P. Eng.

Tel: 705-446-0515

Fax: 705-446-2399

bmayben v anbumside.com

I refer to the advertisement above. Please put me on the list for distribution of public materials in connection with this Class Environmental Assessment. Please provide me with all materials that are public information at the present time. In particular, please provide me with a copy of the resolution Council passed authorizing this work be undertaken. In addition, please advise the extent of the "need for increased wastewater treatment capacity in the community of Stayner to meet service demands on the existing infrastructure from projected growth within

the designated development area boundary" to which you refer, and the extent of the "projected growth" itself.

The information I have from the municipality to date is that there is no sufficient growth contemplated by the Official Plan that would necessitate the expenditure of taxpayer dollars on this Class Environmental Assessment.

Regards,
Art McIlwain
3480 Lavender Hill Road
Creemore
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

Gleneden - Art McIlwain

To:

R.H. Mayberry; Bob Campbell; Richard Spraggs;

Subject:

New Lowell, Nottawa, Stayner Class Environmental Assessments

Date:

November 30, 2006 3:00:54 PM

I wrote requesting information about the New Lowell, Nottawa, and Stayner Class Environmental Assessments. My preference is to receive it by e-mail as a .pdf attachment, or by fax. If you decide to mail it, my contact particulars are below:

Regards
Art McIlwain
416 777 1325 Phone
416 777 1329 Fax
gpsc@bellnet.ca
Royal Trust Tower, Suite 4105
77 King Street West, PO Box 58
Toronto ON M5K 1E7

Richard Spraggs

To:

Gleneden - Art McIlwain; R.H. Mayberry; Bob Campbell;

Subject:

RE: New Lowell, Nottawa, Stayner Class Environmental Assessments

Date: Attachments: December 7, 2006 8:20:54 AM Clearview EA Resolution.pdf

Council resolution as requested

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, November 30, 2006 3:01 PM

To: R.H. Mayberry; Bob Campbell; Richard Spraggs

Subject: New Lowell, Nottawa, Stayner Class Environmental Assessments

I wrote requesting information about the New Lowell, Nottawa, and Stayner Class Environmental Assessments. My preference is to receive it by e-mail as a .pdf attachment, or by fax. If you decide to mail it, my contact particulars are below:

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Art McIlwain
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gpsc@bellnet.ca
Royal Trust Tower, Suite 4105
77 King Street West, PO Box 58
Toronto ON M5K 1E7

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Gleneden - Art McIlwain

To:

Richard Spraggs;

Subject:

Re: New Lowell, Nottawa, Stayner Class Environmental Assessments

Date:

December 7, 2006 10:31:23 AM

Thanks, Richard. Please send a copy of the Terms of Reference the Resolution mentions.

---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain ; R.H. Mayberry ; Bob Campbell

Sent: Thursday, December 07, 2006 8:21 AM

Subject: RE: New Lowell, Nottawa, Stayner Class Environmental Assessments

Council resolution as requested

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, November 30, 2006 3:01 PM

To: R.H. Mayberry; Bob Campbell; Richard Spraggs

Subject: New Lowell, Nottawa, Stayner Class Environmental Assessments

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Toronto ON M5K 1E7

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Gleneden - Art McIlwain

To:

Bob Campbell Clerk Clearview Township;

Richard Spraggs;

Subject:

Sewage and Water Class Environmental Assessments

Date:

January 5, 2007 1:43:31 PM

I write again asking for the approved Terms of Reference for these Class Environmental Assessments and for an open declaration about what growth these Assessments are planning for. Nearly two years ago in March 2005 Council's Planning Committee held a statutory Public Meeting. The Director of Planning and Development proposed Official Plan amendments to expand settlement areas for Stayner, New Lowell, Brentwood, Nottawa, Bateaux, and the Collingwood airport. He reported in writing to Council that "The proposed amendments were initiated under the former Provincial Policy Statement and, as such, are not subject to the March 2005 Provincial Policy Statement." That was untrue, of course, as the transition regulations make clear. Of particular concern now is the further statement that I did not then understand: "The proposed amendments are consistent with the approved Terms of Reference for an ongoing Class Environmental Assessment Sewage and Water Servicing Study."

Can it possibly be the case that the Township of Clearview is even now engaged in an expensive (press reports indicate in excess of \$100,000 dollars) Municipal Class Environmental Assessment process to provide sewage and water treatment infrastructure for these benighted expanded settlement areas? Not only does PPS 2005 apply to this matter, but it clearly forbids the expansion of these settlement areas, particularly into prime agricultural land. No good planning principle is being applied here if that is what the Township of Clearview is engaged in.

Please provide me with the information I have repeatedly requested.

The Planning report is attached.

Regards
Gleneden Property Service Corporation
Real Estate Brokerage
per

Art McIlwain
Designated Broker
416 777 1325 Phone
416 777 1329 Fax
gpsc@bellnet.ca

Royal Trust Tower, Suite 4105 77 King Street West, PO Box 58 Toronto ON M5K 1E7

Richard Spraggs

To:

Gleneden - Art McIlwain;

Subject:

RE: New Lowell, Nottawa, Stayner Class Environmental Assessments

Date: Attachments:

January 5, 2007 1:43:52 PM Terms of Ref Clearview EA.pdf

As requested

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, December 07, 2006 10:31 AM

To: Richard Spraggs

Subject: Re: New Lowell, Nottawa, Stayner Class Environmental Assessments

Thanks, Richard. Please send a copy of the Terms of Reference the Resolution mentions.

---- Original Message -----

F om: Richard Spraggs

To: Gleneden - Art McIlwain ; R.H. Mayberry ; Bob Campbell

Sent: Thursday, December 07, 2006 8:21 AM

Subject: RE: New Lowell, Nottawa, Stayner Class Environmental Assessments

Council resolution as requested

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, November 30, 2006 3:01 PM

To: R.H. Mayberry; Bob Campbell; Richard Spraggs

Subject: New Lowell, Nottawa, Stayner Class Environmental Assessments

I wrote requesting information about the New Lowell, Nottawa, and Stayner Class Environmental Assessments. My preference is to receive it by e-mail as a .pdf attachment, or by fax. If you decide to mail it, my contact particulars are below:

Regards Art McIlwain 416 777 1325 Phone 416 777 1329 Fax gpsc@bellnet.ca Royal Trust Tower, Suite 4105 77 King Street West, PO Box 58 Toronto ON M5K 1E7

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<u>Gleneden - Art McIlwain</u>

To:

Richard Spraggs; Bob Campbell;

Subject:

Sewage and Water Class Environmental Assessments

Date:

January 5, 2007 1:45:22 PM

Attachments:

Settlement Areas.pdf

Attachment missing from original attached to this one.

---- Original Message -----

From: Gleneden - Art McIlwain

To: Bob Campbell Clerk Clearview Township; Richard Spraggs

Sent: Friday, January 05, 2007 1:43 PM

Subject: Sewage and Water Class Environmental Assessments

I write again asking for the approved Terms of Reference for these Class Environmental Assessments and for an open declaration about what growth these Assessments are planning for. Nearly two years ago in March 2005 Council's Planning Committee held a statutory Public Meeting. The Director of Planning and Development proposed Official Plan amendments to expand settlement areas for Stayner, New Lowell, Brentwood, Nottawa, Bateaux, and the Collingwood airport. He reported in writing to Council that "The proposed amendments were initiated under the former Provincial Policy Statement and, as such, are not subject to the March 2005 Provincial Policy Statement." That was untrue, of course, as the transition regulations make clear. Of particular concern now is the further statement that I did not then understand: "The proposed amendments are consistent with the approved Terms of Reference for an ongoing Class Environmental Assessment Sewage and Water Servicing Study."

Can it possibly be the case that the Township of Clearview is even now engaged in an expensive (press reports indicate in excess of \$100,000 dollars) Municipal Class Environmental Assessment process to provide sewage and water treatment infrastructure for these benighted expanded settlement areas? Not only does PPS 2005 apply to this matter, but it clearly forbids the expansion of these settlement areas, particularly into prime agricultural land. No good planning principle is being applied here if that is what the Township of Clearview is engaged in.

Please provide me with the information I have repeatedly requested.

The Planning report is attached.

Regards

Gleneden Property Service Corporation Real Estate Brokerage per

Art McIlwain
Designated Broker
416 777 1325 Phone
416 777 1329 Fax
gpsc@bellnet.ca
Royal Trust Tower, Suite 4105
77 King Street West, PO Box 58
Toronto ON M5K 1E7

<u>Gleneden - Art McIlwain</u>

To:

Richard Spraggs;

Subject:

Re: New Lowell, Nottawa, Stayner Class Environmental Assessments

Date:

January 5, 2007 1:47:34 PM

Hi Richard.

I got this a heartbeat after I sent my renewed request. Thank you for it.

Art

---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain

Sent: Friday, January 05, 2007 1:45 PM

Subject: RE: New Lowell, Nottawa, Stayner Class Environmental Assessments

As requested

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, December 07, 2006 10:31 AM

To: Richard Spraggs

Subject: Re: New Lowell, Nottawa, Stayner Class Environmental Assessments

Thanks, Richard. Please send a copy of the Terms of Reference the Resolution mentions.

---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain ; R.H. Mayberry ; Bob Campbell

Sent: Thursday, December 07, 2006 8:21 AM

Subject: RE: New Lowell, Nottawa, Stayner Class Environmental

Assessments

Council resolution as requested

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, November 30, 2006 3:01 PM

To: R.H. Mayberry; Bob Campbell; Richard Spraggs

Subject: New Lowell, Nottawa, Stayner Class Environmental Assessments

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From: Richard Spraggs

To: <u>Gleneden - Art McIlwain; Bob Campbell;</u>

Subject: RE: Sewage and Water Class Environmental Assessments

Date: January 5, 2007 1:48:55 PM

Terms of reference has just been sent – great mind must think alike as the Terms of Reference was e-mailed seconds before getting your e-mail; thought that I sent the terms of reference not only to you but also to me.

Richard J. Spraggs, P.Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, January 05, 2007 1:44 PM **To:** Bob Campbell; Richard Spraggs

Subject: Sewage and Water Class Environmental Assessments

I write again asking for the approved Terms of Reference for these Class Environmental Assessments and for an open declaration about what growth these Assessments are planning for. Nearly two years ago in March 2005 Council's Planning Committee held a statutory Public Meeting. The Director of Planning and Development proposed Official Plan amendments to expand settlement areas for Stayner, New Lowell, Brentwood, Nottawa, Bateaux, and the Collingwood airport. He reported in writing to Council that "The proposed amendments were initiated under the former Provincial Policy Statement and, as such, are not subject to the March 2005 Provincial Policy Statement." That was untrue, of course, as the transition regulations make clear. Of particular concern now is the further statement that I did not then understand: "The proposed amendments are consistent with the approved Terms of Reference for an ongoing Class Environmental Assessment Sewage and Water Servicing Study."

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Real Estate Brokerage
per

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Richard Spraggs

To:

Gleneden - Art McIlwain;

Bob Campbell;

cc:

Peggy Salma;

Subject: Date: RE: Clearview Water EA February 2, 2007 4:13:39 PM

The Consultant is updating Council on the EA progress at the meeting this Monday Evening FEB 5, 2007.

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, January 17, 2007 8:57 AM

To: Bob Campbell

Cc: Richard Spraggs; Peggy Salma **Subject:** Clearview Water EA

Good day Mr. Clerk.

306 days ago I wrote this in the attached letter dealing with a Class Environmental Assessment for the long-term water supply in Clearview Township:

"I would like to begin with the statement in your letter: "In each case, the existing [water] supply is not capable of meeting the needs of the anticipated growth." Because that conclusion is the foundation for all your work, tell me what "anticipated growth" you are planning for.

Council approved a 10-year growth plan on November 8, 2004. It provides for anticipated growth of 2,718 people – 1,200 in each of Stayner and Creemore, and 318 elsewhere. Details follow"

Despite several subsequent requests, I have no reply. Rumour has it this matter may have been discussed at Council on Monday night. I wonder if a report was tabled that did not make its way on to the Township Web page. If the rumour is true and there was such a report tabled, please fax it to me.

Regards,

Art McIlwain 3480 Lavender Hill Road Creemore 416 777 1325 phone 416 777 1329 fax

gpsc@bellnet.ca

--

This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

Gleneden - Art McIlwain

To:

Richard Spraggs;

cc:

Bob Campbell; Peggy Salma;

Subject:

Clearview Water EA

Date:

February 2, 2007 4:43:27 PM

Thank you for the "heads up" Richard. I will not be able to attend the meeting, but would appreciate receiving copies of any handout materials or visual aids used in the update. By way of input for your meeting with Council, and the Environmental Class Assessment itself, I understand the Official Plan sets out Council's growth plan for Clearview Township and there is no authority from Council to prepare a Class Environmental Assessment otherwise than in accordance with its provisions.

The Official Plan makes clear in its section 1.3 that it is based on a Background Report. The Background Report was prepared by Ainley. It plans for growth to 18,794 persons by 2021.

It allocates population growth of 892 people to Creemore, 1,500 to New Lowell, 2,500 to Stayner, 14 to Avening, 21 to Batteaux, 75 to Brentwood, 33 to Dunedin, 55 to Duntroon, 15 to Glen Huron, 276 to Nottawa, 35 to Old Sunnidale, and 66 to Singhampton - a total of 5,482 persons. In addition, it allocates 492 personequivalents to accommodate industrial sewage flows in Creemore. If the Class Environmental Assessment is being prepared on any different basis from this, it is my position that it is being done without the authority of Council. It is quite difficult to understand why any Class Environmental Assessment is required for the population growth allocations that the Official Plan is based on, given the Ainley analysis that there is sufficient infrastructure in place to accommodate all of this growth to 2021.

Please include this e-mail in the record of comments for the Class Environmental Assessment.

Please provide a copy of this document to the members of Council so that it will inform their consideration of this matter on Monday.

Have a pleasant weekend.

I still await the information I requested.

Regards,

Art McIlwain 3480 Lavender Hill Road Creemore ---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain ; Bob Campbell

Cc: Peggy Salma

Sent: Friday, February 02, 2007 4:13 PM

Subject: RE: Clearview Water EA

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Monday Evening FEB 5, 2007.

Richard Spraggs

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, January 17, 2007 8:57 AM

To: Bob Campbell

Cc: Richard Spraggs; Peggy Salma **Subject:** Clearview Water EA

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to me.

Regards,

Art McIlwain 3480 Lavender Hill Road Creemore 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

--

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Richard Spraggs

To:

Gleneden - Art McIlwain;

cc:

Bob Campbell; Peggy Salma;

Subject: Date: RE: Clearview Water EA

Date: Attachments: February 5, 2007 1:59:17 PM Popu Ainley Official Plan RJS.pdf

Mr. McIlwain

Thank you for your position with regards to the populations per the Official Plan and that if these populations are not followed then the EA is being done without the authority of Council. These populations that you have quoted are per the Official Plan and the Ainley Report. Please find attached a graph that the undersigned did that illustrates the Ainley populations went to 2016 and the Township's Official plan went to 2021. All populations when extended to 2021 are very close to each other.

Council approved the Terms of Reference for the EA Study, Council members have also been at attendance at our Water EA Public Information Centres and are well aware of this EA Study. Township Staff and the Consultant Engineers have provided periodic updates to Council on the status of the EA. There is also an update tonight.

The Official Plan states in Section 3.7 Municipal Services the following:

3.7.1 Goals

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Richard J. Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, February 02, 2007 4:43 PM

To: Richard Spraggs

Cc: Bob Campbell; Peggy Salma **Subject:** Clearview Water EA

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Gleneden - Art McIlwain

To:

Richard Spraggs;

cc:

Peggy Salma; Bob Campbell;

Subject:

Re: Clearview Water EA

Date:

February 5, 2007 4:06:25 PM

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To:

Gleneden - Art McIlwain;

Subject:

RE: Clearview Water EA

Date:

February 6, 2007 11:26:23 AM

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To:

Gleneden - Art McIlwain;

Subject:

Date:

Attachments:

Presentation to Council -- Feb 5, 2007
February 6, 2007 12:21:19 PM
070131 EA Update Clearview MG 03 4662 MGE 08394 1 (2).pdf

Gleneden - Art McIlwain

To:

Richard Spraggs;

Subject:

Re: Clearview Water EA

Date:

February 6, 2007 2:59:18 PM

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Gleneden - Art McIlwain

To:

Richard Spraggs;

cc:

Clerk Campbell;

Subject:

Municipal Class Environmental Assessments

Date:

March 9, 2007 4:53:15 PM

Attachments:

clip_image004.jpg

March 9, 2007

Richard Spraggs
Township of Clearview

This is about the water and wastewater treatment Municipal Class Environmental Assessments. You provided the slides for the Feb 5th R.J. Burnside presentation. Slide 22 says the assessment is proceeding as a Schedule B project. The preliminary solutions all involve construction or major expansions and high environmental impact.

I obtained a copy of *Municipal Class Environmental Assessment* from Municipal Engineers Association. At page A4 it makes clear such works are properly a Schedule C project. Section A.1.2.3 on page A5 makes clear failure to follow the process is a breach of the EA approval under which the parent Class EA was authorized and therefore places the municipality in breach of the Environmental Assessment Act.

I encourage you to bring these expensive Environmental Assessment projects into compliance with the law, or better still abandon them because the municipality cannot afford the cost of the infrastructure and the people do not want it.

Yours truly, Gleneden Property Service Corporation Per

Art McIlwain Broker of Record

Richard Spraggs

To:

Gleneden - Art McIlwain;

Subject:

RE: Municipal Class Environmental Assessments

Date:

March 15, 2007 2:10:38 PM

Attachments:

image001.jpg

IB pic 2 sch a b c.pdf

Mr. McIlwain

Reference is made to the Attachment; this explains the various schedules and the process that the Township is proceeding with under the Municipal Class EA. This formed part of the hand out – Information Bulletin at the second PIC. This adequately describes the Schedule B and Schedule C interaction. You may also wish to reference the Flow Chart within the Municipal Class Environmental Assessments Document. The Schedule B is the first two columns and Schedule C activities are in the last 3 columns.

Please note that the Public Information Centre 1 & 2 was well attended by the Public and there was interest shown by the Public for these projects to continue.

Richard J, Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, March 09, 2007 4:53 PM

To: Richard Spraggs **Cc:** Bob Campbell

Subject: Municipal Class Environmental Assessments

March 9, 2007

Richard Spraggs
Township of Clearview

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Yours truly,

Gleneden Property Service Corporation

Per

Art McIlwain

Broker of Record

This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

Gleneden - Art McIlwain

To:

Richard Spraggs;

Subject:

Re: Municipal Class Environmental Assessments

Date: Attachments: March 15, 2007 7:56:04 PM

clip image002.gif

image001.jpg



Preliminary Solutions: Combined Stayner, Nottawa and Osler

	Satisfies Study Objectives	Environment Impacts	Costs
Connect to the Collingwood New Tecumseth Pipeline (C-NT)	✓	Moderate to High	Capital \$ 43.5 M Purchase \$ 19.5 M Total \$ 63.0 M
Establish a New Stuface Water Supply and Treatment Facility	✓	High	Capital \$ 32.4 M

The chart above is from Burnside's presentation to Council. Please read it together with Page 1-18 of Appendix 1 to the MEA June 2000 Municipal Class Environmental Assessment which provides at items 2 and 3 that "The following Schedule C activities shall follow the planning procedure outlined in this document: 2. Construct a new water treatment plant . . . and 3. Establish an new surface water source."

I submit the conclusion is irrefutable -A Schedule C environmental assessment is required. You are carrying out a Schedule B assessment.

Regards

---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain

Sent: Thursday, March 15, 2007 2:10 PM

Subject RE: Municipal Class Environmental Assessments

Mr. McIlwain

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Sent: Friday, March 09, 2007 4:53 PM

To: Richard Spraggs **Cc:** Bob Campbell

Subject: Municipal Class Environmental Assessments

March 9, 2007

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Per

Art McIlwain

Broker of Record

This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

Richard Spraggs

To:

Gleneden - Art McIlwain;

Subject:

Municipal Class EA -- Schedule B or Schedule C

Date:

March 29, 2007 12:36:34 PM

With regards to your latest e-mail please note that for the Water EA, there were alternate solutions that were Schedule B and Schedule C.

If you review the Flow Chart, the flow chart allows for Schedule B to flow into a Schedule C EA. Schedule B is Phase I and II, Schedule C is Phase III and IV. By starting at the Schedule C 'solutions' we would be presupposing the Municipal Class EA Process.

Please note that upon completion of the Schedule B process, and if the solution was deemed to be under the Schedule C activity, it would be my attention to notify the Public that the Township would be carrying on the process into a Schedule C Study.

Richard J. Spraggs, P. Eng. Director of Public Works

Gleneden - Art McIlwain

To:

Richard Spraggs;

Subject:

Municipal Class EA -- Schedule B or Schedule C

Date:

March 29, 2007 2:02:37 PM

This is what you wrote by e-mail today, and I thank you for it:

With regards to your latest e-mail please note that for the Water EA, there were alternate solutions that were Schedule B and Schedule C.

If you review the Flow Chart, the flow chart allows for Schedule B to flow into a Schedule C EA. Schedule B is Phase I and II, Schedule C is Phase III and IV. By starting at the Schedule C 'solutions' we would be presupposing the Municipal Class EA Process.

Please note that upon completion of the Schedule B process, and if the solution was deemed to be under the Schedule C activity, it would be my attention to notify the Public that the Township would be carrying on the process into a Schedule C Study.

Richard J. Spraggs, P. Eng. Director of Public Works

This is my reply.

The parent Municipal Class Environmental Assessment enables the planning of municipal infrastructure to be undertaken in accordance with an approved procedure designed to protect the environment. The Class EA approach has been proven to provide an effective way of complying with the Environmental Assessment Act. It provides a consistent, streamlined and easily understood process for planning and implementing infrastructure projects and it provides the flexibility to tailor the planning process to a specific project taking into account the environmental setting, local public interests and unique project requirements.

That is what the municipality is engaged in – planning and then implementing an infrastructure project. On the basis of the Burnside presentation it will be vastly expensive and involve the addition of infrastructure beyond the rated capacity of the existing water treatment facility. The infrastructure being planned is described in the Burnside report. There is no doubt it is the type of infrastructre the parent Municipal Class Environmental Assessment intends to be treated as a Schedule C matter. It is not possible to identify the design of the infrastructure being planned as the preferred alternative without following the Schedule C process. There would be no need for any environmental class assessment at all if the planning was for infrastructure at the growth levels set out in our Official Plan, because it is

a plan for growth that would not need such infrastructure. It is based on a background report prepared by a professional engineering organization that confirms that. I remind you that the parent Municipal Class Environmental Assessment makes clear that a wide range of routine upgrades and improvements are preapproved.

For that reason, I find your statement troublesome. It might mean the municipality would have concluded what the preferred solution is without first doing the work, (including the hard work of increased communication with and listening to public) that a Schedule C matter demands. That would not be acceptable because of the inherent bias it would bring to the analysis.

There is reason for some hope in your words, though because they likely prevent the municipality from implementing any infrastructure that involves increasing the capacity of the existing water system or building new water treatment facilities, or creating a new source of supply, based solely on Schedule B work, and that is reassuring. Your words might mean the municipality is not actually planning an infrastructure project it will implement at all, but merely engaging in feasibility studies to settle on what infrastructure might look like in a number of different growth scenarios. If that is the case you could call it engineering studies and I would have no concern. Engineers do such studies all the time, and they are good at doing that kind of work. So long as the municipality persists in calling it a Municipal Class Environmental Assessment, however, it is bound by the law to follow the rules of the parent Municipal Class Environmental Assessment and in this case that means following the Schedule C protocols from the outset.

Finally for now, I remind you that the requirement of the Greater Golden Horseshoe Growth Plan is that municipalities plan on the basis of the growth provided for in it. Clearly the growth that Burnside is planning for has no regard for that requirement. That is unacceptable as well.

Respectfully submitted Arthur McIlwain Creemore 416 777 1325 phone gpsc@bellnet.ca e-mail

Richard Spraggs

To:

Gleneden - Art McIlwain;

Subject:

RE: Municipal Class EA -- Schedule B or Schedule C

Date:

March 30, 2007 1:20:51 PM

Thank you for your comments; they are self explanatory; I will forward them to the Consultant Engineer, who will review them within the context of the Municipal Class EA work that they are doing, if the Consultant Engineer has any questions or need clarification on any of your comments they will contact you directly.

Also by this e-mail; I am asking them to place your e-mail and the previous e-mail (March 9, March 15) into the EA File.

Thank you again for your comments.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, March 29, 2007 2:03 PM

To: Richard Spraggs

Subject: Municipal Class EA -- Schedule B or Schedule C

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This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

Gleneden - Art McIlwain

To:

Richard Spraggs;

Subject:

Municipal Class EA -- Schedule B or Schedule C

Date:

March 30, 2007 2:16:04 PM

Thanks for this Richard. It is a pleasure to work with you.

---- Original Message -----

From: Richard Spraggs

To: Gleneden - Art McIlwain

Sent: Friday, March 30, 2007 1:20 PM

Subject: RE: Municipal Class EA -- Schedule B or Schedule C

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This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is

GPSC - Art McIlwain

To:

Robert Mayberry (bmayberry@rjburnside.com);
Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Subject:

Municipal Class Environmental Assessment - Burnside File MGE 08394

Date:

September 26, 2007 12:03:00 PM

September 25, 2007

R.J. Burnside & Associates Limited
Robert H Mayberry, P. Eng.
Delivered by e-mail to bmayberry@rjburnside.com copy to
Richard Spraggs by e-mail to rspraggs@clearviewtwp.on.ca

Please advise the status of the Municipal Class Environmental Assessments for the water and wastewater services in Stayner, New Lowell, and Nottawa.

Thank you.

Art McIlwain 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca e-mail

GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Bob Campbell (bcampbell@clearviewtwp.on.ca);

cc:

Alicia Savage (asavage@clearviewtwp.on.ca);

<u>Doug Measures (dmeasures@clearviewtwp.on.ca); "Ken Ferguson";</u> <u>Orville Brown (obrown@clearviewtwp.on.ca); "Robert Walker";</u>

Roger McGillvray (rmcgillvray@clearviewtwp.on.ca); Shawn Davidson (sdavidson@clearviewtwp.on.ca);

Subject:

Concerns about Water and Wastewater Infrastructure

Date:

December 7, 2007 5:32:00 PM

December 7, 2007
Township of Clearview

Richard Spraggs and Bob Campbell

I grow concerned that I have no response to my requests for information as to the status of the Municipal Class Environmental Assessments with respect to water and wastewater infrastructure. I have read in the Stayner Sun that *in camera* meetings are being held with respect to matters that sound a lot to me like the municipality may be taking steps to import water from neighbouring municipalities and export wastewater to them for treatment.

I remind the municipality of the section 24 Planning Act provision that no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan, which on my reading is a plan for growth to a target population of less than 19,000 people by 2021 which plan explicitly allocates the targeted population growth so as to avoid the requirement for **any** new water or wastewater infrastructure of that type, and that there is no other plan or population growth targets that the municipality has approved.

I remind the municipality as well of the analysis in the Supreme Court of Canada decision in London v RSJ Holdings related to the holding of public meetings and voting on matters in closed meetings.

To begin, in section 3, Analysis the Court writes at para 17 that the law requires all municipal meetings be open to the public with a few exceptions that do not apply to the matter in Creemore. The Court notes at para 18-19 it was not always that way but it has been the law of the land since 1995. In the Creemore matter of Alliance Homes, I say the Council acted the way things were before the law was changed. The Court notes at para 24 that even properly closed meetings are subject to scrutiny, requiring a municipality to pass a resolution stating the fact of the holding of a closed meeting and the general nature of the matter to be

considered. I say that in the Creemore matter, Council met in closed session without doing that. The Court notes at para 25 that the open meeting requirement is further reinforced with respect to the taking of a vote and that the law requires a meeting shall not be closed to the public during the taking of a vote, with a few exceptions that did not apply to the matter in Creemore either. In the Creemore matter the Council did take a vote during the closed meeting.

While much of the Court decision deals with the intricacies of one of the exceptions to the rules requiring open meetings, beginning at section 3.2 which analyzes Interim Control By-laws, even there the Court found at para 32 that with respect to such by-laws there is a distinction between the citizen's right to notice and participation in a matter on the one hand and his or her right to observe municipal government in process. The Court found that the open meeting requirement concerns the latter, and at para 33 that by closing its meetings the municipality of the City of London broke the law.

Hopefully the municipality has learned from its missteps in the Alliance matter and is not now engaged in the same sort of conduct with respect to the holding of closed meetings and taking votes on matters in closed meetings related to municipal infrastructure.

I remind the municipality that the Court explains at para 34 the remedy available to concerned citizens. Anybody may bring an application to quash the deal Council made in secret, and that application may be made any time before April 2008 in connection with the Creemore matter and will arise if meeting have been held improperly in connection with the matters the Stayner Sun reported. As the Court says at para 19 the purpose of the open meeting requirement is to increase public confidence in the integrity of local government by ensuring the open and transparent exercise of municipal power.

That is what I want. Sadly that is what was missing in the Creemore matter, giving rise to the right of any citizen to the remedies the law provides. Be clear in this: I am not threatening litigation here, I am merely reminding the municipality of its duty under the law and pleading for it to conduct itself in a way that will increase public confidence in the integrity of our local government by ensuring the open and transparent exercise of municipal power, and have written today because I understand the matter of municipal infrastructure may be on the agenda for Monday's meeting.

I ask that the Clerk record my concerns as part of the written record for that meeting, and to facilitate his communication to the Mayor and Members of

Council, I have copied them on this e-mail.

I invite discussion of these concerns of mine.

Have a pleasant weekend.

Regards, Art McIlwain gpsc@bellnet.ca

Richard Spraggs

To:

Gleneden - Art McIlwain;

cc:

Councillor Thom Paterson; John Crispo; Sue McKenzie; Don McNalty;

Councillor Doug Measures; Councillor Orville Brown; Councillor Robert Walker;

Councillor Roger McGillvray; Councillor Shawn Davidson;

Mayor Deputy Alicia Savage; Mayor Ken Ferguson;

Subject:

RE: Sewage Environmental Class Assessment - Public Information Centre this week

Date:

December 10, 2007 8:13:48 AM

With regards to your Friday December 7th e-mail, my following response of May 8th is still valid.

Richard Spraggs, P. Eng. Director of Public Works.

From: Richard Spraggs

Sent: Tuesday, May 08, 2007 8:26 AM

To: 'Gleneden - Art McIlwain'

Cc: Councillor Thom Paterson; John Crispo; Sue McKenzie; Don McNalty; Councillor Doug Measures; Councillor Orville Brown; Councillor Robert Walker; Councillor Roger McGillvray; Councillor Shawn Davidson; Mayor Deputy Alicia Savage; Mayor Ken

Ferguson

Subject: RE: Sewage Environmental Class Assessment - Public Information Centre this week

Thank you for your comments; however we will agree to disagree on this issue. It makes Engineering Sense to look at the entire requirements of the Settlement Area when you look at possible large infrastructure improvements. To do any thing less would not be good engineering planning.

To reiterate my previous comments, at our previous Water EA Public Information Centers, there were Members of the Public that wanted to have municipal water. I have also been contacted by people who own properties in the various Settlements Areas who have an expectation that eventually their properties will be serviced by municipal water and sewer services and want to know when.

The great thing about the Municipal Class EA process is that any individual once the Completion of the Study is done, can request a Part II Order (previously called a 'Bump Up"); wherein the Minister of the Environment will review the Municipal Class EA File and can (or not) direct that additional works/studies be done. You recently indicated that you acquired a copy of the Municipal Class EA Manual; the Part II procedure is detailed there.

Richard Spraggs, P. Eng. Director of Public Works

From: Gleneden - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Monday, May 07, 2007 5:29 PM

To: Richard Spraggs

Cc: Councillor Thom Paterson; John Crispo

Subject: Sewage Environmental Class Assesment - Public Information Centre this week

May 7 2007 Township of Clearview Richard Spraggs by e-mail

Thanks for your e-mail below, Richard.

I had faxed the letter to the correct fax number. I look forward to receiving the handouts and copies of the boards. They will be helpful.

The question is not what areas the Environmental Assessments are planning for, but rather it is what growth in population and jobs. The Official Plan background study is part of the Official Plan. It provides a clear indication of the population and job growth the Official Plan plans for. It makes clear there is adequate sewage treatment capacity for that growth. There is no need for more capacity if the Official Plan growth plan is implemented. I am participating in the process by my letters and extensive research that underlies them.

IGAP does have considerable importance. Its findings accord closely with the Official Plan's growth plan. All the municipalities in Simcoe County, including Clearview Township, participated in its preparation. It was presented to all the municipalities in Simcoe County (including the Township of Clearview who was represented at the presentation by then Deputy Mayor Ferguson and others).

The very heart of the Growth Plan for the Greater Golden Horseshoe is that population and employment forecasts contained in Schedule 3 for all upper and single-tier municipalities will be used for planning and managing growth in the GGH. Schedule 3 allocates growth to a total population of 667,000 people in 2031 in all of Simcoe County, - including Barrie and Orillia, up from 394,000 people in 2001. IGAP concerned itself with a meticulous planning and engineering based analysis of where that growth will be directed in Simcoe County. Its conclusions for Clearview accord very closely with those in the Official Plan Background Study. The Background Study allocated about the same amount of population growth to the various settlement areas within Clearview Township on the basis of the capacity of the sewage treatment facilities to accommodate the growth WITHOUT ANY INCREASE IN CAPACITY. A further test of the validity of the Official Plan's growth plan is what the people want. Councillor Crispo put

that question to the people in his campaign. He campaigned on growth in population that respects the Official Plan targets. No candidate campaigned on the basis of growth that exceeds the Official Plan's growth plan. Councillor Crispo received a very large percentage of the popular vote and a mandate from the people to respect the Official Plan's growth plan.

To repeat, the growth contemplated by the Official Plan requires no increase in sewage treatment capacity.

Please provide this reply to the folks at R.J. Burnside as a further communication from me with respect to the Municipal Class Environmental Assessments now underway.

As always, Richard, it is a pleasure doing business with you.

Regards, Art McIlwain 416 777 1325 phone gpsc@bellnet.ca e-mail.

---- Original Message ----

From: Richard Spraggs

To: Gleneden - Art McIlwain

Sent: Monday, May 07, 2007 11:13 AM

Subject: Sewage PIC

Please note that Mr. Mayberry fax no. is 446-2399, not 466. I will fax him a copy of your letter.

Please note that we can send you the PIC information to you; however please realize that the Display Boards are short scenarios of information that are intended to cause dialogue to occur between the Public, Town Staff and the Consultants. Therefore you should attend the PIC.

Please note that the Township Consultant has been directed to determine the requirements for servicing the lands within the existing Settlement Areas. This settlement area is identified in the Official plan. This information has been provided to the previous Council and more recently been provided to the present Council.

The spirit of the EA process is to have the Public participate in the process with the

Council being at arm's length. The Consultant will take all pertinent information (whether it is the Ainley Report, the Official Plan, Golden Horseshoe Plan etc).

However, hopefully you realize that IGAP has no formal status; it is a Study that was commissioned by the Province and then presented/given to Simcoe County, Barrie and Orillia for their use. Simcoe County views this document, whether in whole or parts, as information that they can use for their growth management study.

In discussion with Mr. Armstrong of MOE – London he has advised the Township that the MOE Staff have been given 'no instruction' on IGAP, therefore the MOE Head Office has not given IGAP any status to date.

Please note that a copy of your May 4, 2007, will be placed in the file.

Richard Spraggs, P. Eng. Director of Public Works

This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

Richard Spraggs

To:

GPSC - Art McIlwain; Bob Campbell;

cc:

Mayor Deputy Alicia Savage; Councillor Doug Measures;

Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker:

Councillor Roger McGillvray; Councillor Shawn Davidson;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

December 10, 2007 8:33:21 AM

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Richard Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, December 07, 2007 5:33 PM

To: Richard Spraggs; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor Roger McGillvray;

Councillor Shawn Davidson

Subject: Concerns about Water and Wastewater Infrastructure

December 7, 2007 **Township of Clearview** Richard Spraggs and Bob Campbell

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"Richard Spraggs";

To:

RE: Concerns about Water and Wastewater Infrastructure

Subject: Date:

December 10, 2007 10:15:00 AM

Attachments:

Report 071210.pdf

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gpsc@bellnet.ca

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To:

GPSC - Art McIlwain;

Subject: Date:

December 10, 2007 10:44:31 AM

Yes

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Sent: Monday, December 10, 2007 10:15 AM

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Subject: RE: Concerns about Water and Wastewater Infrastructure

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To:

"Richard Spraggs";

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

December 10, 2007 10:45:00 AM

Thanks

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: December 10, 2007 10:38 AM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Yes

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To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Subject:

Concerns about Water and Wastewater Infrastructure

Date:

December 18, 2007 4:22:00 PM

Confirming no receipt of the promised PowerPoint presentation as yet.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain

Broker of Record

Royal Trust Tower, Suite 4105 PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca e-mail

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To:

GPSC - Art McIlwain;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

January 2, 2008 10:21:10 AM

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To: Richard Spraggs

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GPSC - Art McIlwain

To:

"Richard Spraggs";

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

January 2, 2008 10:53:00 AM

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Real Estate Brokerage

per

Art McIlwain

Broker of Record

Royal Trust Tower, Suite 4105 PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca e-mail

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 2, 2008 10:21 AM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

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To:

GPSC - Art McIlwain:

Subject:

FW: Concerns about Water and Wastewater Infrastructure

Date:

January 2, 2008 11:06:38 AM

Attachments:

Water EA Presentation Council Dec07.ppt

This one is well under 10 MB

From: Richard Spraggs

Sent: Wednesday, January 02, 2008 11:01 AM

To: 'GPSC - Art McIlwain'

Subject: RE: Concerns about Water and Wastewater Infrastructure

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To:

Richard Spraggs; GPSC - Art McIlwain;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

January 2, 2008 11:08:59 AM

This bounced back; so I have sent the Water separately and the Wastewater separately

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Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Subject:

Concerns about Water and Wastewater Infrastructure

Date:

February 11, 2008 11:59:00 AM

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From:

Richard Spraggs

To:

GPSC - Art McIlwain;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

February 11, 2008 12:16:51 PM

Attachments:

Water EA 08 Notice of Completion.pdf

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Real Estate Brokerage

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Art McIlwain

Broker of Record

Royal Trust Tower, Suite 4105 PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca e-mail

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To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

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Sent: December 10, 2007 10:15 AM

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Subject: RE: Concerns about Water and Wastewater Infrastructure

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Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor Roger McGillvray;

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"Richard Spraggs";

To: Subject:

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Date:

February 11, 2008 12:57:00 PM

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Richard Spraggs

To:

GPSC - Art McIlwain;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

February 11, 2008 2:13:13 PM

Please note that you will be meeting with me, no need for the Engineering Consultants at this point in time.

To help our discussions; you may wish to bring those Sections of the Municipal Class EA that you believe that the Township did not comply with. Also the relevant Sections of the Planning Act that you believe that were not complied with.

Can you also provide the background information for your statement ".... has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so none of these works are required." I have seen no information to support or not support this calibration.

Please note that I am on vacation from Feb 25 to Feb 29, 2008, therefore if you wish we can meet next week or the first two weeks in March 2008. March 14th is the date in which submissions for Part two Request are to be in to the Minister

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Sent: December 10, 2007 8:33 AM **To:** GPSC - Art McIlwain; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor Roger McGillvray;

Councillor Shawn Davidson

Subject: RE: Concerns about Water and Wastewater Infrastructure

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From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, December 07, 2007 5:33 PM

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December 7, 2007 Township of Clearview Richard Spraggs and Bob Campbell

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I invite discussion of these concerns of mine.

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From:

GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

cc:

Peggy Salma (pslama@rjburnside.com);

Subject:

Concerns about Water and Wastewater Infrastructure

Date:

February 19, 2008 5:10:00 PM

Confirming non-receipt of requested Environmental Study Report.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 15, 2008 2:31 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca)

Cc: Peggy Salma (pslama@rjburnside.com)

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Have a nice day.



Gleneden Property Service Corporation

Real Estate Brokerage per

Art McIlwain

Broker of Record

Royal Trust Tower, Suite 4105 PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca e-mail

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 2, 2008 10:21 AM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Testing your e-mail

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Tuesday, December 18, 2007 4:22 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Confirming no receipt of the promised PowerPoint presentation as yet.



Gleneden Property Service Corporation

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Broker of Record Royal Trust Tower, Suite 4105 PO 58

Toronto ON M5K 1E7

416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca e-mail

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Real Estate Brokerage
per
Art McIlwain
Broker of Record
Royal Trust Tower, Suite 4105 PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca e-mail

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Sent: January 2, 2008 10:21 AM

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From:

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To:

GPSC - Art McIlwain;

Subject:

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Date:

February 19, 2008 5:13:13 PM

I think our e-mails passed each other; we will have RJB send you a digital copy tomorrow.

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From:

Peggy Slama

To:

GPSC - Art McIlwain;

cc:

Peggy Salma; Richard Spraggs; File Collingwood;

Jeff Langlois;

Subject:

Re: Concerns about Water and Wastewater Infrastructure

Date:

February 21, 2008 1:26:19 PM

Attachments:

pic23811.jpg plc31322.jpg

Mr. McIlwain,

I have uploaded a pdf copy of the report into your drop box. Please let me know if there is any problem. Also, please note this is a copy of the Clearview Long Term Water Supply EA. I have not included any items related to wastewater.

Regards, Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

> "GPSC - Art McIlwain" <gpsc@belinet.ca>

To

"Richard Spraggs"

2008-02-19 05:11

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PM

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Broker of Record
Royal Trust Tower, Suite 4105 PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca e-mail

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 2, 2008 10:21 AM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Testing your e-mail

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Tuesday, December 18, 2007 4:22 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Confirming no receipt of the promised PowerPoint presentation as yet.

(Embedded image moved to file: pic31322.jpg)GPSC Logo

Gleneden Property Service Corporation
Real Estate Brokerage
per
Art McIlwain
Broker of Record
Royal Trust Tower, Suite 4105 PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca e-mail

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: December 10, 2007 10:15 AM

To: 'Richard Spraggs'

Subject: RE: Concerns about Water and Wastewater Infrastructure

Hi Richard, and thanks for your note below. Please confirm the attachment is the Public Works Report you refer to.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: December 10, 2007 8:33 AM To: GPSC - Art McIlwain; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor

Roger McGillvray; Councillor Shawn Davidson

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that the Sewage EA and the Water EA will be presented to Council this evening (Dec10, 2007) by RJ Burnside. Please note that on the Township•s Web Site there is a Public Works Report on this matter. If you can not download this report from the Agenda, please advise and the undersigned will e-mail a copy to you.

Please note that your comments will be forwarded to RJ Burnside for their review, to take into consideration, and to place in the EA File.

Please note that I will forward to you the power point presentation as I have previously done in the past latter this week.

Richard Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, December 07, 2007 5:33 PM

To: Richard Spraggs; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor

Roger McGillvray; Councillor Shawn Davidson

Subject: Concerns about Water and Wastewater Infrastructure

December 7, 2007 Township of Clearview Richard Spraggs and Bob Campbell

I grow concerned that I have no response to my requests for information as to the status of the Municipal Class Environmental Assessments with respect to water and wastewater infrastructure. I have read in the Stayner Sun that in camera meetings are being held with respect to matters that sound a lot to me like the municipality may be taking steps to import water from

neighbouring municipalities and export wastewater to them for treatment.

I remind the municipality of the section 24 Planning Act provision that no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan, which on my reading is a plan for growth to a target population of less than 19,000 people by 2021 which plan explicitly allocates the targeted population growth so as to avoid the requirement for any new water or wastewater infrastructure of that type, and that there is no other plan or population growth targets that the municipality has approved.

I remind the municipality as well of the analysis in the Supreme Court of Canada decision in London v RSJ Holdings related to the holding of public meetings and voting on matters in closed meetings.

To begin, in section 3, Analysis the Court writes at para 17 that the law requires all municipal meetings be open to the public with a few exceptions that do not apply to the matter in Creemore. The Court notes at para 18-19 it was not always that way but it has been the law of the land since 1995. In the Creemore matter of Alliance Homes, I say the Council acted the way things were before the law was changed. The Court notes at para 24 that even properly closed meetings are subject to scrutiny, requiring a municipality to pass a resolution stating the fact of the holding of a closed meeting and the general nature of the matter to be considered. I say that in the Creemore matter, Council met in closed session without doing that. The Court notes at para 25 that the open meeting requirement is further reinforced with respect to the taking of a vote and that the law requires a meeting shall not be closed to the public during the taking of a vote, with a few exceptions that did not apply to the matter in Creemore either. In the Creemore matter the Council did take a vote during the closed meeting.

While much of the Court decision deals with the intricacies of one of the exceptions to the rules requiring open meetings, beginning at section 3.2 which analyzes Interim Control By-laws, even there the Court found at para 32 that with respect to such by-laws there is a distinction between the citizen or right to notice and participation in a matter on the one hand and his or her right to observe municipal government in process. The Court found that the open meeting requirement concerns the latter, and at para 33 that by closing its meetings the municipality of the City of London broke the law.

Hopefully the municipality has learned from its missteps in the Alliance matter and is not now engaged in the same sort of conduct with respect to the holding of closed meetings and taking votes on matters in closed

meetings related to municipal infrastructure.

I remind the municipality that the Court explains at para 34 the remedy available to concerned citizens. Anybody may bring an application to quash the deal Council made in secret, and that application may be made any time before April 2008 in connection with the Creemore matter and will arise if meeting have been held improperly in connection with the matters the Stayner Sun reported.

As the Court says at para 19 the purpose of the open meeting requirement is to increase public confidence in the integrity of local government by ensuring the open and transparent exercise of municipal power.

That is what I want. Sadly that is what was missing in the Creemore matter, giving rise to the right of any citizen to the remedies the law provides. Be clear in this: I am not threatening litigation here, I am merely reminding the municipality of its duty under the law and pleading for it to conduct itself in a way that will increase public confidence in the integrity of our local government by ensuring the open and transparent exercise of municipal power, and have written today because I understand the matter of municipal infrastructure may be on the agenda for Monday•s meeting.

I ask that the Clerk record my concerns as part of the written record for that meeting, and to facilitate his communication to the Mayor and Members of Council, I have copied them on this e-mail.

I invite discussion of these concerns of mine.

Have a pleasant weekend.

Regards, Art McIlwain gpsc@bellnet.ca

This message has been scanned for viruses and dangerous content by VPNetworks(2), and is believed to be clean.

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From:

Richard Spraggs

To:

Peggy Slama; GPSC - Art McIlwain;

cc:

Peggy Salma; File Collingwood; Jeff Langlois;

Subject:

RE: Concerns about Water and Wastewater Infrastructure

Date:

February 21, 2008 1:29:50 PM

Please note that this report has also been loaded onto the Township Web Site.

----Original Message-----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: Thursday, February 21, 2008 1:26 PM

To: GPSC - Art McIlwain

Cc: Peggy Salma; Richard Spraggs; File Collingwood; Jeff Langlois Subject: Re: Concerns about Water and Wastewater Infrastructure

Mr. McIlwain,

I have uploaded a pdf copy of the report into your drop box. Please let me

know if there is any problem. Also, please note this is a copy of the Clearview Long Term Water Supply EA. I have not included any items related

to wastewater.

Regards,
Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

"GPSC - Art

McIlwain"

<gpsc@bellnet.ca>

To

"Richard Spraggs"

2008-02-19 05:11

<rspraggs@clearviewtwp.on.ca>

PM

CC

"Peggy Salma"

<pslama@rjburnside.com>

Subject

Concerns about Water and

Wastewater

Infrastructure

Confirming non-receipt of requested Environmental Study Report.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 15, 2008 2:31 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca)

Cc: Peggy Salma (pslama@rjburnside.com)

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Sent: February 15, 2008 2:28 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca)

Cc: Peggy Salma (pslama@rjburnside.com)

Subject: Concerns about Water and Wastewater Infrastructure

Hi Richard. I am beginning to put my thoughts in order for our discussion.

Please provide a copy of the Environmental Site Report, preferably as a .pdf attachment to an e-mail. If it is much bigger than 5MB, please upload

it to the link that I will send to you from filesanywhere as a separate e-mail.

Thanks

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

Thanks for agreeing to talk, Richard. I have flagged this note for action

later in the week, and will be in touch with a couple of suggestions for dates at that time.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 2:13 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that you will be meeting with me, no need for the Engineering

Consultants at this point in time.

To help our discussions; you may wish to bring those Sections of the Municipal Class EA that you believe that the Township did not comply with.

Also the relevant Sections of the Planning Act that you believe that were

not complied with.

Can you also provide the background information for your statement ".... has

a plan for growth to 2021 (the Official Plan) that is carefully calibrated

so none of these works are required." I have seen no information to support

or not support this calibration.

Please note that I am on vacation from Feb 25 to Feb 29, 2008, therefore if

you wish we can meet next week or the first two weeks in March 2008. March

14th is the date in which submissions for Part two Request are to be in to

the Minister

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Monday, February 11, 2008 12:58 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Thank you for your prompt reply, Richard.

My concerns remain that these planned works do not comply with the requirements of the Class Environmental Assessment approved by the Minister

of the Environment and neither do they comply with the requirements of the

Planning Act. The planned works are all major expansions to existing facilities that require Schedule C Municipal Class Environmental Assessments. Clearview Township has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so that none of these works are

required. That plan for growth is consistent with the one required by the

Province in the Greater Golden Horseshoe Growth Plan.

I would be most pleased to discuss my concerns with representatives of the

municipality or your professional engineering consultants.

Please provide me notice of completion of the Sewage EA when it is available.

Regards

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

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To: GPSC - Art McIlwain

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Sent: Monday, February 11, 2008 12:01 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

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Art

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, January 02, 2008 10:54 AM

To: Richard Spraggs

Subject: RE: Concerns abt Water and Wastewater Infrastructure

Hi Richard, and Happy New Year to you.

I have downloaded all the e-mails from my server, so it should work for your delivery now. If it bounces again, I will send you a filesanywhere link that you can upload it to. My server gets grouchy at about 5 mb, even

though it is supposed to accept up to 10 mb.

Have a nice day.

(Embedded image moved to file: pic26962.jpg)GPSC Logo

Gleneden Property Service Corporation Real Estate Brokerage per Art McIlwain Broker of Record Royal Trust Tower, Suite 4105 PO 58 Toronto ON M5K 1E7 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca e-mail

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 2, 2008 10:21 AM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

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Sent: Tuesday, December 18, 2007 4:22 PM

To: Richard Spraggs

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(Embedded image moved to file: pic24464.jpg)GPSC Logo

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Real Estate Brokerage
per
Art McIlwain
Broker of Record
Royal Trust Tower, Suite 4105 PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca e-mail

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Art

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Sent: December 10, 2007 8:33 AM To: GPSC - Art McIlwain; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor

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Subject: RE: Concerns about Water and Wastewater Infrastructure

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to water and wastewater infrastructure. I have read in the Stayner Sun that in camera meetings are being held with respect to matters that sound a

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public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan, which on my reading

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to avoid the requirement for any new water or wastewater infrastructure of

that type, and that there is no other plan or population growth targets that the municipality has approved.

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GPSC - Art McIlwain

To:

"Peggy Slama";

cc: Subject: "Richard Spraggs"; "File Collingwood"; "Jeff Langlois";
RE: Concerns about Water and Wastewater Infrastructure

Date:

February 21, 2008 1:39:00 PM

February 21, 2008

Township of Clearview and R.J. Burnside

Richard Spraggs and Peggy Slama

Delivered by e-mail

This confirms receipt of the 538 page R.J. Burnside & Associates Limited *Township of Clearview Long Term Water Supply for Clearview Schedule B Municipal Class EA PROJECT FILE REPORT* dated February 13, 2008, delivered in response to my request for a copy of the Environmental Study Report.

Thank you

FilesAnywhere

Dropbox Notification

You have new files...

New Files:

\GLENEDEN\Clearview MCEA\Copy of 0708ClearviewClassEA_Final.pdf (31.6 MB)

Dropped By:

rspraggs@clearviewtwp.on.ca

Upload Time:

2/21/2008 1:21:54 PM (Eastern Time)

Message

From Sender:

This email is being sent to you since you opted for file access notification when creating this Dropbox.

If you enabled File History Tracking for this Dropbox, you can view a complete activity log online. Login, right-click on the drop folder and choose "File History Log".

Login to your account here: http://www.FilesAnywhere.com

Did you know you can access your entire account from your mobile phone? Any iPhoneTM or web-enabled mobile device can be used to login to your account on the go. Just point your mobile web browser to: https://m.filesanywhere.com

Thank you for using FilesAnywhere!

Toll-free Customer Support: 1-866-805-1991 or reply to this email.

----Original Message----

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Sent: February 21, 2008 1:26 PM

To: GPSC - Art McIlwain

Cc: Peggy Salma; Richard Spraggs; File Collingwood; Jeff Langlois
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R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

"GPSC -

Art

McIlwain"

<gpsc@bellnet.ca>

To

"Richard

Spraggs"

2008-02-19 05:11

<rspraggs@clearviewtwp.on.</pre>

ca>

PM

cc

"Peggy Salma"

<pslama@rjburnside.</pre>

com>

Subject

Wastewater

Concerns about Water and

Infrastructure

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(Embedded image moved to file: pic23811.jpg)GPSC Logo

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Real Estate Brokerage
per
Art McIlwain
Broker of Record
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Toronto ON M5K 1E7
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Hi Richard, and thanks for your note below. Please confirm the attachment is the Public Works Report you refer to.

Art

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: December 10, 2007 8:33 AM

To: GPSC - Art McIlwain; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor

Roger McGillvray; Councillor Shawn Davidson

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that the Sewage EA and the Water EA will be presented to Council this evening (Dec10, 2007) by RJ Burnside. Please note that on the Township s Web Site there is a Public Works Report on this matter. If you can not download this report from the Agenda, please advise and the undersigned will e-mail a copy to you.

Please note that your comments will be forwarded to RJ Burnside for their review, to take into consideration, and to place in the EA File.

Please note that I will forward to you the power point presentation as I have previously done in the past latter this week.

Richard Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, December 07, 2007 5:33 PM

To: Richard Spraggs; Bob Campbell

Cc: Mayor Deputy Alicia Savage; Councillor Doug Measures; Mayor Ken Ferguson; Councillor Orville Brown; Councillor Robert Walker; Councillor

Roger McGillvray; Councillor Shawn Davidson

Subject: Concerns about Water and Wastewater Infrastructure

December 7, 2007 Township of Clearview Richard Spraggs and Bob Campbell

I grow concerned that I have no response to my requests for information as to the status of the Municipal Class Environmental Assessments with respect to water and wastewater infrastructure. I have read in the Stayner Sun that in camera meetings are being held with respect to matters that sound a lot to me like the municipality may be taking steps to import water from neighbouring municipalities and export wastewater to

them for treatment.

I remind the municipality of the section 24 Planning Act provision that no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan, which on my reading is a plan for growth to a target population of less than 19,000 people by 2021 which plan explicitly allocates the targeted population growth so as to avoid the requirement for any new water or wastewater infrastructure of that type, and that there is no other plan or population growth targets that the municipality has approved.

I remind the municipality as well of the analysis in the Supreme Court of Canada decision in London v RSJ Holdings related to the holding of public meetings and voting on matters in closed meetings.

To begin, in section 3, Analysis the Court writes at para 17 that the law requires all municipal meetings be open to the public with a few exceptions that do not apply to the matter in Creemore. The Court notes at para 18-19 it was not always that way but it has been the law of the land since 1995.

In the Creemore matter of Alliance Homes, I say the Council acted the way things were before the law was changed. The Court notes at para 24 that even properly closed meetings are subject to scrutiny, requiring a municipality to pass a resolution stating the fact of the holding of a closed meeting and the general nature of the matter to be considered. I say that in the Creemore matter, Council met in closed session without doing that. The Court notes at para 25 that the open meeting requirement is further reinforced with respect to the taking of a vote and that the law requires a meeting shall not be closed to the public during the taking of a vote, with a few exceptions that did not apply to the matter in Creemore either. In the Creemore matter the Council did take a vote during the closed meeting.

While much of the Court decision deals with the intricacies of one of the exceptions to the rules requiring open meetings, beginning at section 3.2 which analyzes Interim Control By-laws, even there the Court found at para 32 that with respect to such by-laws there is a distinction between the citizen s right to notice and participation in a matter on the one hand and his or her right to observe municipal government in process. The Court found that the open meeting requirement concerns the latter, and at para 33 that by closing its meetings the municipality of the City of London broke the law.

Hopefully the municipality has learned from its missteps in the Alliance matter and is not now engaged in the same sort of conduct with respect to the holding of closed meetings and taking votes on matters in closed meetings related to municipal infrastructure.

I remind the municipality that the Court explains at para 34 the remedy

available to concerned citizens. Anybody may bring an application to quash the deal Council made in secret, and that application may be made any time before April 2008 in connection with the Creemore matter and will arise if meeting have been held improperly in connection with the matters the Stayner Sun reported.

As the Court says at para 19 the purpose of the open meeting requirement is to increase public confidence in the integrity of local government by ensuring the open and transparent exercise of municipal power.

That is what I want. Sadly that is what was missing in the Creemore matter, giving rise to the right of any citizen to the remedies the law provides. Be clear in this: I am not threatening litigation here, I am merely reminding the municipality of its duty under the law and pleading for it to conduct itself in a way that will increase public confidence in the integrity of our local government by ensuring the open and transparent exercise of municipal power, and have written today because I understand the matter of municipal infrastructure may be on the agenda for Monday s meeting.

I ask that the Clerk record my concerns as part of the written record for that meeting, and to facilitate his communication to the Mayor and Members of Council, I have copied them on this e-mail.

I invite discussion of these concerns of mine.

Have a pleasant weekend.

Regards, Art McIlwain gpsc@bellnet.ca

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This message has been scanned for viruses and dangerous content by VPNetworks(2), and is believed to be clean.

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.com);

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Subject:

Concerns about Water and Wastewater Infrastructure

Date:

February 21, 2008 3:29:00 PM

Attachments:

Environmental Study Report - Missing Documents.pdf

February 21, 2008

Clearview Township & R.J. Burnside Peggy Slama and Richard Spraggs

I attach pages 491 to 493 of the Environmental Study Report. You will see that my comment on page 491 and 492 included attachments which are not included in the comments section of the report. You included the cover page but not the important documents attached. Please amend the report by including the attachments, and provide me a copy of them so that I can include them in my copy of the report.

Thank you



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

From: GPSC - Art McIlwain

To: "EAABGen@ene.gov.on.ca"; cc: "Brad.Graham@ontario.ca";

Subject: Part II Order Requests

Date: February 22, 2008 11:53:00 AM

Attachments: <u>Art McIlwain.vcf</u>

I have this link from http://www.ene.gov.on.ca/envision/env_reg/ea/english/ General_info/PartIIOrders.htm which indicates all Part II Order (bump-up) requests are reviewed by the Environmental Assessment and Approvals Branch.

The Township of Clearview in Simcoe County on Friday last week published a Notice of Completion for a proposed undertaking. It provided a report in digital form yesterday. A first reading indicates that: i) the proposed undertaking constitutes a major expansion of existing water facilities and the construction of new water facilities, and ii) a number of factors indicate that the proposed undertaking differs from other undertakings in the class to which the Class EA applies and iii) these factors are highly significant having regard for the provincial interest, (enabling as the proposed undertaking would do population growth eight to ten times that provided for in the Greater Golden Horseshoe Growth Plan and the Official Plan for the municipality) to the extent that there may be benefits of carrying out an individual EA.

I am writing this to request information about your preferred process in receiving and reviewing Part II Order requests. Perhaps the best way to begin would be for you to provide me with the name and contact particulars of an appropriate person to talk to about your procedures. My contact information is in the attached vcard and below.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58

Toronto ON M5K 1E7 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

Peggy Slama

To:

gpsc@bellnet.ca; Richard@clearviewtwp.on.

ca;

cc:

Jeff Langlois; File Collingwood;

Subject: Date: Errata and e-mail attachments February 22, 2008 5:09:01 PM

Attachments:

080222Errata.pdf

AMcIlwain email attachments.pdf

Mr.McIlwain,

Here are copies of the Errata we have issued for the EA document. Also, a copy of your e-mail attachments. Please insert both in your document.

(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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Thank you.

GPSC - Art McIlwain

To:

"Peggy Slama";

Subject: Date: RE: Errata and e-mail attachments February 22, 2008 5:12:00 PM

Thanks Peggy. Have you come across the incorrect populations stated for Stayner and Creemore in 2006? The correct ones are: Creemore 1,289 (522 dwellings) and Stayner 3,913 (1,507).

----Original Message----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: February 22, 2008 5:09 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood Subject: Errata and e-mail attachments

Mr.McIlwain,

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(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

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		and delete this				

Thank y	∕ou.
---------	------

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.

<u>com);</u>

Subject: Date: Errata and e-mail attachments February 22, 2008 6:07:00 PM

Hi again, Peggy. This is further to my note about the correct 2006 populations for Creemore and Stayner.

http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp?resolution=H&lang=E&otherLang=F

The link above will get you to an interactive map. Expand it until it shows Clearview Township, and then go to the Layers(2) tab and click on the Urban Areas radio button. You will then be able to use the "identify" button on the left side, and click on the Stayner urban area and then the Creemore urban area to get the correct information as to the 2006 population and unit count that is needed to amend Table 3.1 and the others that are based on it.

----Original Message-----

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 5:12 PM

To: 'Peggy Slama'

Subject: RE: Errata and e-mail attachments

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Sent: February 22, 2008 5:09 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood

Subject: Errata and e-mail attachments

Mr.McIlwain,

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(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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Thank you.		

Peggy Slama

To:

GPSC - Art McIlwain;

CC:

File Collingwood; Jeff Langlois; Richard@clearviewtwp.on.

Subject:

Re: Errata and e-mail attachments

Date:

February 25, 2008 10:51:27 AM

Thank you for bringing this to our attention. We will look at the information.

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

"GPSC - Art

McIlwain"

<gpsc@bellnet.ca>

To

"Peggy Salma"

2008-02-22 06:07

<pslama@rjburnside.com>

PM

CC

Subject Errata and e-mail attachments

Hi again, Peggy. This is further to my note about the correct 2006 populations for Creemore and Stayner.

http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp?

resolution=H&lang=E&otherLang=F

The link above will get you to an interactive map. Expand it until it shows Clearview Township, and then go to the Layers(2) tab and click on the Urban Areas radio button. You will then be able to use the •identify• button on the left side, and click on the Stayner urban area and then the Creemore urban area to get the correct information as to the 2006 population and unit count that is needed to amend Table 3.1 and the others that are based on it.

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From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 5:12 PM

To: 'Peggy Slama'

Subject: RE: Errata and e-mail attachments

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Sent: February 22, 2008 5:09 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood Subject: Errata and e-mail attachments

Mr.McIlwain,

Here are copies of the Errata we have issued for the EA document. Also, a copy of your e-mail attachments. Please insert both in your document.

(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

Thank you.

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*****	******	******	*** *****	*****

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.com);

Subject:

Clearview Water Class Environmental Assessment

Date:

February 28, 2008 2:42:00 PM

Attachments:

Missing Reference.pdf

Hi Peggy. Please advise the correct appendix to complete this sentence from your report at page 39 of your report. "The calculated ultimate water demand for each study area is shown in Appendix ___."



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7

416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

Peggy Slama

To:

GPSC - Art McIlwain;

cc:

Richard@clearviewtwp.on.ca; Jeff Langlois; File Collingwood; Re: Clearview Water Class Environmental Assessment MG034662

Subject: Date:

February 28, 2008 3:31:46 PM

Attachments:

pic00041.jpg

Missing Reference.pdf

Thank you. The sentence should read Appendix "D".

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

> "GPSC - Art McIlwain" <gpsc@beilnet.ca>

To

"Peggy Salma"

2008-02-28 02:43

<pslama@rjburnside.com>

PM

CC

Subject Clearview Water Class Environmental Assessment

Hi Peggy. Please advise the correct appendix to complete this sentence from your report at page 39 of your report. •The calculated ultimate water demand for each study area is shown in Appendix ___..

(Embedded image moved to file: pic00041.jpg)GPSC Logo

Gleneden Property Service Corporation Real Estate Brokerage per Art McIlwain Broker of Record Toronto Dominion Centre Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

(See attached file: Missing Reference.pdf)

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.

com);

Subject:

Errata and e-mail attachments

Date:

February 28, 2008 5:04:00 PM

Hi Peggy. Have you decided what changes will be made to incorporate the correct 2006 population numbers?

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 6:07 PM

To: Peggy Salma (pslama@rjburnside.com) **Subject:** Errata and e-mail attachments

Hi again, Peggy. This is further to my note about the correct 2006 populations for Creemore and Stayner.

http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp?resolution=H&lang=E&otherLang=F

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Sent: February 22, 2008 5:12 PM

To: 'Peggy Slama'

Subject: RE: Errata and e-mail attachments

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-----Original Message-----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: February 22, 2008 5:09 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood Subject: Errata and e-mail attachments

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(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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Thank you.					
*****	*****	****	****		

Peggy Slama

To:

GPSC - Art McIlwain;

cc:

Richard@clearviewtwp.on.ca;

File Collingwood;

Subject: Date: Re: Errata and e-mail attachments February 28, 2008 5:15:07 PM

Mr. McIlwain,

We have not at this time. Richard has been away this week. Jeff and i will meet with him next week to discuss the population numbers you brought to our attention.

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

> "GPSC - Art McIlwain" <gpsc@bellnet.ca>

To

"Peggy Salma"

2008-02-28 05:05 PM <pslama@rjburnside.com>

CC

Subject Errata and e-mail attachments

Hi Peggy. Have you decided what changes will be made to incorporate the correct 2006 population numbers?

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 6:07 PM

To: Peggy Salma (pslama@rjburnside.com) Subject: Errata and e-mail attachments

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http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp?resolution=H&lang=E&otherLang=F

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Subject: RE: Errata and e-mail attachments

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(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

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Thank you.

GPSC - Art McIlwain

To:

"Peggy Slama";

Subject: Date: RE: Errata and e-mail attachments February 28, 2008 5:16:00 PM

Thanks, Peggy.

----Original Message-----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: February 28, 2008 5:15 PM

To: GPSC - Art McIlwain

Cc: Richard@clearviewtwp.on.ca; File Collingwood

Subject: Re: Errata and e-mail attachments

Mr. McIlwain,

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Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

"GPSC - Art McIlwain" <gpsc@bellnet.ca>

To

"Peggy Salma"

2008-02-28 05:05

<pslama@rjburnside.com>

PM

CC

Subject Errata and e-mail attachments

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Sent: February 22, 2008 6:07 PM

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http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp? resolution=H&lang=E&otherLang=F

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Cc: Jeff Langlois; File Collingwood

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Regards,

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Thank you.	Tl	าล	nk	۲)	/0	u.
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GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.

com);

Subject:

Request for Information

Date: Attachments:

February 29, 2008 6:21:00 PM Slama Request for Information pdf

Hi Peggy.

I have had an opportunity to inspect the material you provided. The chart attached identifies what the Parent EA says is to be contained in a Project File, and places where I have not found the required material. Please look the charts over and let me know where the material that seems to be missing is located.

Have a great weekend.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain

Broker of Record

Toronto Dominion Centre

Royal Trust Tower, Suite 4105

77 King Street W PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.com);

Subject:

Clearview Class EA

Date:

March 1, 2008 8:56:00 AM

Attachments:

Slama Request for Information Mar 1.pdf

March 1, 2008

Hi Peggy. This replaces the e-mail I sent on Friday at around 6:00 PM.

The attachment identifies information required by the Parent EA and the Terms of Reference that I have not been able to find in the Class EA Project File you provided. Please look over the charts and let me know where the information is to be found, if it is in fact present.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax

gpsc@bellnet.ca

GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.com);

Subject:

Clearview Class EA

Date:

March 4, 2008 6:52:00 PM

Attachments:

Slama Request for Information Mar 1.pdf

Confirming no response received.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 3, 2008 9:46 AM

To: Peggy Salma (pslama@rjburnside.com)

Subject: Clearview Class EA

March 1, 2008

Hi Peggy. This replaces the e-mail I sent on Friday at around 6:00 PM.

The attachment identifies information required by the Parent EA and the Terms of Reference that I have not been able to find in the Class EA Project File you provided. Please look over the charts and let me know where the information is to be found, if it is in fact present.



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416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca

Peggy Slama

To:

gpsc@bellnet.ca; Richard@clearviewtwp.on.

ca;

CC:

File Collingwood;

Subject:

Re: Clearview Class EA MG034662

Date:

March 4, 2008 10:26:24 PM

Attachments:

pic14771.jpq

Slama Request for Information Mar 1.pdf

Mr. McIlwain,

I did receive your attached e-mail dated March 3, 2008. I have reviewed your comments with Mr. Richard Spraggs, and you will receive a response from Mr. Spraggs tomorrow.

Regards,
Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

"GPSC - Art McIlwain" <gpsc@bellnet.ca>

To

"Peggy Salma"

2008-03-04 06:53

<pslama@rjburnside.com>

PM

CC

Subject

Clearview Class EA

Confirming no response received.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 3, 2008 9:46 AM

To: Peggy Salma (pslama@rjburnside.com)

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(Embedded image moved to file: pic14771.jpg)GPSC Logo

Gleneden Property Service Corporation
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gpsc@bellnet.ca

(See attached file: Slama Request for Information Mar 1.pdf)

Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Peggy Slama; Jeff Langlois;

Subject: Date: Water EA -- Project File Report March 5, 2008 5:41:31 PM

Attachments:

Water EA McIlwain Mar 1 Parent EA Chart.pdf

Reference is made to your e-mail to Peggy Slama that was sent on Feb 29, 2008 which was subsequently replaced with an Attachment on March 3, 2008. Please refer to the Attachment of this e-mail which is the chart that you created that contains a numbering system which corresponds to the numbers of the response below:

1) please refer to Section 1.1 Background Description

We have referenced a number of earlier studies in the Project File Report including: New Lowell Master Servicing Plan

> Stayner Master Servicing Plan Stayner Short Term Water

Supply

Capacity Report 2004 Official Plan

These earlier studies are available at the Township office for your

Review should you be interested in them.

- 2) please refer to Section 1.1 and 1.2
- 3) please refer to Section 2 Inventory of the Environment; can

you please clarify which aspects of the inventory you believe to be

incomplete and what you feel is missing?

- 4) You have made no comment on this section
- 5) Please refer to Section 12 Mitigating Measures; it should

be noted that for the recommended solutions identified in Section 9;

mitigating measures that have been identified that will have

to be incorporated as the Projects go forward. However with these

particular Recommended Solutions (Projects) we have not identified a need for

ongoing monitoring as part of the mitigating measures. If you have concerns

that a specific element requires monitoring, please specify which element

it is and what monitoring you feel is important and why?

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how they were addressed.

7) An errata will be prepared for the project file and the reference

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Schedule. You may wish to review the Municipal Class Environmental

 $\mbox{ Assessment Manual -- Appendix 1. I understand } \mbox{ that you have a copy.}$

10) Appendix E contains the Groundwater Source Evaluation Report

prepared by Golder Associates Ltd. March 2006, this report was

prepared for the sole purpose of this Municipal Class EA and is

included in this Project File Report; the other reports identified

in the Project File Report were not undertaken exclusively for this

Municipal Class EA, however information pertinent to this Municipal

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11) Terms of Reference - Financial Impacts - these have been

 $\mbox{identified} \quad \mbox{to the Township's satisfaction in} \\ \mbox{Appendix } \mbox{F-}$

Evaluations of Alternate Options and Appendix G - Cost Calculations.

We trust that this information addresses your concerns; however if you have any other comments, please advise accordingly.

Also, with regards to your Feb 11, 2008 e-mail and my response of the same date; see below; please advise if you still require a meeting; the Consultant Engineer and I have set aside Tuesday Afternoon March 11, 2008 in our schedules, however should be able to arrange another time if this time is not convenient to you.

Richard J. Spraggs, P.Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

Thanks for agreeing to talk, Richard. I have flagged this note for action later in the

week, and will be in touch with a couple of suggestions for dates at that time.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 2:13 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that you will be meeting with me, no need for the Engineering Consultants at this point in time.

To help our discussions; you may wish to bring those Sections of the Municipal Class EA that you believe that the Township did not comply with. Also the relevant Sections of the Planning Act that you believe that were not complied with.

Can you also provide the background information for your statement ".... has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so none of these works are required." I have seen no information to support or not support this calibration.

Please note that I am on vacation from Feb 25 to Feb 29, 2008, therefore if you wish we can meet next week or the first two weeks in March 2008. March 14th is the date in which submissions for Part two Request are to be in to the Minister

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Monday, February 11, 2008 12:58 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

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My concerns remain that these planned works do not comply with the requirements of the Class Environmental Assessment approved by the Minister of the Environment and neither do they comply with the requirements of the Planning Act. The planned works are all major expansions to existing facilities that require Schedule C Municipal Class Environmental Assessments. Clearview Township has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so that none of these works are required. That plan for growth is consistent with the one required by the Province in the Greater Golden Horseshoe Growth Plan.

I would be most pleased to discuss my concerns with representatives of the municipality or your professional engineering consultants.

Please provide me notice of completion of the Sewage EA when it is available.

Regards

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Sent: February 11, 2008 12:17 PM

To: GPSC - Art McIlwain

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See Attachment.

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GPSC - Art McIlwain

To:

"Richard Spraggs";

cc: Subject: "Peggy Slama"; "Jeff Langlois";
RE: Water EA -- Project File Report

Date:

March 5, 2008 7:05:00 PM

Thanks for your note, Richard. As always it is quite helpful. I respond below.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 5, 2008 5:41 PM To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: Water EA -- Project File Report

Reference is made to your e-mail to Peggy Slama that was sent on Feb 29, 2008 which was subsequently replaced with an Attachment on March 3, 2008. Please refer to the Attachment of this e-mail which is the chart that you created that contains a numbering system which corresponds to the numbers of the response below:

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I made no comment with respect to Item 1

Your Comment 2

2) please refer to Section 1.1 and 1.2

Response 2

I find no explanation of the source of the concern, or the need for a solution in these sections. It would be most helpful indeed to have such a succinct explanation.

Your Comment 3

3) please refer to Section 2 Inventory of the Environment; can

you please clarify which aspects of the inventory you believe to be

incomplete and what you feel is missing?

Response 3

I believe the inventory is incomplete and provide the clarification you seek in a separate document that will follow this response.

Your Comment 4

4) You have made no comment on this section

Response 4

Agreed

Your Comment 5

5) Please refer to Section 12 - Mitigating Measures; it should

be noted that for the recommended solutions identified in Section 9;

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I believe we are agreed that there are no follow up commitments identified

Your Comment 6

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Appendix H which is a chart of the summarizing comments received and

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The concern is a general one that the file does not contain the complete correspondence. The example provided was intended to illustrate that concern by demonstrating that at least one important document is not included. A reasonable expectation would be that ALL of the correspondence that has been received but not included be added to the File Report.

Your Comment 8

8) You have made no comment on this section.

Reply 8

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Your Comment 9

9) The Project File Report is the Memoranda to File, this Project File Report documents the rationale in identifying the recommended solution; on larger Municipal Class EA's, it is common practice for Consultants Engineer's to prepare a Project File Report that is more conducive for the Public to review and understand. The recommended solutions as identified in Section 9 Recommended Solutions are identified by the Consultant Engineer as Schedule B Projects — please refer to Section 10 — Confirmation of Class EA

Schedule. You may wish to review the Municipal Class Environmental

 $\label{eq:Assessment Manual - Appendix 1. I understand that you have a copy.}$

Reply 9

The Parent EA clearly did not intend the entire 500 page report to be the Memoranda to file explaining the proponent's rationale in developing stages of the project. I can send the actual words from the Parent EA if that would be helpful. What would be most helpful indeed is a written explanation of how Burnside concluded this is a schedule B project.

Your Comment 10

10) Appendix E contains the Groundwater Source Evaluation Report

prepared by Golder Associates Ltd. March 2006, this report was

prepared for the sole purpose of this Municipal Class EA and is

included in this Project File Report; the other

reports identified

in the Project File Report were not undertaken exclusively for this

Municipal Class EA, however information pertinent to this Municipal

Class EA was extracted. These reports are available at the Township
Offices for your review.

Reply 10

It would be most helpful if you could provide the referenced reports in digital form and upload them to the link previously provided.

Your comment 11

11) Terms of Reference - Financial Impacts - these have been

identified to the Township's satisfaction in Appendix F $\overline{}$

Evaluations of Alternate Options and Appendix G - Cost Calculations.

Reply 11

Council bargained for specific information and analysis it does not have. Council's authority to undertake the project was that the work be undertaken in accordance with the Terms of Reference. The information and analysis would be most useful to the public in understanding the impact of these undertakings on the Economic Environment. Understanding the per capita capital and annual cost of the various choices is among the things that Council bargained for and authorized, but that it does not yet have.

Your Comment Inviting discussion

We trust that this information addresses your concerns; however if you have any other comments, please advise accordingly.

Reply Discussion

Your responses 1 to 11 have been helpful. Concerns and Requests are set out in a separate e-mail. I believe a telephone conference call on Thursday or Friday would be an appropriate way to discuss how to proceed.

Also, with regards to your Feb 11, 2008 e-mail and my response of the same date; see below; please advise if you still require a meeting; the Consultant Engineer and I have set aside Tuesday Afternoon March 11, 2008 in our schedules, however should be able to arrange another time if this time is not convenient to you.

Richard J. Spraggs, P.Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

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To: GPSC - Art McIlwain

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To: Richard Spraggs

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GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.

<u>ca);</u>

Subject:

Water EA

Date:

March 5, 2008 7:12:00 PM

Hi Richard. The itemized listing of concerns and requests will be e-mailed Thursday morning.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain

Broker of Record

Toronto Dominion Centre

Royal Trust Tower, Suite 4105

77 King Street W PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@beilnet.ca

Peggy Slama

To:

gpsc@bellnet.ca; Richard@clearviewtwp.on.

ca;

cc:

<u>Jeff Langlois</u>; <u>File Collingwood</u>;

Subject:

RE: Errata and e-mail attachments MG034662

Date:

March 5, 2008 9:58:08 PM

Mr. McIlwain,

Further to your e-mail below, we have reviewed the population information provided on the Statistics Canada website that you have referenced.

As you have noted Statistic Canada does not match, and exceeds our estimate of the population for Stayner. Our estimate of the population was derived through discussion with the Township and is based upon the number of serviced units and the assumed population per unit. This exercise included a review of the 2006 StatsCan data available at the time of the decision.

A change in the existing population will have not have a significant impact on the population at build out as these person would simply move from the anticipated category to the existing category and the two categories are added to get the total.

It is our opinion that changing the assumed existing population to match the StatsCan Population (or some number in between) at this point in the process will not materially affect the selection of the preferred solution for Stayner.

Thank you for bringing this discrepancy to our attention.

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

> "GPSC - Art McIlwain" <gpsc@bellnet.ca>

2008-02-28 05:17 PM Subject RE: Errata and e-mail attachments

Thanks, Peggy.

----Original Message----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: February 28, 2008 5:15 PM

To: GPSC - Art McIlwain

Cc: Richard@clearviewtwp.on.ca; File Collingwood

Subject: Re: Errata and e-mail attachments

Mr. McIlwain,

We have not at this time. Richard has been away this week. Jeff and i will meet with him next week to discuss the population numbers you brought to our attention.

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399

> "GPSC - Art McIlwain" <gpsc@bellnet.ca>

To

<pslama@rjburnside.com>

Subject Errata and e-mail attachments

Hi Peggy. Have you decided what changes will be made to incorporate the correct 2006 population numbers?

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 6:07 PM

To: Peggy Salma (pslama@rjburnside.com) Subject: Errata and e-mail attachments

Hi again, Peggy. This is further to my note about the correct 2006 populations for Creemore and Stayner.

http://geodepot.statcan.ca/GeoSearch2006/GeoSearch2006.jsp? resolution=H&lang=E&otherLang=F

The link above will get you to an interactive map. Expand it until it shows Clearview Township, and then go to the Layers(2) tab and click on the Urban Areas radio button. You will then be able to use the ?identify? button on the left side, and click on the Stayner urban area and then the Creemore urban area to get the correct information as to the 2006 population and unit count that is needed to amend Table 3.1 and the others that are based on it.

----Original Message-----

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 22, 2008 5:12 PM

To: 'Peggy Slama'

Subject: RE: Errata and e-mail attachments

Thanks Peggy. Have you come across the incorrect populations stated for

Stayner and Creemore in the 2006 Census? The correct ones are: Creemore 1,289 (522 dwellings) and Stayner 3,913 (1,507).

----Original Message----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: February 22, 2008 5:09 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood Subject: Errata and e-mail attachments

Mr.McIlwain,

Here are copies of the Errata we have issued for the EA document. Also, a copy of your e-mail attachments. Please insert both in your document.

(See attached file: 080222Errata.pdf)(See attached file: AMcIlwain email attachments.pdf)

Regards,

Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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If you have received this communication in error please notify the sender at the above email address and delete this email immediately.

Thank	you.
-------	------

Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Peggy Slama; Jeff Langlois;

Subject:

RE: Water EA -- Project File Report

Date:

March 6, 2008 9:34:57 AM

Please forward your further clarification as outlined in your Response 3, below, at your earliest convenience and then we will review all your comments.

Thank you

Richard Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, March 05, 2008 7:06 PM

To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: RE: Water EA -- Project File Report

Thanks for your note, Richard. As always it is quite helpful. I respond below.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 5, 2008 5:41 PM

To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: Water EA -- Project File Report

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Reply 9

The Parent EA clearly did not intend the entire 500 page report to be the

Memoranda to file explaining the proponent's rationale in developing stages of the project. I can send the actual words from the Parent EA if that would be helpful. What would be most helpful indeed is a written explanation of how Burnside concluded this is a schedule B project.

Your Comment 10

10) Appendix E contains the Groundwater Source Evaluation Report

prepared by Golder Associates Ltd. March 2006, this report was

prepared for the sole purpose of this Municipal Class EA and is

included in this Project File Report; the other reports identified

in the Project File Report were not undertaken exclusively for this

Municipal Class EA, however information pertinent to this Municipal

Class EA was extracted. These reports are available at the Township
Offices for your review.

Reply 10

It would be most helpful if you could provide the referenced reports in digital form and upload them to the link previously provided.

Your comment 11

11) Terms of Reference - Financial Impacts - these have been

identified to the Township's satisfaction in Appendix F -

 $\,$ Evaluations of Alternate Options and Appendix G - Cost Calculations.

Reply 11

Council bargained for specific information and analysis it does not have. Council's authority to undertake the project was that the work be undertaken in accordance with the Terms of Reference. The information and analysis would be most useful to the public in understanding the impact of these undertakings on the Economic Environment. Understanding the per capita capital and annual cost of the various choices is among the things that Council bargained for and authorized, but that it

does not yet have.

Your Comment Inviting discussion

We trust that this information addresses your concerns; however if you have any other comments, please advise accordingly.

Reply Discussion

Your responses 1 to 11 have been helpful. Concerns and Requests are set out in a separate e-mail. I believe a telephone conference call on Thursday or Friday would be an appropriate way to discuss how to proceed.

Also, with regards to your Feb 11, 2008 e-mail and my response of the same date; see below; please advise if you still require a meeting; the Consultant Engineer and I have set aside Tuesday Afternoon March 11, 2008 in our schedules, however should be able to arrange another time if this time is not convenient to you.

Richard J. Spraggs, P.Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

Thanks for agreeing to talk, Richard. I have flagged this note for action later in the week, and will be in touch with a couple of suggestions for dates at that time.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 2:13 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that you will be meeting with me, no need for the Engineering Consultants at this point in time.

To help our discussions; you may wish to bring those Sections of the Municipal Class EA that you believe that the Township did not comply with. Also the relevant Sections of the Planning Act that you believe that were not complied with.

Can you also provide the background information for your statement ".... has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so none of these works are required." I have seen no information to support or not support this calibration.

Please note that I am on vacation from Feb 25 to Feb 29, 2008, therefore if you wish we can meet next week or the first two weeks in March 2008. March 14th is the date in which submissions for Part two Request are to be in to the Minister

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Monday, February 11, 2008 12:58 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Thank you for your prompt reply, Richard.

My concerns remain that these planned works do not comply with the requirements of the Class Environmental Assessment approved by the Minister of the Environment and neither do they comply with the requirements of the Planning Act. The planned works are all major expansions to existing facilities that require Schedule C Municipal Class Environmental Assessments. Clearview Township has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so that none of these works are required. That plan for growth is consistent with the one required by the Province in the Greater Golden Horseshoe Growth Plan.

I would be most pleased to discuss my concerns with representatives of the municipality or your professional engineering consultants.

Please provide me notice of completion of the Sewage EA when it is available.

Regards

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 12:17 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that we are advertising the Notice of Completion for the Water EA this week in the various area newspapers. The Ad has the preferred solutions for each area.

See Attachment.

With regards to the Sewage EA, we are finalizing discussions with Collingwood and Wasaga Beach to determine if Nottawa and Stayner sewage, respectively, can be accommodated at their sewage treatment plants. When this discussion are completed, then we will advertise the Sewage EA.

--

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GPSC - Art McIlwain

To:

"Richard Spraggs";

cc:

"Peggy Slama"; "Jeff Langlois";

Subject:

Water EA -- Project File Report

Date:

March 6, 2008 10:41:00 AM

Attachments:

GPSC - MG 03 4662 - Concerns & Request.pdf

March 6, 2008

Concerns and Request attached.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain

Broker of Record

Toronto Dominion Centre

Royal Trust Tower, Suite 4105

77 King Street W PO 58

Toronto ON M5K 1E7

416 777 1325 phone

416 777 1329 fax

gpsc@bellnet.ca

GPSC - Art McIlwain

To:

"Richard Spraggs";
"Peggy Slama"; "Jeff Langlois";

cc: Subject:

RE: Water EA -- Project File Report

Date:

March 6, 2008 10:42:00 AM

Concerns and Request e-mail sent separately a few minutes ago has the information you request in the e-mail below.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 6, 2008 9:35 AM

To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: RE: Water EA -- Project File Report

Please forward your further clarification as outlined in your Response 3, below, at your earliest convenience and then we will review all your comments.

Thank you

Richard Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, March 05, 2008 7:06 PM

To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: RE: Water EA -- Project File Report

Thanks for your note, Richard. As always it is quite helpful. I respond below.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 5, 2008 5:41 PM To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: Water EA -- Project File Report

Reference is made to your e-mail to Peggy Slama that was sent on Feb 29, 2008 which was subsequently replaced with an Attachment on March 3, 2008. Please refer to the Attachment of this e-mail which is the chart that you created that contains a numbering system which corresponds to the numbers of the response below:

Your Comment 1

1) please refer to Section 1.1 Background
Description

We have referenced a number of earlier studies in the Project File Report including: New Lowell Master Servicing Plan

> Stayner Master Servicing Plan Stayner Short Term Water

Supply

Capacity Report 2004 Official Plan

These earlier studies are available at the Township office for your

Review should you be interested in them.

Response 1

I made no comment with respect to Item 1

Your Comment 2

2) please refer to Section 1.1 and 1.2

Response 2

I find no explanation of the source of the concern, or the need for a solution in these sections. It would be most helpful indeed to have such a succinct explanation.

Your Comment 3

3) please refer to Section 2 Inventory of the Environment; can

you please clarify which aspects of the inventory you believe to be

incomplete and what you feel is missing?

Response 3

I believe the inventory is incomplete and provide the clarification you seek in a separate document that will follow this response.

Your Comment 4

4) You have made no comment on this section

Response 4

Agreed

Your Comment 5

5) Please refer to Section 12 - Mitigating Measures; it should

be noted that for the recommended solutions identified in Section 9;

mitigating measures that have been identified that will have

to be incorporated as the Projects go forward. However with these

particular Recommended Solutions (Projects) we have not identified a needfor

ongoing monitoring as part of the mitigating measures. If you have concerns

that a specific element requires monitoring, please specify which element

it is and what monitoring you feel is important and why?

Reply 5

I believe we are agreed that there are no follow up commitments identified

Your Comment 6

6) Please refer to Section 11 -- Public Consultation and

Appendix H which is a chart of the summarizing comments received and

how they were addressed.

Reply 6

The summaries in Appendix H are for June 2006. There are no summaries for other comments. The summaries of comments received is not complete. For example in March 2006, MOE's Mr. Armstrong wrote "We will expect this process to investigate and reach conclusions on three issues of particular interest to this ministry." There is no reference to that in the summary, and no indication of how MOE's concerns were dealt with. All this makes it quite difficult to have confidence that all the comments have been summarized and quite impossible to

understand how the concerns were dealt with.

Your Comment 7

7) An errata will be prepared for the project file and the reference

correspondence will be inserted into the document including the Township

response at the time the correspondence was received. The response addresses

your comments with regards to the appropriate planning schedule.

Reply 7

The concern is a general one that the file does not contain the complete correspondence. The example provided was intended to illustrate that concern by demonstrating that at least one important document is not included. A reasonable expectation would be that ALL of the correspondence that has been received but not included be added to the File Report.

Your Comment 8

8) You have made no comment on this section.

Reply 8

Agreed

Your Comment 9

9) The Project File Report is the Memoranda to File, this Project File Report documents the rationale in identifying the recommended solution; on larger Municipal Class EA's, it is common practice for Consultants Engineer's to prepare a Project File Report that is more conducive for the Public to review and understand. The recommended solutions as identified in Section 9 Recommended Solutions are identified by the Consultant Engineer as Schedule B Projects - please refer to Section 10 - Confirmation of Class EA

Schedule. You may wish to review the Municipal Class Environmental

 $\mbox{ Assessment Manual - Appendix 1. I understand } \mbox{ that you have a copy.}$

Reply 9

The Parent EA clearly did not intend the entire 500 page report to be the Memoranda to file explaining the proponent's rationale in developing stages of the project. I can send the actual words from the Parent EA if that would be helpful. What would be most helpful indeed is a written explanation of how Burnside concluded this is a schedule B project.

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Evaluations of Alternate Options and Appendix ${\tt G}$ - Cost Calculations.

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Richard J. Spraggs, P.Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

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This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

GPSC - Art McIlwain

Subject: Date: Water EA -- Project File Report March 6, 2008 11:25:00 AM

March 6, 2008

Members of Clearview Township Council

Good morning. You will know a 30 day discussion period began on February 13th during which members of the public can raise concerns about the Municipal Class Environmental Assessment. Concerns are in the attachment that was submitted to Richard Spraggs and R.J. Burnside earlier this morning together with requests that the time for negotiations be extended beyond the current March 14th deadline to ask the Minister of the Environment to become involved, and that the municipality voluntarily upgrade the Assessment to a Schedule C.

It is clear Staff and R.J. Burnside think it is desirable to plan for 48,000 more people in the four affected settlement areas. I expect many, indeed a strong majority on Council may agree. If you are one of them, your insight could be very helpful in resolving some or all of the concerns, especially if you could provide it right away.

How would you complete this sentence:

I think it is desirable to plan for 48,000 more people because \dots

Thank You



Gleneden Property Service Corporation Real Estate Brokerage per Art McIlwain Broker of Record

Toronto Dominion Centre

Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Peggy Slama; Jeff Langlois;

Subject:

RE: Water EA -- Project File Report

Date:

March 7, 2008 7:47:06 AM

Thank you for your concerns and information as per your attachment. Please note that I have had the opportunity to discuss your concerns with R.J. Burnside on Thursday PM and a will forward a reply to you on Monday AM.

Richard J. Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, March 06, 2008 10:41 AM

To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: Water EA -- Project File Report

March 6, 2008

Concerns and Request attached.



Gleneden Property Service Corporation

Real Estate Brokerage

per

Art McIlwain

Broker of Record

Toronto Dominion Centre

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gpsc@bellnet.ca

--

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GPSC - Art McIlwain

To:

"Richard Spraggs";

cc:

<u>"Peggy Slama"; "Jeff Langlois";</u>
RE: Water EA -- Project File Report

Subject: Date:

March 7, 2008 9:24:00 AM

Thank you for your reply Richard.

Later this morning I will provide you a link where you can download bookmarked versions of some documents that may be helpful. I am available for discussion by telephone between 10:00 AM and 12:00 AM and 2:00 PM and 3:00 PM today. Let me know what time would work for you and your team.



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per

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416 777 1329 fax

gpsc@bellnet.ca

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 7, 2008 7:47 AM

To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: RE: Water EA -- Project File Report

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Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: Water EA -- Project File Report

March 6, 2008

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Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Peggy Slama; Jeff Langlois;

Subject:

RE: Water EA -- Project File Report

Date:

March 7, 2008 9:40:37 AM

Please note that I am in Union Negotiations for the entire day; therefore we will have to have discussions early next week.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Friday, March 07, 2008 9:25 AM

To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: RE: Water EA -- Project File Report

Thank you for your reply Richard.

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416 777 1325 phone

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gpsc@bellnet.ca

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 7, 2008 7:47 AM **To:** GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: RE: Water EA -- Project File Report

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To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: Water EA -- Project File Report

March 6, 2008

Concerns and Request attached.



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Peggy Slama

To:

gpsc@bellnet.ca; Richard@clearviewtwp.on.

ca;

CCI

<u>Jeff Langlois; File Collingwood;</u>

Subject:

Errata

Date:

March 7, 2008 4:02:48 PM

Attachments:

080306errata.pdf 080306AppH.pdf

Mr. McIlwain,

The following errata has been added to the EA document. Please replace the errata in your document and include the e-mail correspondence in Appendix H.

(See attached file: 080306errata.pdf)(See attached file: 080306AppH.pdf)

Regards,
Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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If you have received this communication in error please notify the sender at

the above email address and delete this email immediately.

Thank you.

From: Councillor Roger McGillvray To:

GPSC - Art McIlwain;

Subject: RE: Water EA -- Project File Report

Date: March 8, 2008 12:41:45 PM

I believe the EA reports in my opinion reflect what the maximum requirement would be to service the the communitys including maximum densitys and future development lands. I think these reports are for long term planning 30 plus years and do not reflect what is here now. I do not believe that anyone on council would support this type of growth at this time, but that the report is to reflect only what would be required to get to maximum growth that is available for future development.

From: GPSC - Art McIlwain [mailto:qpsc@bellnet.ca]

Sent: Thu 3/6/2008 11:25 AM

To: GPSC - Art McIlwain

Subject: Water EA -- Project File Report

March 6, 2008

Members of Clearview Township Council

Good morning. You will know a 30 day discussion period began on February 13th during which members of the public can raise concerns about the Municipal Class Environmental Assessment. Concerns are in the attachment that was submitted to Richard Spraggs and R.J. Burnside earlier this morning together with requests that the time for negotiations be extended beyond the current March 14th deadline to ask the Minister of the Environment to become involved, and that the municipality voluntarily upgrade the Assessment to a Schedule C.

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How would you complete this sentence:

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GPSC - Art McIlwain

To:

Peggy Salma (pslama@rjburnside.com);

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

cc:

"File Collingwood"; Jeff Langlois (jlanglois@rjburnside.com);

Subject:

MG 03 4662 Clearview Water EA Errata

Date:

March 10, 2008 11:35:00 AM

Attachments:

080306errata.pdf

080306AppH.pdf

Hi Peggy.

Thank you for sending the e-mail below. The attached files are as you delivered them. These are my comments:

First

Item 2 in the Errata page reads:

2.0 Page 39, 4.3 Summary of Ultimate Water Demands, reference to Appendix "D" should be inserted in the second paragraph.

The referenced material is NOT included in either file you sent. Please provide it.

Second

My concern is that the complete record of correspondence received is not provided in the File Report even though the Parent Class Environmental Assessment requires that. I believe the material you have provided to date may not make the file of correspondence complete.

Let me give you an example.

In his March 24th 2006 letter to you (which is included in the file) Mr. Armstrong of the Ministry of the Environment wrote:

"Thank you for notifying this office of the commencement of an Environmental Assessment under the

MEA Municipal Class EA process for consideration of Long Term Water Supply for Clearview.

We will expect this process to investigate and reach conclusions on three issues of

particular interest to this Ministry.

- 1. The implications of extending/providing new municipal water supply to communities which are serviced by private or communal, on-site sewage disposal systems. The concern being the increased likelihood of the overloading of septic systems due to the availability of a more secure water supply. This issue is under-scored by provisions in the Provincial Policy Statement (enacted under Section 3 of the Planning Act) which clearly indicate the conditions under which partial servicing may be considered.
- 2. The implications of any contemplated groundwater taking in terms of impacts upon the source aquifer and existing uses of that supply of water.
- 3. The implications for the planning of settlement expansion and growth management; in particular, if there is consideration of the extension of municipal water supply beyond existing designated settlement areas.

I believe that is the only letter from Mr. Armstrong in the File Report. Even so, Peggy the June 2006 Summary of Comments states something entirely different and makes no mention at all of this letter from March 2006:

The summary of the comments received states about Mr. Armstrong's comments: "Support conversion of individual to municipal services, study and advise of, impact on source aquifer, and how changes to affect the zoning bylaws, implications of settlement expansion and growth management." The summary reports Action Taken is "added to Contact List."

Surely this suggests there is some other correspondence from Mr. Armstrong beyond the March 2006 letter.

- 1. There is no indication in Mr. Armstrong's letter of "Support conversion of individual to municipal services."
- 2. There is no mention in the comments of the Class EA process of Mr. Armstrong's requirement that the process "investigate and reach conclusions on matters of particular interest to MOE"
- 3. There is no mention in Mr. Armstrong's letter of "how changes affect zoning by-laws."
- 4. There is no indication in Mr. Armstrong's letter that merely adding the Ministry of the Environment to the Contact List is what Mr. Armstrong sought in his letter.

In other words, Peggy there must surely be another letter from Mr. Armstrong that is not in the file.

For my part, I am very interested in the investigation that was undertaken in response to Mr. Armstrong's letter, and what conclusions were reached.

Third

I note you have included the standard disclaimer at the bottom of your e-mail that it is confidential information intended only for the use of the individual or organization named above. Any distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient(s) is STRICTLY PROHIBITED. I expect you do not intend this communication between us to be private in that way, but if you do please let me know.



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----Original Message----

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: March 7, 2008 4:03 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood

Subject: Errata

Mr. McIlwain,

The following errata has been added to the EA document. Please replace the errata in your document and include the e-mail correspondence in Appendix H.

(See attached file: 080306errata.pdf)(See attached file: 080306AppH.pdf)

Regards,
Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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Inank you.	

GPSC - Art McIlwain

To: Subject: "Councillor Roger McGillvray"; Water EA -- Project File Report

Date:

March 10, 2008 2:44:00 PM

The Class EA process provides a decision-making framework that enables the requirements of the Environmental Assessment Act to be met in planning the hundreds of projects municipalities undertake yearly. I wrote seeking assurance Clearview Township is not planning infrastructure projects but merely studying what would be required in a number of scenarios. I was told the municipality IS planning four projects that together will accommodate 48,000 more people than provided for in the Official Plan and the Growth Plan for the Greater Golden Horseshoe and cost \$144 million, and that they will be undertaken as soon as funds are available. In the case of New Lowell, the water project would accommodate 11,000 additional people (9,620 more than the OP – GPGGH target; 11,000 more than existing) and cost \$34.4 million for the water project alone. None of the projects would be required for growth at the OP – GPGGH targets. The GPGGH requires municipalities plan for its targets.

Hence my concern. I believe the most important strategic decision this Council faces is if it will comply with the requirements of section 2.2.1.1 of the Growth Plan for the Greater Golden Horseshoe and plan for a total population of about 20,000 people as the law requires.

Thanks for your reply.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone

416 777 1329 fax gpsc@bellnet.ca

From: Councillor Roger McGillvray [mailto:rmcgillvray@clearviewtwp.on.ca]

Sent: March 8, 2008 12:42 PM

To: GPSC - Art McIlwain

Subject: RE: Water EA -- Project File Report

I believe the EA reports in my opinion reflect what the maximum requirement would be to service the the communitys including maximum densitys and future development lands. I think these reports are for long term planning 30 plus years and do not reflect what is here now. I do not believe that anyone on council would support this type of growth at this time, but that the report is to reflect only what would be required to get to maximum growth that is available for future development.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thu 3/6/2008 11:25 AM

To: GPSC - Art McIlwain

Subject: Water EA -- Project File Report

March 6, 2008

Members of Clearview Township Council

Good morning. You will know a 30 day discussion period began on February 13th during which members of the public can raise concerns about the Municipal Class Environmental Assessment. Concerns are in the attachment that was submitted to Richard Spraggs and R.J. Burnside earlier this morning together with requests that the time for negotiations be extended beyond the current March 14th deadline to ask the Minister of the Environment to become involved, and that the municipality voluntarily upgrade the Assessment to a Schedule C.

It is clear Staff and R.J. Burnside think it is desirable to plan for 48,000 more people in the four affected settlement areas. I expect many, indeed a strong majority on Council may agree. If you are one of them, your insight could be very helpful in resolving some or all of the concerns, especially if you could provide it right away.

How would you complete this sentence:

I think it is desirable to plan for 48,000 more people because

Thank You



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
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Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

Peggy Slama

To:

GPSC - Art McIlwain;

cc:

Richard@clearviewtwp.on.ca; Jeff Langlois;

File Collingwood;

Subject:

Re: MG 03 4662 Clearview Water EA Errata MG034662

Date:

March 10, 2008 2:58:31 PM

Attachments:

<u>pic06334.jpg</u> <u>080306errata.pdf</u> <u>080306AppH.pdf</u>

Mr. McIlwain,

First item:

The Errata did not include a replacement page 39. You can find the calculated ultimate water demand in Appendix D.

Second item:

You will receive our comments on how we addressed the concerns raised in Bill Armstong's letter dated Mach 24, 2006 in an e-mail from Richard Spraggs shortly. We can tell you that Bill Armstrong, upon receipt of the Notice of Completion, requested and was forwarded a copy of the EA document. We are confident Mr. Armstrong will talk with us if he feels his concerns have not been addressed in our EA document. To date, we have not received any additional comments from Mr. Armstrong.

Third item:

All e-mails have this disclaimer (which is intended for persons who receive an e-mail in error) appended automatically by the e-mail server. All e-mail exchanges between you and myself are not intended to be private and in fact will be documented as part the EA process.

Peggy Slama, P.Eng. R.J. Burnside & Associates Limited Georgian Bay Office 3 Ronell Crescent, Collingwood, Ontario, L9Y 4J6 Telephone 705-446-0515 Fax 705-446-2399 McIlwain" <gpsc@belinet.ca> To "Peggy Salma" <pslama@rjburnside.com>, "Richard 2008-03-10 11:37 AM Spraggs" <rspraggs@clearviewtwp.on.ca> CC "'File Collingwood" <FileCollingwood@rjburnside.com>, "Jeff Langlois" <jlanglois@rjburnside.com> Subject MG 03 4662 Clearview Water EA Errata

Hi Peggy.

Thank you for sending the e-mail below. The attached files are as you delivered them. These are my comments:

First

Item 2 in the Errata page reads:

2.0 Page 39, 4.3 Summary of Ultimate Water Demands, reference to Appendix •D• should be inserted in the second paragraph.

The referenced material is NOT included in either file you sent. Please provide it.

Second

My concern is that the complete record of correspondence received is not provided in the File Report even though the Parent Class Environmental Assessment requires that. I believe the material you have provided to date may not make the file of correspondence complete.

Let me give you an example.

In his March 24th 2006 letter to you (which is included in the file) Mr. Armstrong of the Ministry of the Environment wrote:

•Thank you for notifying this office of the commencement of an Environmental Assessment under the MEA Municipal Class EA process for consideration of Long Term Water Supply for Clearview.

We will expect this process to investigate and reach conclusions on three issues of particular interest to this Ministry.

- 1. The implications of extending/providing new municipal water supply to communities which are serviced by private or communal, on-site sewage disposal systems. The concern being the increased likelihood of the over-loading of septic systems due to the availability of a more secure water supply. This issue is under-scored by provisions in the Provincial Policy Statement (enacted under Section 3 of the Planning Act) which clearly indicate the conditions under which partial servicing may be considered.
- 2. The implications of any contemplated groundwater taking in terms of impacts upon the source aquifer and existing uses of that supply of water.
- 3. The implications for the planning of settlement expansion and growth management; in particular, if there is consideration of the extension of municipal water supply beyond existing designated settlement areas.

I believe that is the only letter from Mr. Armstrong in the File Report. Even so, Peggy the June 2006 Summary of Comments states something entirely different and makes no mention at all of this letter from March 2006:

The summary of the comments received states about Mr. Armstronges comments:

•Support conversion of individual to municipal services, study and advise of, impact on source aquifer, and how changes to affect the zoning bylaws, implications of settlement expansion and growth management. • The summary reports Action Taken is •added to Contact List. •

Surely this suggests there is some other correspondence from Mr. Armstrong beyond the March 2006 letter.

1. There is no indication in Mr. Armstrong•s letter of

- •Support conversion of individual to municipal services.•
- 2. There is no mention in the comments of the Class EA process of Mr. Armstrong•s requirement that the process •investigate and reach conclusions on matters of particular interest to MOE•
- 3. There is no mention in Mr. Armstrong•s letter of •how changes affect zoning by-laws.•
- 4. There is no indication in Mr. Armstrong•s letter that merely adding the Ministry of the Environment to the Contact List is what Mr. Armstrong sought in his letter.

In other words, Peggy there must surely be another letter from Mr. Armstrong that is not in the file.

For my part, I am very interested in the investigation that was undertaken in response to Mr. Armstrong•s letter, and what conclusions were reached.

Third

I note you have included the standard disclaimer at the bottom of your e-mail that it is confidential information intended only for the use of the individual or organization named above. Any distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient(s) is STRICTLY PROHIBITED. I expect you do not intend this communication between us to be private in that way, but if you do please let me know.

(Embedded image moved to file: pic06334.jpg)GPSC Logo

Gleneden Property Service Corporation
Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
qpsc@bellnet.ca

From: Peggy Slama [mailto:Peggy.Slama@rjburnside.com]

Sent: March 7, 2008 4:03 PM

To: gpsc@bellnet.ca; Richard@clearviewtwp.on.ca

Cc: Jeff Langlois; File Collingwood

Subject: Errata

Mr. McIlwain,

The following errata has been added to the EA document. Please replace the errata in your document and include the e-mail correspondence in Appendix H.

(See attached file: 080306errata.pdf)(See attached file: 080306AppH.pdf)

Regards,
Peggy Slama, P.Eng.
R.J. Burnside & Associates Limited
Georgian Bay Office
3 Ronell Crescent,
Collingwood, Ontario, L9Y 4J6
Telephone 705-446-0515
Fax 705-446-2399

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Thank you.

GPSC - Art McIlwain

Subject:

Water EA -- Project File Report - Confirmation no response from you

Date:

March 10, 2008 3:32:00 PM

Confirming no response from you.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 6, 2008 11:25 AM

Subject: Water EA -- Project File Report

March 6, 2008

Members of Clearview Township Council

Good morning. You will know a 30 day discussion period began on February 13th during which members of the public can raise concerns about the Municipal Class Environmental Assessment. Concerns are in the attachment that was submitted to Richard Spraggs and R.J. Burnside earlier this morning together with requests that the time for negotiations be extended beyond the current March 14th deadline to ask the Minister of the Environment to become involved, and that the municipality voluntarily upgrade the Assessment to a Schedule C.

It is clear Staff and R.J. Burnside think it is desirable to plan for 48,000 more people in the four affected settlement areas. I expect many, indeed a strong majority on Council may agree. If you are one of them, your insight could be very helpful in resolving some or all of the concerns, especially if you could provide it right away.

How would you complete this sentence:

I think it is desirable to plan for 48,000 more people because

Thank You



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per
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Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

From: Councillor Shawn Davidson
To: GPSC - Art McIlwain;

Subject: RE: Water EA -- Project File Report - Confirmation no response from you

Date: March 10, 2008 5:30:11 PM

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Mon 3/10/2008 3:32 PM

To: GPSC - Art McIlwain

Subject: Water EA -- Project File Report - Confirmation no response from you

Confirming no response from you.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 6, 2008 11:25 AM

Subject: Water EA -- Project File Report

March 6, 2008

Members of Clearview Township Council

Good morning. You will know a 30 day discussion period began on February 13th during which members of the public can raise concerns about the Municipal Class Environmental Assessment. Concerns are in the attachment that was submitted to Richard Spraggs and R.J. Burnside earlier this morning together with requests that the time for negotiations be extended beyond the current March 14th deadline to ask the Minister of the Environment to become involved, and that the municipality voluntarily upgrade the Assessment to a Schedule C.

It is clear Staff and R.J. Burnside think it is desirable to plan for 48,000 more people in the four affected settlement areas. I expect many, indeed a strong majority on Council may agree. If you are one of them, your insight could be very helpful in resolving some or all of the concerns, especially if you could provide it right away.

How would you complete this sentence:

I think it is desirable to plan for 48,000 more people because



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__

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Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Jeff Langlois; Peggy Slama;

Subject:

WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 10, 2008 7:01:37 PM

Attachments:

Water EA Infor From McIlwain March10 2008.doc

Have responded below; under MY SECOND COMMENT

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Wednesday, March 05, 2008 7:06 PM

To: Richard Spraggs

Cc: 'Peggy Slama'; 'Jeff Langlois'

Subject: RE: Water EA -- Project File Report

Thanks for your note, Richard. As always it is quite helpful. I respond below.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 5, 2008 5:41 PM

To: GPSC - Art McIlwain

Cc: Peggy Slama; Jeff Langlois

Subject: Water EA -- Project File Report

Reference is made to your e-mail to Peggy Slama that was sent on Feb 29, 2008 which was subsequently replaced with an Attachment on March 3, 2008. Please refer to the Attachment of this e-mail which is the chart that you created that contains a numbering system which corresponds to the numbers of the response below:

Your Comment 1

1) please refer to Section 1.1 Background Description

We have referenced a number of earlier studies in the Project File Report including: New

Lowell Master Servicing Plan

Stayner Master Servicing Plan Stayner Short Term Water

Supply

Capacity Report 2004 Official Plan

These earlier studies are available at the Township office for your

Review should you be interested in them.

Response 1

I made no comment with respect to Item 1

MY SECOND COMMENT:

Therefore there is no issue here.

Your Comment 2

2) please refer to Section 1.1 and 1.2

Response 2

I find no explanation of the source of the concern, or the need for a solution in these sections. It would be most helpful indeed to have such a succinct explanation.

MY SECOND COMMENT

The source of concern and need for solution is as follows:

Section 1.1.2 Airport

"the Township has seen commercial and industrial interest in the area"

Section 1.1.3 New Lowell / Brentwood

5 th paragraph — the system is not currently capable of providing its rated capacity

-- The Township has had to impose water restrictions

Section 1.1.4 Nottawa / Batteaux

1 st paragraph -- Residents cited the water is poor in both quality and quantity 2 nd paragr -- that small lot sizes may be impairing groundwater quality in the area

Section 1.1.6 Stayner

3 rd paragraph -- In 2004, one of the existing production wells was redeveloped and was found to be under its rated capacity, reducing the yield of the existing system

Section 1.2 Problem Identification

2nd paragraph — to determine the long term water supply needs and water servicing options

RJ Burnside also reviewed each existing system per MOE Guidelines and found shortfalls for the existing systems:

New Lowell: system below MOE Guidelines for meeting MDD with largest producer out of service; below on useable storage; see page 45. Section 8.3.1 "Do nothing" alternative – references the loss of aquiver yield has reduced the system's ability to meet existing water demands and is a concern to the Township.

Nottawa (McKean Subdivision): system below MOE Guidelines for meeting MDD with largest producer out of service;

See page 46; Section *.3.1 "Do nothing" alternative, available capacity will not meet future demands

Stayner: Well No. 2 produces 75% of its rated capacity; with this the new reservoir can be used to meet peak hour demand in the interim but along term solution for additional water supply needs to be identified. Page 51 & Page 56

The hydraulic capacity of the Stayner is 595 m3/d, with the system operating at 90%, page 56.

Your Comment 3

3) please refer to Section 2 Inventory of the Environment; can

you please clarify which aspects of the inventory you believe to be

incomplete and what you feel is missing?

Response 3

I believe the inventory is incomplete and provide the clarification you seek in a separate document that will follow this response.

MY SECOND COMMENT

Please see separate document.

Your Comment 4

4) You have made no comment on this section

Response 4

Agreed

MY SECOND COMMENTS

Therefore there is no issue here.

Your Comment 5

5) Please refer to Section 12 - Mitigating Measures; it should

be noted that for the recommended solutions identified in Section 9;

mitigating measures that have been identified that will have

to be incorporated as the Projects go forward. However with these

particular Recommended Solutions (Projects) we have not identified a need for

ongoing monitoring as part of the mitigating measures. If you have concerns

that a specific element requires monitoring, please specify which element

it is and what monitoring you feel is important and why?

Reply 5

I believe we are agreed that there are no follow up commitments identified

MY SECOND COMMENTS

Therefore there is no issue here

Your Comment 6

6) Please refer to Section 11 -- Public Consultation and

Appendix H which is a chart of the summarizing comments received and

how they were addressed.

Reply 6

The summaries in Appendix H are for June 2006. There are no summaries for

other comments. The summaries of comments received is not complete. For example in March 2006, MOE's Mr. Armstrong wrote "We will expect this process to investigate and reach conclusions on three issues of particular interest to this ministry." There is no reference to that in the summary, and no indication of how MOE's concerns were dealt with. All this makes it quite difficult to have confidence that all the comments have been summarized and quite impossible to understand how the concerns were dealt with.

MY SECOND COMMENT

All comments were reviewed and taken into consideration through this Class EA process.

With regards to the MOE – Mr. Armstrong's comments, these were discussed with Township Staff and were addressed as follows:

- 1) overloading of septic systems this has been addressed in the Section 7.0 Identification of Alternative Solutions 2nd paragraph, as follows 'New Lowell, Nottawa and Stayner are settlement areas under the Official Plan and as such, have been identified as areas were full municipal services will be required'. Also in Section 1.0 Introduction 1st paragraph 'The Township of Clearview Long Term Sewage Collection and treatment EA is being completed simultaneously to review the requirements of sewage collection and treatment options"
- 2) implications of any contemplated ground water takings this has been addressed in Section 8.1.1 Background Hydrogeology 'In general the report concludes that the aquifers in the exiting study areas will not be capable of supplying the additional forecasted water demand' The Township had Golder Associates undertake a Groundwater Source Evaluation that concluded lack of adequate aquifers; therefore it was not necessary to review any implications of ground water takings.
- 3) Extension of municipal water supply beyond existing designated settlement areas --- Section 1.3 Land Use General 1st paragraph '... identify settlement boundaries and land use designation used when evaluating each study area in the EA. The EA Settlement Area match the OP Settlement Boundaries. No extension beyond of water supply beyond existing designated settlement area is proposed.

It should be noted that with this EA, The Consultant Engineer and the Township Staff agreed with the MOE comments and this EA Class document takes them into account. There have been times in other Class EA's that the Consultant and Township have disagreed with the MOE and / or other Agencies and in those instances we would have a meeting with the MOE or those Agencies to discuss the matter. It should be noted that the information that you presented was so well written that we did not require any clarification.

Your Comment 7

7) An errata will be prepared for the project file and the reference correspondence will be inserted into the document including the Township response at the time the correspondence was received. The response addresses your comments with regards to the appropriate planning schedule.

Reply 7

The concern is a general one that the file does not contain the complete correspondence. The example provided was intended to illustrate that concern by demonstrating that at least one important document is not included. A reasonable expectation would be that ALL of the correspondence that has been received but not included be added to the File Report.

MY SECOND COMMENT

The Errata stated that this one 'important' document (Your e-mail plus the attachments) were reviewed and taken into consideration through the EA process. Your initial e-mail was replied to by the undersigned. It should be noted that in your Attachments to your September 20, 2006 e-mail re: Class Environment Assessment – Long Term Water, you reference Creemore more then once:

- '.... The number of extra people Creemore is to welcome is 1,200'
- Second, Creemore will have the ability to accommodate approximately 1,200 [additional] persons with the servicing works considered in [the plan]
- '... the Creemore Sewage Treatment Plant presently services 476 dwellings ...

Hopefully you understand that Municipal Class EA **did not include** the settlement area of **Creemore.**

The Township has not been advised by any other Ministry / Agency / Public of any further correspondence that was not included in the EA Document.

Your Comment 8

8) You have made no comment on this section.

Reply 8

Agreed

MY SECOND COMMENT

Therefore there is no issue here

Your Comment 9

9) The Project File Report is the Memoranda to File, this Project File Report documents the rationale in identifying the recommended solution; on larger Municipal Class EA's, it is common practice for Consultants Engineer's to prepare a Project File Report that is more conducive for the Public to review and understand. The recommended solutions as identified in Section 9 Recommended Solutions are identified by the Consultant Engineer as Schedule B Projects — please refer to Section 10 — Confirmation of Class EA

Schedule. You may wish to review the Municipal Class Environmental

Assessment Manual - Appendix 1. I understand that you have a copy.

Reply 9

The Parent EA clearly did not intend the entire 500 page report to be the Memoranda to file explaining the proponent's rationale in developing stages of the project. I can send the actual words from the Parent EA if that would be helpful. What would be most helpful indeed is a written explanation of how Burnside concluded this is a schedule B project.

MY SECOND COMMENT

With regards to what the 'Parent EA clearly (intended) did not intend'; as I indicated above the common practice is to prepare a Project File report. RJ Burnside have undertaken countless Municipal Class EA's, their Municipal Class EA Resource Staff have been intensively trained by the Ministry of the Environment. The Town of the Blue Mountain has just recently undertaken a Municipal Class EA Study, and their Consultant has used the same format. Based on RJ Burnside's extensive experience in Municipal Class EA's you may wish to clarify if your comment 'did not intend' was based on your opinion or actual fact.

Section 8 discusses the evaluation of the alternate solutions; Schedule F is a Summary Chart of the alternate solutions and Section 9 states the Recommended Solutions. Section 10.0 confirms that recommended solutions are either a Schedule B or a Schedule A activity. RJ Burnside consulted the Appendices of the Municipal Class Environmental Assessment, in particular the Project Schedules and concluded that the projects were Schedule B or Schedule A.

For your clarification; the following paragraphs apply from the Appendices (pages 1-16, 1-17):

Airport Lands - Private service

New Lowell - Paragraph 1, 5, 8

Nottawa - Paragraph 1, 8

Osler Recreation Lands - Paragraph 4, 5, 8

Stayner - Paragraph 5, 6, 8.

The EA Document states (pg A-24) "the determination of complexity (and its ongoing assessment) required sound professional judgement, is an inherent function of the management of a project and is that responsibility of the proponent.

Your Comment 10

10) Appendix E contains the Groundwater Source Evaluation Report

prepared by Golder Associates Ltd. March 2006, this report was

 $$\operatorname{prepared}$$ for the sole purpose of this Municipal Class EA and is

included in this Project File Report; the other reports identified

in the Project File Report were not undertaken exclusively for this

Municipal Class EA, however information pertinent to this Municipal

 $$\operatorname{\textsc{Class}}$ EA was extracted. These reports are available at the Township

Offices for your review.

Reply 10

It would be most helpful if you could provide the referenced reports in digital form and upload them to the link previously provided.

MY SECOND COMMENT

These reports were not digitized when they were written; the Reports are available at the Township Office for your review, please advise 24 hours ahead of time if you decide to review these reports so that we will have them available for you at the front counter.

Your comment 11

11) Terms of Reference - Financial Impacts - these have been identified to the Township's satisfaction in Appendix F -

Evaluations of Alternate Options and Appendix G - Cost Calculations.

Reply 11

Council bargained for specific information and analysis it does not have. Council's authority to undertake the project was that the work be undertaken in accordance with the Terms of Reference. The information and analysis would be most useful to the public in understanding the impact of these undertakings on the Economic Environment. Understanding the per capita capital and annual cost of the various choices is among the things that Council bargained for and authorized, but that it does not yet have.

MY SECOND COMMENT

The base cost per capita can be derived by taking the total cost outlined in Section 9 and apportion it over the future population in Section 3. The cost per capita can be funded by water rates, DCA Charges, direct contribution by Developers and also Provincial and Federal grants.

The financial costs that the Township has is satisfactory to the Township and meets the requirements of the Municipal Class

Your Comment Inviting discussion

We trust that this information addresses your concerns; however if you have any other comments, please advise accordingly.

Reply Discussion

Your responses 1 to 11 have been helpful. Concerns and Requests are set out in a separate e-mail. I believe a telephone conference call on Thursday or Friday would be an appropriate way to discuss how to proceed.

Also, with regards to your Feb 11, 2008 e-mail and my response of the same date; see below; please advise if you still require a meeting; the Consultant Engineer and I have set aside Tuesday Afternoon March 11, 2008 in our schedules, however should be able to arrange another time if this time is not convenient to you.

Richard J. Spraggs, P.Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: February 11, 2008 2:38 PM

To: 'Richard Spraggs'

Subject: Concerns about Water and Wastewater Infrastructure

Thanks for agreeing to talk, Richard. I have flagged this note for action later in the week, and will be in touch with a couple of suggestions for dates at that time.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 2:13 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that you will be meeting with me, no need for the Engineering Consultants at this point in time.

To help our discussions; you may wish to bring those Sections of the Municipal Class EA that you believe that the Township did not comply with. Also the relevant Sections of the Planning Act that you believe that were not complied with.

Can you also provide the background information for your statement ".... has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so none of these works are required." I have seen no information to support or not support this

calibration.

Please note that I am on vacation from Feb 25 to Feb 29, 2008, therefore if you wish we can meet next week or the first two weeks in March 2008. March 14th is the date in which submissions for Part two Request are to be in to the Minister

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Monday, February 11, 2008 12:58 PM

To: Richard Spraggs

Subject: Concerns about Water and Wastewater Infrastructure

Thank you for your prompt reply, Richard.

My concerns remain that these planned works do not comply with the requirements of the Class Environmental Assessment approved by the Minister of the Environment and neither do they comply with the requirements of the Planning Act. The planned works are all major expansions to existing facilities that require Schedule C Municipal Class Environmental Assessments. Clearview Township has a plan for growth to 2021 (the Official Plan) that is carefully calibrated so that none of these works are required. That plan for growth is consistent with the one required by the Province in the Greater Golden Horseshoe Growth Plan.

I would be most pleased to discuss my concerns with representatives of the municipality or your professional engineering consultants.

Please provide me notice of completion of the Sewage EA when it is available.

Regards

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: February 11, 2008 12:17 PM

To: GPSC - Art McIlwain

Subject: RE: Concerns about Water and Wastewater Infrastructure

Please note that we are advertising the Notice of Completion for the Water EA this week in the various area newspapers. The Ad has the preferred solutions for each area.

See Attachment.

With regards to the Sewage EA, we are finalizing discussions with Collingwood and Wasaga Beach to determine if Nottawa and Stayner sewage, respectively, can be

accommodated at their sewage treatment plants. When this discussion are completed, then we will advertise the Sewage EA.

This message has been scanned for viruses and dangerous content by **VPNetworks(2)**, and is believed to be clean.

GPSC - Art McIlwain
"Richard Spraggs";

To:

"Jeff Langlois"; "Peggy Slama";

Subject:

RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 11, 2008 1:13:00 PM

Township of Clearview Richard Spraggs Delivered by e-mail

Hello Richard.

I have your e-mail from last evening and am reviewing it. As always, I found your response both thoughtful and helpful.

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Regards



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

Richard Spraggs

To: cc:

GPSC - Art McIlwain;

Jeff Langlois; Peggy Slama;

Subject:

RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 11, 2008 4:48:34 PM

Greater Golden Horseshoe Plan

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Richard J. Spraggs, Pen. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Tuesday, March 11, 2008 1:13 PM

To: Richard Spraggs

Cc: 'Jeff Langlois'; 'Peggy Slama'

Subject: RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Township of Clearview Richard Spraggs Delivered by e-mail

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--

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GPSC - Art McIlwain

To:

"Richard Spraggs";

CC:

Peggy Salma (pslama@rjburnside.com); Jeff Langlois (jlanglois@rjburnside.

com);

Subject:

RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 11, 2008 5:26:00 PM

Attachments:

GPSC - MG 03 4662 - 002 GPSC Concerns + Request Mar 11.pdf

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From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 11, 2008 4:49 PM

To: GPSC - Art McIlwain

Cc: Jeff Langlois; Peggy Slama

Subject: RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

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Sent: Tuesday, March 11, 2008 1:13 PM

To: Richard Spraggs

Cc: 'Jeff Langlois'; 'Peggy Slama'

Subject: RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

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Richard Spraggs

To:

GPSC - Art McIlwain;

cc:

Peggy Salma; Jeff Langlois;

Subject:

RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 12, 2008 8:37:12 AM

May have to review your comments during the Conference call; as I am in a design meeting for Mill St Downtown Construction till around 10:00 am; will phone 777 number below.

Richard

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Tuesday, March 11, 2008 5:27 PM

To: Richard Spraggs

Cc: Peggy Salma; Jeff Langlois

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From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 11, 2008 4:49 PM

To: GPSC - Art McIlwain

Cc: Jeff Langlois; Peggy Slama

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To: Richard Spraggs

Cc: 'Jeff Langlois'; 'Peggy Slama'

Subject: RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

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GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Jeff Langlois (jlanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.

com);

Subject: Date: Proposed Agenda for Telephone Conference Call - Clearview Water EA

March 12, 2008 10:00:00 AM

Agenda

- 1 Rules for Negotiations without prejudice no recording allowed
- 2 Extend Time for Negotiation
- 3 Growth Plan for Greater Golden Horseshoe as basis for planning
- 4 Schedule C Project
- 5 Copies of Prior Reports
- 6 Ideas for Resolution
 - a. Characterize work as Master Plan with New Lowell as a separate project designed for existing population only
 - b. Subsequent Undertaking to adjust to Greater Golden Horseshoe Growth Plan growth targets
- 7 Next Meeting



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GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Jeff Langlois (jlanglois@rjburnside.com);

Don McNalty (don_mcnalty@rjburnside.com);

Subject:

Clearview Water EA

When: March 13, 2008 1:00 PM-2:00 PM (GMT-05:00) Eastern Time (US & Canada).

Where: Telephone

~~*~*~*~*~*

I found our meeting today was helpful. This is to confirming agreement to meet by telephone tomorrow March 13 at 1:00 PM.

GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.

ca);

Subject:

Clearview Water EA

Date:

March 12, 2008 4:58:00 PM

Confirming copies of prior report executive summaries have not yet arrived. I expect to deliver proposed draft amendments to deal with matters discussed within an hour or so.



Gleneden Property Service Corporation

Real Estate Brokerage per

Art McIlwain **Broker of Record Toronto Dominion Centre** Royal Trust Tower, Suite 4105 77 King Street W PO 58 **Toronto ON M5K 1E7** 416 777 1325 phone 416 777 1329 fax gpsc@bellnet.ca

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<u>Jeff Langlois (jlanglois@rjburnside.com);</u> <u>Don McNalty (don_mcnalty@rjburnside.com);</u>

Subject:

Clearview Water EA - Confidential Thoughts for Amendment

Date:

March 12, 2008 6:22:00 PM

Attachments:

Confidential Thoughts for Amendment.doc
Confidential Thoughts for Amendment.pdf

Confidential Thoughts for Amendment Redlined.pdf

Clearview Township and R.J. Burnside Richard Spraggs, Jeff Langlois, Don McNulty Delivered by e-mail

March 12, 2008

The attachment is an approach to incorporating the Growth Plan for the Greater Golden Horseshoe into the environmental assessment. I have provided it in .pdf format, both redlined and not and in Microsoft Word.

I found our discussions this morning helpful and look forward to continuing them tomorrow at 1:00 PM. I confirm they are without prejudice, as is this communication.

Have a pleasant evening.



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Richard Spraggs

To:

GPSC - Art McIlwain; gpsc@bellnet.

<u>ca;</u>

Subject:

Accepted: Clearview Water EA

Richard Spraggs

To:

GPSC - Art McIlwain;

CC!

Peggy Salma; Jeff Langlois; don_mcnalty@rjburnside.com;

Subject:

RE: WATER EA -- PROJECT FILE REPORT -- MY SECOND COMMENT

Date:

March 13, 2008 9:22:27 AM

Attachments:

Water EA GPSC Mar 11 08 Awry Memo Add..pdf

Water EA GPSC Mar 6 Awry Memo Rev..pdf

Please find attached a copy of the March 11 Awry memo which I have underlined the additions since the first March 6, 2008 memo. Please find attached the March 6 Awry memo which I have stroked out the deletions.

Hope this is helpful.

Richard J Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Tuesday, March 11, 2008 5:27 PM

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Cc: Peggy Salma; Jeff Langlois

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Jeff Langlois (jlanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.

com);

Subject:

Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Date:

March 14, 2008 5:52:00 PM

Attachments:

Concerns and Objection Mar 14.pdf

Please include the attached << Concerns and Objection Mar 14.pdf>> in the File for MG 03 4662 Clearview Water EA.



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com):

Subject: Date: Clearview Water EA - Growth Plan for the Greater Golden Horseshoe - Planning Excellence

March 25, 2008 11:32:00 AM

March 25, 2008

http://www.placestogrow.ca/index.php?option=com_content&task=view&id=13&Itemid=21#OPPI_Award_ is a link that should get you to the PIR web page listing of planning awards won by the Growth Plan for the Greater Golden Horseshoe from the American Association of Planners, the Canadian Institute of Planners, and the Ontario Professional Planners Institute. These are the awards mentioned during our discussions.

http://www.placestogrow.ca/index.php?option=com_content&task=view&id=56&Itemid=21 is a link to the APA video that describes the growth plan.

Regards,



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GPSC - Art McIlwain

To:

"Richard Spraggs";

Subject:

RE: MIII Funding Approval for New Lowell

Date:

March 31, 2008 4:23:00 PM

Well done, Richard. I'm pleased our discussions about the MEA Municipal Class Environmental Assessment related to water found a path that did not interfere with this application, and look forward to working with you in the same spirit about the wastewater treatment assessment.

Congratulations to you and your advisors.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 31, 2008 4:15 PM

To: GPSC - Art McIlwain

Subject: MIII Funding Approval for New Lowell

Mr. McIlwain

Just to let you know that we the PIR approved New Lowell Funding on Friday; money is already in the bank.

Richard Spraggs, P. Eng. Director of Public Works

GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca);

Don McNalty (don_mcnalty@rjburnside.com);

Jeff Langlois (jlanglois@rjburnside.com); Peggy Salma (pslama@rjburnside.

com);

Subject:

RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Date:

May 22, 2008 9:58:00 AM

Clearview Township ("Clearview" throughout) promulgated an environmental assessment gone seriously awry to use as authority for proposed water undertakings capable of accommodating 48,000 more people in four settlement areas with a total population of about 6,000 people. Gleneden objected that is far more by a factor of ten than the number permitted by the population forecasts the Growth Plan for the Greater Golden Horseshoe ("GPGGH" throughout) requires the municipality to plan for. GPGGH is Provincial law that Clearview must abide by. Gleneden objected it is irregular to use an Environmental Class Assessment to abrogate it, and averred if Clearview builds oversized water systems, it can only grant land use consents to permit their use to the extent they do not permit population growth beyond Clearview's allocated GPGGH growth forecasts.

Gleneden averred even so, because Clearview bases its water system planning on 48,000 more people than the GPGGH requires it to plan for, a proper assessment is needed of the Environmental impacts of accommodating those people. Clearview's failed EA does not do that. It makes no assessment of the impact of this larger than permitted population increase on important aspects of the Economic, Natural, Social, and Cultural environments.

Clearview advised Gleneden a Part II Order request would jeopardize Clearview's chances to win a \$1.8 million Municipal Infrastructure Improvement Initiative grant. As the attachment to the March e-mail below makes clear, Gleneden agreed not to make the request on the basis that a Wastewater EA then underway is planning the wastewater treatment of the water generated by the proposed water undertakings this failed EA will authorize. Gleneden stated it will expect the Wastewater EA to assess the impacts of this larger than permitted population growth on the Economic, Natural, Social, and Cultural environments.

Please advise the status of the Wastewater EA.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone
416 777 1329 fax
gpsc@bellnet.ca

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 14, 2008 5:52 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca); Don McNalty

(don_mcnalty@rjburnside.com); Jeff Langlois (jlanglois@rjburnside.com); Peggy

Salma (pslama@rjburnside.com)

Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Please include the attached << Concerns and Objection Mar 14.pdf>> in the File for MG 03 4662 Clearview Water EA.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
416 777 1325 phone

416 777 1329 fax gpsc@bellnet.ca

GPSC - Art McIlwain

To:

"Richard Spraggs";

Subject:

RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Date:

July 16, 2008 5:20:00 PM

Hi Richard. This is a routine follow up. Please advise the current status of the Municipal Sewage EA.

Thanks

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: May 22, 2008 11:56 AM

To: 'Richard Spraggs'

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Thanks, Richard. I look forward to receiving the Notice of Completion and the file report.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: May 22, 2008 11:46 AM

To: GPSC - Art McIlwain; Don McNalty; Jeff Langlois; Peggy Salma

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Municipal Sewage EA has not been finalized as two of the preferred options require use of our Neighbouring Municipalities infrastructure and that require an Agreement in Principle; we are waiting for the agreement in principle before we finalize the Project File and issue the Notice of Completion.

Richard J. Spraggs, P. Eng. Director of Public Works

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: Thursday, May 22, 2008 10:00 AM

To: Richard Spraggs; Don McNalty; Jeff Langlois; Peggy Salma

Subject: RE: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Clearview Township ("Clearview" throughout) promulgated an environmental assessment gone seriously awry to use as authority for proposed water undertakings capable of accommodating 48,000 more people in four settlement areas with a total population of about 6,000 people. Gleneden objected that is far more by a factor of ten than the number permitted by the population forecasts the Growth Plan for the Greater Golden Horseshoe ("GPGGH" throughout) requires

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Please advise the status of the Wastewater EA.



Gleneden Property Service Corporation

Real Estate Brokerage
per
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Toronto Dominion Centre
Royal Trust Tower, Suite 4105
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From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 14, 2008 5:52 PM

To: Richard Spraggs (rspraggs@clearviewtwp.on.ca); Don McNalty

(don_mcnalty@rjburnside.com); Jeff Langlois (jlanglois@rjburnside.com); Peggy

Salma (pslama@rjburnside.com)

Subject: Concerns and Objection Mar 14.pdf - Adobe Acrobat Professional

Please include the attached << Concerns and Objection Mar 14.pdf>> in the File for MG 03 4662 Clearview Water EA.



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
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Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
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416 777 1325 phone
416 777 1329 fax
gpsc@belinet.ca

This message has been scanned for viruses and dangerous content by **VPNetworks(12)**, and is believed to be clean.

GPSC - Art McIlwain

To:

"GPSC - Art McIlwain";

Subject:

RE: MIII Funding Approval for New Lowell

Date:

July 18, 2008 10:51:00 AM

July 18, 2008

Hi Richard. This is a routine follow up. MIII funding was reserved for "construction ready" projects. Funding was received March 31st. Please advise the status of the project.

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: March 31, 2008 4:23 PM

To: 'Richard Spraggs'

Subject: RE: MIII Funding Approval for New Lowell

Well done, Richard. I'm pleased our discussions about the MEA Municipal Class Environmental Assessment related to water found a path that did not interfere with this application, and look forward to working with you in the same spirit about the wastewater treatment assessment.

Congratulations to you and your advisors.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 31, 2008 4:15 PM

To: GPSC - Art McIlwain

Subject: MIII Funding Approval for New Lowell

Mr. McIlwain

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Richard Spraggs, P. Eng. Director of Public Works

GPSC - Art McIlwain

To:

Richard Spraggs (rspraggs@clearviewtwp.on.

<u>ca);</u>

Subject:

FW: MIII Funding Approval for New Lowell

Date:

July 18, 2008 10:52:00 AM

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To: 'Richard Spraggs'

Subject: RE: MIII Funding Approval for New Lowell

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From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: March 31, 2008 4:15 PM

To: GPSC - Art McIlwain

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Mr. McIlwain

Just to let you know that we the PIR approved New Lowell Funding on Friday; money is already in the bank.

Richard Spraggs, P. Eng. Director of Public Works

GPSC - Art McIlwain

To:

Bill Armstrong (bill.armstrong@ontario.ca);

Subject:

Clearview New Lowell Certificate of Authorization Application

Date:

July 22, 2008 6:15:00 PM

Attachments:

Provincial Concerns with County Growth Plan.pdf

July 22, 2008

Ministry of Environment
Southwestern Regional Office
Technical Support Section
Bill Armstrong, Environmental Planner by e-mail

Gleneden understands Ministry of Environment has for approval an application for a Certificate of Authorization for a water undertaking in New Lowell in the Township of Clearview in the County of Simcoe which would allow Clearview to contract to connect to the Collingwood – New Tecumseth water pipeline at an R.J. Burnside estimated ultimate cost of \$34.4 million dollars in order to draw water for use by a population of 11,900 in New Lowell where the existing population is 900 and the Township Growth Plan requires planning for a population of 2,290. The Province requires strong linkages between the provision of public services, such as sewage and water infrastructure and the planning for growth in an environmentally sustainable manner and this proposed water undertaking is a clear depredation against such planning. Gleneden states it is premature to issue such a Certificate of Authorization. No Wastewater EA has been completed, and if a Part II Order is requested it may be some considerable time before completion is possible. Issuing such a Certificate of Authorization would place Ministry of Environment in opposition to the Growth Plan and is accordingly not in the Provincial Interest.

Clearview promulgated an environmental assessment gone seriously awry to use as authority for the proposed water undertaking. In March, Clearview advised Gleneden a Part II Order request would jeopardize Clearview's chances to win a \$1.8 million Municipal Infrastructure Improvement Initiative grant. Gleneden agreed not to make the request on the basis that a Wastewater EA then underway (but still not complete four months later) is planning the wastewater treatment of the water generated by the proposed water undertaking. Gleneden stated it will expect the Wastewater EA to assess the impacts of this larger than permitted population growth on the Economic, Natural, Social, and Cultural environments. Gleneden stated if Clearview fails or neglects to do that, then Gleneden would have the Part II Order request available as a remedy before Clearview can use the proposed water undertakings this failed EA would authorize. In May 2008, with

prior input from Ministry of Environment, Larry Clay, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing and Brad Graham, Assistant Deputy Minister Ministry of Public Infrastructure Renewal wrote to the County of Simcoe stating "the County should work towards making stronger linkages between the provision of public services, such as sewage and water infrastructure and the planning for growth in an environmentally sustainable manner." The letter is attached.

Respectfully Submitted



Gleneden Property Service Corporation

Real Estate Brokerage
per
Art McIlwain
Broker of Record
Toronto Dominion Centre
Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 416 777 1329 E gpsc@bellnet.ca

GPSC - Art McIlwain

To:

Bill Armstrong (bill.armstrong@ontario.ca);

Subject:

Clearview New Lowell Certificate of Authorization Application

Date:

July 23, 2008 10:07:00 AM

Attachments:

Provincial Concerns with County Growth Plan.pdf

GPSC - MG 03 4662 - 013 Concerns and Objection Mar 14.pdf

July 23, 2008

Ministry of Environment
Southwestern Regional Office
Technical Support Section
Bill Armstrong, Environmental Planner by e-mail

This is further to Gleneden's July 22nd objection that it would be premature to issue a Certificate of Authorization permitting the Clearview Township New Lowell Water Undertaking to proceed. There is no completed Wastewater EA and if a Part II Order is requested it will be some time before completion is possible. There is no completed Water EA for the undertaking for which the Certificate of Authorization is being sought. Instead, the undertaking is part of a plan to construct infrastructure for a population growth of 48,000 people in a portion of the Township, while the Growth Plan requires planning for growth of less than 12,000 people for the entire Township. In May 2008, with prior input from Ministry of Environment, Larry Clay, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing and Brad Graham, Assistant Deputy Minister Ministry of Public Infrastructure Renewal wrote to the County of Simcoe stating "the County should work towards making stronger linkages between the provision of public services, such as sewage and water infrastructure and the planning for growth in an environmentally sustainable manner." Approval of the application for the Certificate of Authorization would put the Ministry of Environment off-side with the Growth Plan.

In its July 22nd objection, Gleneden asserts Clearview promulgated an environmental assessment gone seriously awry to use as authority for the proposed water undertaking. The reasons are in a detailed document submitted to R.J. Burnside and the municipality. The attached <<GPSC – MG 03 4662 – 013 Concerns and Objection Mar 14.pdf>> is Gleneden's request to have the document included in the file. Clicking on the "attachments" hyperlink will open the detailed document. Ministry of Environment received an early version of the Municipal Class EA, but much more material was submitted and is in the files of the municipality and R.J. Burnside.

Respectfully submitted Gleneden Property Service Corporation

From: GPSC - Art McIlwain [mailto:gpsc@bellnet.ca]

Sent: July 22, 2008 6:15 PM

To: Bill Armstrong (bill.armstrong@ontario.ca)

Subject: Clearview New Lowell Certificate of Authorization Application

Importance: High

July 22, 2008

Ministry of Environment Southwestern Regional Office Technical Support Section Bill Armstrong, Environmental Planner by e-mail

Gleneden understands Ministry of Environment has for approval an application for a Certificate of Authorization for a water undertaking in New Lowell in the Township of Clearview in the County of Simcoe which would allow Clearview to contract to connect to the Collingwood - New Tecumseth water pipeline at an R.J. Burnside estimated ultimate cost of \$34.4 million dollars in order to draw water for use by a population of 11,900 in New Lowell where the existing population is 900 and the Township Growth Plan requires planning for a population of 2,290. The Province requires strong linkages between the provision of public services, such as sewage and water infrastructure and the planning for growth in an environmentally sustainable manner and this proposed water undertaking is a clear depredation against such planning. Gleneden states it is premature to issue such a Certificate of Authorization. No Wastewater EA has been completed, and if a Part II Order is requested it may be some considerable time before completion is possible. Issuing such a Certificate of Authorization would place Ministry of Environment in opposition to the Growth Plan and is accordingly not in the Provincial Interest.

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Respectfully Submitted



Gleneden Property Service Corporation

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Royal Trust Tower, Suite 4105
77 King Street W PO 58
Toronto ON M5K 1E7
P 416 777 1325 M 416 805 9819
F 416 777 1329 E gpsc@bellnet.ca

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"jbcrispois@rogers.com";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

John Crispo

This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million.

Please take this opportunity to explain why, Councillor Crispo and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"rmcgillvray@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Roger McGillvray

This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million.

Please take this opportunity to explain why, Councillor McGillvray and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"obrown@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Orville Brown

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Please take this opportunity to explain why, Councillor Brown and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"asavage@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council **Clearview Township** Delivered by fax and by e-mail

Alicia Savage

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Please take this opportunity to explain why, Deputy Mayor Savage and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P



<u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To:

"sdavidson@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Shawn Davidson

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Please take this opportunity to explain why, Councillor Davidson and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@belinet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"dmeasures@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Doug Measures

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Please take this opportunity to explain why, Councillor Measures and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Sinbad_swash@hotmail.com";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Robert Walker

This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million.

Please take this opportunity to explain why, Councillor Walker and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"thompaterson@rogers.com";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Thom Paterson

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Please take this opportunity to explain why, Councillor Paterson and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"kferguson@clearviewtwp.on.ca";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:12:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Ken Ferguson

This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million.

Please take this opportunity to explain why, Mayor Ferguson and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

Thom Paterson (tpaterson@clearviewtwp.on.ca);

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:14:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Thom Paterson

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Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



Clearview Planning Coalition Inc - Art McIlwain, President

To:

Councillor Walker;

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 7, 2009 11:15:00 AM

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Robert Walker

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Thank you

Clearview Planning Coalition Inc

per

Art Mcliwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P



From: Councillor Shawn Davidson

To: <u>Clearview Planning Coalition Inc - Art McIlwain, President;</u>

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please Explain

Date: January 8, 2009 11:48:37 AM

Engineering studies are not land use planning exercises. Clearview is looking at a much longer timeframe with these EA's. You can continue to believe that this is not the case but you are incorrect. The build out of the settlement areas of Clearview will take many generations. It is intelligent and prudent engineering to provide for the allowances now rather than piece meal it together every 20 years. The overall costs, efficiencies and operational benefits are far greater than the perception of growth control by not providing the availability of infrastructure.

Growth will be determined by the community through the growth plan, the revised OP, the Strategic Plan and ultimately the marketplace. We are a desirable area. Many have begun the part time migration to our fair community and many will desire to reside here permanently in the future. Our policies will continue to protect the rural assets of Clearview regardless of the growth that does occur within the settlement areas.

Shawn D. Davidson

Councillor
Township of Clearview

705.443.9191 cellular

705.428.4340 residence

705.428.6850 facsimile

705.428.2637 office

This e-mail contains information intended only for the individual or entity named in the message. If the reader has received this communication in error, please notify me by reply e-mail and delete this message. Thank you.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:

clearplan@bellnet.ca]

Sent: Wed 1/7/2009 11:12 AM **To:** Councillor Shawn Davidson

Subject: Wastewater Municipal Class Environmental Assessment - Please Explain

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Shawn Davidson

This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million.

Please take this opportunity to explain why, Councillor Davidson and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@belinet.ca E 416 777 1329 F 416 777 1325 P

--

This message has been scanned for viruses and dangerous content by **VPNetworks(1)**, and is believed to be clean.

From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: "Councillor Shawn Davidson";

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please Explain

Date: January 8, 2009 5:01:00 PM

Confirming receipt and thank you. I have flagged this for Monday next.

From: Councillor Shawn Davidson [mailto:sdavidson@clearviewtwp.on.ca]

Sent: January 8, 2009 11:49 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please

Explain

Engineering studies are not land use planning exercises. Clearview is looking at a much longer timeframe with these EA's. You can continue to believe that this is not the case but you are incorrect. The build out of the settlement areas of Clearview will take many generations. It is intelligent and prudent engineering to provide for the allowances now rather than piece meal it together every 20 years. The overall costs, efficiencies and operational benefits are far greater than the perception of growth control by not providing the availability of infrastructure.

Growth will be determined by the community through the growth plan, the revised OP, the Strategic Plan and ultimately the marketplace. We are a desirable area. Many have begun the part time migration to our fair community and many will desire to reside here permanently in the future. Our policies will continue to protect the rural assets of Clearview regardless of the growth that does occur within the settlement areas.

Shawn D. Davidson

Councillor Township of Clearview 705.443.9191 cellular 705.428.4340 residence 705.428.6850 facsimile 705.428.2637 office

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From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:

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January 7, 2009

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Please take this opportunity to explain why, Councillor Davidson and respond before January 14.

Thank you

Clearview Planning Coalition Inc per Art McIlwain President <u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P

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Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Councillor Shawn Davidson";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 9, 2009 4:39:00 PM

January 9, 2009

Clearview Township
Councillor Sawn Davidson

Thank you for your reply, Councillor Davidson. Putting aside for now the Growth Plan requirement that infrastructure planning, land use planning, and infrastructure investment be co-ordinated to implement the Growth Plan, it would be very helpful to know what benefits you see from growing to 65,000 people instead of less than 26,000 people as the Growth Plan requires?

From: Councillor Shawn Davidson [mailto:sdavidson@clearviewtwp.on.ca]

Sent: January 8, 2009 11:49 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please

Explain

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Shawn D. Davidson

Councillor Township of Clearview

705.443.9191 cellular 705.428.4340 residence 705.428.6850 facsimile 705.428.2637 office

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From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:

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Sent: Wed 1/7/2009 11:12 AM **To:** Councillor Shawn Davidson

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January 7, 2009

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Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



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Councillor Shawn Davidson

To:

Clearview Planning Coalition Inc - Art McIlwain, President;

Subject:

RE: Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 10, 2009 2:50:15 PM

I offered you a reply.

Our communications are complete.

Shawn D. Davidson

Councillor

Township of Clearview

705.443.9191 cellular

705.428.4340 residence

705.428.6850 facsimile

705.428.2637 office

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From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:

clearplan@bellnet.ca]

Sent: Fri 1/9/2009 4:39 PM **To:** Councillor Shawn Davidson

Subject: Wastewater Municipal Class Environmental Assessment - Please Explain

January 9, 2009

Clearview Township

Councillor Sawn Davidson

Thank you for your reply, Councillor Davidson. Putting aside for now the Growth Plan requirement that infrastructure planning, land use planning, and infrastructure investment be co-ordinated to implement the Growth Plan, it would be very helpful to know what benefits you see from growing to 65,000 people instead of less than 26,000 people as the Growth Plan requires?

From: Councillor Shawn Davidson [mailto:sdavidson@clearviewtwp.on.ca]

Sent: January 8, 2009 11:49 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please

Explain

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Shawn D. Davidson

Councillor
Township of Clearview

705.443.9191 cellular

705.428.4340 residence

705.428.6850 facsimile

705.428.2637 office

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Sent: Wed 1/7/2009 11:12 AM **To:** Councillor Shawn Davidson

Subject: Wastewater Municipal Class Environmental Assessment - Please Explain

January 7, 2009

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Please take this opportunity to explain why, Councillor Davidson and respond before January 14.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P

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Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Councillor Shawn Davidson";

Subject:

Wastewater Municipal Class Environmental Assessment - Please Explain

Date:

January 12, 2009 11:23:00 AM

Confirming receipt, and thank you.

From: Councillor Shawn Davidson [mailto:sdavidson@clearviewtwp.on.ca]

Sent: January 10, 2009 2:47 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Wastewater Municipal Class Environmental Assessment - Please

Explain

I offered you a reply.

Our communications are complete.

Shawn D. Davidson

Councillor

Township of Clearview

705.443.9191 cellular

705.428.4340 residence

705.428.6850 facsimile

705.428.2637 office

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Sent: January 8, 2009 11:49 AM

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Subject: RE: Wastewater Municipal Class Environmental Assessment - Please

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Shawn D. Davidson

Councillor Township of Clearview

705.443.9191 cellular 705.428.4340 residence 705.428.6850 facsimile 705.428.2637 office

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From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:

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Sent: Wed 1/7/2009 11:12 AM **To:** Councillor Shawn Davidson

Subject: Wastewater Municipal Class Environmental Assessment - Please Explain

January 7, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

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Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1329 F 416 777 1325 P



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Clearview Planning Coalition Inc - Art McIlwain, President

To:

Clerk Campbell (bcampbell@clearviewtownship,ca);

Subject:

Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle

Date: January 12, 2009 11:52:00 AM

January 12, 2009

Clearview Township
Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Nottawa Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Collingwood for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower Suite 4105
77 King Street West, PO 58, Toronto ON M5K 1E7
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Clearview Planning Coalition Inc - Art McIlwain, President

To:

Clerk Campbell (bcampbell@clearviewtownship.ca);

Subject: Date: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle January 12, 2009 11:53:00 AM

January 12, 2009

Clearview Township
Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Stayner Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower Suite 4105
77 King Street West, PO 58, Toronto ON M5K 1E7
Please consider the environment before printing this email.

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"jbcrispois@rogers.com";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date: January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

John Crispo

This is a routine follow up confirming no reply from you as yet to the January 7 request that you as an individual member of Council explain why Clearview Township is not planning its water and wastewater infrastructure and investment for less than the 26,000 people as the Growth Plan requires but instead for 65,000 people. I remind you of the Growth Plan's requirement that infrastructure planning, land use planning, and infrastructure investment be co-ordinated to implement the Growth Plan and am sincerely interested in your explanation before January 14.

Thank you Councillor Crispo

Clearview Planning Coalition inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King St W PO 58, Toronto ON, M5K 1E7

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"rmcgillvray@clearviewtwp.on.ca";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date: January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Roger McGillvray

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Thank you Councillor McGillvray

Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King St W PO 58, Toronto ON, M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"obrown@clearviewtwp.on.ca";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Orville Brown

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Thank you Councillor Brown

Clearview Planning Coalition Inc

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King St W PO 58, Toronto ON, M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"asavage@clearviewtwp.on.ca";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Alicia Savage

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Thank you Deputy Mayor Savage

Clearview Planning Coalition Inc

per Art Mcllwain President clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King St W PO 58, Toronto ON, M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"dmeasures@clearviewtwp.on.ca";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Doug Measures

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Thank you Councillor Measures

Clearview Planning Coalition Inc

per Art McIlwain President clearplan@belinet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King St W PO 58, Toronto ON, M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Sinbad swash@hotmail.com";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Robert Walker

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Thank you Councillor Walker

Clearview Planning Coamion inc

Art McIlwain President clearplan@belinet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King St W PO 58, Toronto ON, M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"thompaterson@rogers.com";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date: January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Thom Paterson

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Thank you Councillor Paterson

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King St W PO 58, Toronto ON, M5K 1E7
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Clearview Planning Coalition Inc - Art McIlwain, President

To:

"kferguson@clearviewtwp.on.ca";

Subject:

Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 2:13:00 PM

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Ken Ferguson

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Thank you Mayor Ferguson

Clearview Planning Coantion inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King St W PO 58, Toronto ON, M5K 1E7
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Councillor Roger McGillyray

To:

Clearview Planning Coalition Inc - Art McIlwain, President:

Subject:

RE: Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date:

January 12, 2009 4:44:14 PM

To my knowledge we are not planning for 65,000 people and until the growth survey is completed do not know what we will be planning for.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Mon 1/12/2009 2:13 PM **To:** Councillor Roger McGillvray

Subject: Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

January 12, 2009

Mayor and Members of Council Clearview Township Delivered by fax and by e-mail

Roger McGillvray

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Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower, Suite 4105

77 King St W PO 58, Toronto ON, M5K 1E7

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THOMAS PATERSON

To:

Clearview Planning Coalition Inc - Art McIlwain, President;

Subject:

Re: Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

Date: January 13, 2009 8:08:24 AM

Art

I'll be back in Creemore on the 19th and will talk to you then.

Thom

--- On Mon, 1/12/09, Clearview Planning Coalition Inc - Art McIlwain, President <clearplan@belinet.ca> wrote:

From: Clearview Planning Coalition Inc - Art McIlwain, President < clearplan@bellnet.ca > Subject: Stayner, Nottawa Municipal Class Environmental Assessment - Request for Explanation

To: thompaterson@rogers.com

Received: Monday, January 12, 2009, 7:13 PM

January 12, 2009

Mayor and Members of Council

Clearview Township

Delivered by fax and by e-mail

Thom Paterson

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Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@belinet.ca E 416 777 1329 F 416 777 1325 P

Toronto Dominion Centre, Royal Trust Tower, Suite 4105

77 King St W PO 58, Toronto ON, M5K 1E7

Richard Spraggs clearplan@bellnet.ca;

To: cc:

Bob Campbell; Bob Mayberry;

Subject:

FW: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle January 13, 2009 11:33:54 AM

Date: Attachments:

Wastewater EA Nottawa Agreement in Principle Jan 09.pdf

As requested,

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:19 AM

To: Richard Spraggs

Subject: PW: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement

in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Nottawa Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in

Principle

January 12, 2009

Clearview Township
Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

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clearplan@belinet.ca E 416 777 1329 F 416 777 1325 P

Toronto Dominion Centre, Royal Trust Tower Suite 4105

77 King Street West, PO 58, Toronto ON M5K 1E7

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

Richard Spraggs

To:

clearplan@bellnet.ca;

cc: Subject: Bob Campbell; Bob Mayberry;

Date:

FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle January 13, 2009 11:38:43 AM

Attachments:

Wastewater EA Stayner Agreement in Principle Jan 09.pdf

As requested

From: Bob Campbell

Sent: Tuesday, January 13, 2009 9:18 AM

To: Richard Spraggs

Subject: FW: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement

in Principle

Robert Campbell, Clerk Clearview Township (705) 428-6230 ext. 224

bcampbell@clearviewtwp.on.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Monday, January 12, 2009 11:53 AM

To: Bob Campbell

Subject: Stayner Wastewater Treatment System Municipal Class Environmental Assessment - Request for Agreement in Principle

January 12, 2009

Clearview Township
Delivered by fax to 705 428 0288 and e-mail

Bob Campbell, Clerk

The municipality posted a notice on December 17, 2008 regarding the Stayner Wastewater Treatment System Municipal Class Environmental Assessment. It states "The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution." Please provide a copy of the agreement in principle, and a copy of the resolution of Council authorizing it.

Thank you

Clearview Planning Coalition Inc

per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1329 F 416 777 1325 P Toronto Dominion Centre, Royal Trust Tower Suite 4105

77 King Street West, PO 58, Toronto ON M5K 1E7

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

Richard Spraggs

To:

clearplan@bellnet.ca;

cc:

Bob Mayberry;

Subject:

WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Date:

January 13, 2009 12:30:05 PM

Please consider this as a Response to your January 7, 2009 Correspondence to Clearview Mayor and Council, in which you wrote:

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

The response is:

The goal of the Municipal Class EA Study was to provide servicing strategy supporting each settlement area (Nottawa, Stayner) being built out. The population at built out was based on the ultimate population and was determined using the Official Plan and the Growth Plan for the Greater Golden Horseshoe (GGH) which was developed under the Places to Grow Act 2005.

For Nottawa, the ultimate population (Section 4.2, page 17) is 8650 using the GGH growth scenario.

For Stayner, the ultimate population (Section 4.3.4, page 20) is 28,200 using the GGH (without intensification) growth scenario.

The strategy did not attempt to identify a projected growth rate, but an end population. With this end population, the infrastructure required was identified and can be phased in as demand materializes. This will eliminate mothballing any infrastructure as growth continues.

This strategy was discussed with the Public at the PIC and Council was made aware of this strategy when we provided updates on the Wastewater Municipal Class EA's to them.

The long term requirements and phasing will occur in accordance with the policies and regulations of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan and the Township's Official Plan.

This study is associated with longer term planning. Clearview will proceed in a fiscally responsible manner in response to anticipated growth or servicing needs. The Municipality is not in a position to fund all of these projects at once and the ability to finance each phase will impact the timing of the construction of each phase. (Reference –Executive Summary)

The project requirements and phasing will continue to reflect the Municipal, Provincial and County policy frameworks on an ongoing basis. It is anticipated that the projects will be reviewed and re-prioritized at five year intervals to match the five year review period of Municipal, County and Provincial planning. Phasing of the works will be considered in the context of any updates to growth plans as incorporated in these policy documents. (Reference Executive Summary).

Should you have any questions, please advise.

Richard Spraggs, P. Eng. Director of Public Works

Bob Mayberry - please place in the Notice of Completion File

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Richard Spraggs";

Subject:

RE: WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Date:

January 14, 2009 1:13:00 PM

Hi Richard, and Happy New Year to you and your colleagues. This confirms receipt of your e-mail below. I have flagged it for reply on Thursday January 15th, the day after the January 14th deadline the request for explanation delivered to each member of Clearview Council.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 13, 2009 12:30 PM

To: clearpian@belinet.ca

Cc: Bob Mayberry

Subject: WASTEWATER MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Please consider this as a Response to your January 7, 2009 Correspondence to Clearview Mayor and Council, in which you wrote:

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

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Should you have any questions, please advise.

Richard Spraggs, P. Eng. Director of Public Works

Bob Mayberry – please place in the Notice of Completion File

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"ibcrispois@rogers.com";

Subject: Date: Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township
Mayor and Members of Council
Delivered to every Member of Council
By fax to 705-428-0288 and e-mail

John Crispo

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Crispo, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition inc

per
Art McIlwain
President
<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King Street W PO 58 Toronto ON M5K 1E7

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"bcampbell@clearviewtownship.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date:

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Bob Campbell

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Clerk Campbell, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition inc

per Art McIlwain President <u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"rmcgillvray@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date: January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Roger McGillvray

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor McGillvray, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition inc

per Art McIlwain President clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"obrown@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date:

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Orville Brown

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Brown, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coantion Inc

Art Mcllwain President <u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F Toronto Dominion Centre, Royal Trust Tower, Suite 4105 77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"asavage@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date:

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Alicia Savage

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic. and physical environment of Clearview.

Deputy Mayor Savage, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

clearview Planning Coantion inc

Art Mcllwain President

<u>clearplan@belinet.ca</u> E 416 777 1325 P 416 777 1329 F

Toronto Dominion Centre, Royal Trust Tower, Suite 4105

77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"sdavidson@clearviewtwp.on.ca";

Subject: Date: Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township
Mayor and Members of Council
Delivered to every Member of Council
By fax to 705-428-0288 and e-mail

Shawn Davidson

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Davidson, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition Inc

per
Art McIlwain
President
<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"dmeasures@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date:

January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Doug Measures

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Measures, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coantion Inc

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Toronto Dominion Centre, Royal Trust Tower, Suite 4105

77 King Street W PO 58 Toronto ON M5K 1E7



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Sinbad swash@hotmail.com";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date: January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township
Mayor and Members of Council
Delivered to every Member of Council
By fax to 705-428-0288 and e-mail

Robert Walker

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Walker, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition inc

per
Art McIlwain
President
<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King Street W PO 58 Toronto ON M5K 1E7

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"thompaterson@rogers.com";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date: January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township
Mayor and Members of Council
Delivered to every Member of Council
By fax to 705-428-0288 and e-mail

Thom Paterson

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Councillor Paterson, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coalition inc

per
Art McIlwain
President
<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King Street W PO 58 Toronto ON M5K 1E7

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"kferguson@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date: January 19, 2009 8:58:00 AM

January 19, 2009

Clearview Township Mayor and Members of Council Delivered to every Member of Council By fax to 705-428-0288 and e-mail

Ken Ferguson

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead, it advertises it intends to design and build infrastructure for 65,000. You did not explain why when invited to do that in writing. That makes it impossible to resolve through discussion the serious environmental concerns attendant on planning otherwise than as the Growth Plan requires. Understanding the consequences requires a full expert examination of the effect on the social, economic, and physical environment of Clearview.

Mayor Ferguson, please explain before 5:00 PM on January 22 why it is otherwise than in the best interest of Clearview's electors that the Minister issue a Part II order requiring an individual Environmental Assessment to do that.

Clearview Planning Coamuon inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F
Toronto Dominion Centre, Royal Trust Tower, Suite 4105
77 King Street W PO 58 Toronto ON M5K 1E7

Councillor Doug Measures

To:

Clearview Planning Coalition Inc - Art McIlwain, President;

Subject:

RE: Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date:

January 19, 2009 5:32:59 PM

Art

If you want to talk to me, then leave me a LOCAL phone number for me to call you.

You didn't attend our Council meeting on January 12. If you had, you would have heard an explanation from the Director of Public Works on the matter of "infrastructure for a population of 65,000 people." Your friend and municipal Councillor John Crispo posed this line of questions to the Director and received a valid response.

I suggest that you inquire with Councillor Crispo as he indicated following the comments from the Director that he, "now understands that we have to build for a future potential, and not just the allocation from the Province" (in reference to the recent population allocation of near 26,000).

regards,

Doug Measures

"..for the greater good.."

Councillor - Ward 1

Clearview Township

705 428 6230

h. 705 445 1937

dmeasures@clearviewtownship.ca

www.clearviewtownship.ca

From: Clearview Planning Coalition Inc - Art McIlwain, President

To: "Councillor Doug Measures":

Subject: Municipal Class Environmental Assessment - Serious Environmental Concerns - Please Explain Why

Date: January 19, 2009 5:45:00 PM

Confirming receipt and thank you. I immediately took your suggestion and called Councillor Crispo. I read your quote to him. He denies ever saying he understands that we have to build for a future potential, and not just the allocation from the province in reference to the recent population allocation of near 26,000. I suggest you take that up with him.

Call me anytime if you want to talk. I will call you right back so the call will be on my nickel, or call collect.

From: Councillor Doug Measures [mailto:dmeasures@clearviewtwp.on.ca]

Sent: January 19, 2009 5:33 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Subject: RE: Municipal Class Environmental Assessment - Serious Environmental Concerns - Please

Explain Why

Art

If you want to talk to me, then leave me a LOCAL phone number for me to call you.

You didn't attend our Council meeting on January 12. If you had, you would have heard an explanation from the Director of Public Works on the matter of "infrastructure for a population of 65,000 people." Your friend and municipal Councillor John Crispo posed this line of questions to the Director and received a valid response.

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regards,

Doug Measures

"..for the greater good.."
Councillor - Ward 1
Clearview Township
705 428 6230
h. 705 445 1937
dmeasures@clearviewtownship.ca
www.clearviewtownship.ca

Clearview Planning Coalition Inc - Art McIlwain, President

To:

Eugenia Chalambalacis (eugenia.chalambalacis@ontario.ca);

Subject: Date:

Municipal Class Environmental Assessment - Township of Clearview - Nottawa and Stayner Wastewater

January 22, 2009 11:13:00 AM

January 22, 2009

Ministry of the Environment Delivered by e-mail

Eugenia Chalambalacis

This confirms our discussion yesterday that it is acceptable to the Ministry that Part II Order requests be delivered as .pdf attachments to e-mail. Your comments were helpful. Thank you



Clearview Planning Coalition Inc

Art Mcllwain

President

clearplan@bellnet.ca



Clearview Planning Coalition Inc - Art McIlwain, President

To:

Richard Spraggs (rspraggs@clearviewtwp.on.ca); Clerk Campbell (bcampbell@clearviewtownship.ca);

Subject

Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Date:

January 22, 2009 11:40:00 AM

January 22, 2009

Clearview Township Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

This is about your Municipal Class Environmental Assessment – Nottawa Wastewater Treatment System and your Municipal Class Environmental Assessment – Stayner Wastewater Treatment System. These are clearly Schedule C activities and you advertised you were proceeding as a Schedule C project at the outset. Please confirm before 9:00 AM tomorrow morning that you will voluntarily elevate each project to a Schedule C project. You mailed your Notices of Completion later than December 17th. Important concerns arose during the period since then. Please confirm before 9:00 AM tomorrow morning that you will extend the time for negotiation of these concerns beyond January 31st. Failure on your part to provide such confirmation will confirm your refusal to do so.

Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



Richard Spraggs

To:

Clearview Planning Coalition Inc - Art McIlwain, President;

cc:

Don McNalty; Bob Mayberry;

Subject:

RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Date: January 22, 2009 5:26:46 PM

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

In the Notice of Commencement Advertisement, (a copy of which is in Appendix E); it does not state "Schedule C" but it states that "the Project is being planned with Phases 1 and 2 of the Municipal Class Environmental Assessment Process." Your statement: "and you advertised you were proceeding as a Schedule C project at the outset" is therefore incorrect.

In reviewing the Project File Report and also the Municipal Class Environmental Assessment Document for municipal projects, there is no requirement / need for the Municipality to expend further tax payers dollars to voluntary elevate each project to a Schedule C.

Important Concerns arose since then (December 17, 2008)

You have forwarded two e-mails and the important concerns that you have since December 17 are:

January 19, 2009

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

January 14, 2009

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

With regards to your two e-mails; I believe your statement:

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people Instead it advertises advertises its intention to design and build infrastructure to accommodate 65,000 people.

summarizes your important concerns.

Council has not yet received a report on growth and so has not made a decision. The growth plan, rooted in

legislation, does provide a number. However, the associated transition regulation, also allows these numbers to be exceeded by applications which precede the growth plan, of which Clearview has a substantial number. As indicated in my previous e-mails, my previous response(s) is self explanatory and addresses your concerns.

I believe your concerns have been answered; therefore there is nothing to "negotiate" and no need to extend the January 31, 2009 deadline.

Please advise if there are any other "important concerns" that you that you have not presented yet.

Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request

to Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

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Clearview Planning Coalition Inc

per

Art Mcliwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

Clearview Planning Coalition Inc - Art McIlwain, President

Tos

"Richard Spraggs";

Subjects Date:

RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

January 23, 2009 9:26:00 AM

Confirming receipt and thank you. You misstate the Growth Plan. The growth allocation is a hard cap. You misstate the serious concerns raised during the review period. The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound. You refuse to extend the time to attempt to negotiate a resolution of the issues. You refuse to voluntarily elevate to Schedule C. Will you voluntarily undertake individual environmental assessments? Please respond before 11:00 AM today.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

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Important Concerns arose since then (December 17, 2008)

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January 19, 2009

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January 14, 2009

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Please advise if there are any other "important concerns" that you that you have not presented yet.

Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

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Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@belinet.ca</u> E 416 777 1325 P 416 777 1329 F

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This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"jbcrispois@rogers.com";

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

John Crispo

Council is planning to design and build infrastructure to accommodate 65,000 people even though the Growth Plan requires it to plan infrastructure to accommodate 26,000. You have made no explanation of why, John. Neither have you made any explanation of why it is otherwise than in the best interest of the electors of Clearview Township for the Minister of the Environment to order an individual class environmental assessment. Staff have refused to extend the time to request one to attempt to negotiate a resolution of the issues or to voluntarily elevate the project to a Schedule C or an individual environmental assessment.

If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor Crispo.

Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"bcampbell@clearviewtownship.ca";

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Bob Campbell

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If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Clerk Campbell.

Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



From: Clearview Planning Coalition Inc - Art McIlwain, President

To: "rmcqillvray@clearviewtwp.on.ca";

Subject: Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date: January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Roger McGillvray

Council is planning to design and build infrastructure to accommodate 65,000 people even though the Growth Plan requires it to plan infrastructure to accommodate 26,000. You have made no explanation of why, Roger. Neither have you made any explanation of why it is otherwise than in the best interest of the electors of Clearview Township for the Minister of the Environment to order an individual class environmental assessment. Staff have refused to extend the time to request one to attempt to negotiate a resolution of the issues or to voluntarily elevate the project to a Schedule C or an individual environmental assessment.

If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor McGillvray.

Clearview Planning Coalition Inc

per Art McIlwain President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"obrown@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Orville Brown

Council is planning to design and build infrastructure to accommodate 65,000 people even though the Growth Plan requires it to plan infrastructure to accommodate 26,000. You have made no explanation of why, Orville. Neither have you made any explanation of why it is otherwise than in the best interest of the electors of Clearview Township for the Minister of the Environment to order an individual class environmental assessment. Staff have refused to extend the time to request one to attempt to negotiate a resolution of the issues or to voluntarily elevate the project to a Schedule C or an individual environmental assessment.

If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor Brown.

Clearview Planning Coalition Inc

per Art Mcllwain President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"asavage@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council **Clearview Township** Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Alicia Savage

Council is planning to design and build infrastructure to accommodate 65,000 people even though the Growth Plan requires it to plan infrastructure to accommodate 26,000. You have made no explanation of why, Alicia. Neither have you made any explanation of why it is otherwise than in the best interest of the electors of Clearview Township for the Minister of the Environment to order an individual class environmental assessment. Staff have refused to extend the time to request one to attempt to negotiate a resolution of the issues or to voluntarily elevate the project to a Schedule C or an individual environmental assessment.

If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Deputy Mayor Savage.

Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



Clearview Planning Coalition Inc - Art McIlwain, President

To:

<u>"sdavidson@clearviewtwp.on.ca";</u>

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council **Clearview Township** Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Shawn Davidson

Council is planning to design and build infrastructure to accommodate 65,000 people even though the Growth Plan requires it to plan infrastructure to accommodate 26,000. You have made no explanation of why, Shawn. Neither have you made any explanation of why it is otherwise than in the best interest of the electors of Clearview Township for the Minister of the Environment to order an individual class environmental assessment. Staff have refused to extend the time to request one to attempt to negotiate a resolution of the issues or to voluntarily elevate the project to a Schedule C or an individual environmental assessment.

If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor Davidson.

Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: "dmeasures@clearviewtwp.on.ca";

Subject: Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date: January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Doug Measures

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If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor Measures.

Clearview Planning Coalition Inc

per
Art McIlwain
President
clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Sinbad_swash@hotmail.com";

Subject:

Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date:

January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council **Clearview Township** Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Robert Walker

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If you have an explanation of why it is in the best interest of the electors to design and build infrastructure to accommodate 65,000 people, please make it now Councillor Walker.

Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



From: Clearview Planning Coalition Inc - Art McIlwain, President

To: "thompaterson@rogers.com";

Subject: Municipal Class Environmental Assessment - Stayner & Nottawa - Request for Explanation

Date: January 23, 2009 9:47:00 AM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each member of Council by fax to 705 428 0880 and by e-mail

Thom Paterson

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Clearview Planning Coalition Inc

per Art McIlwain President clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"kferguson@clearviewtwp.on.ca";

Subject:

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Date:

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January 23, 2009

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Ken Ferguson

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Clearview Planning Coalition Inc

per Art McIlwain President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F



Richard Spraggs

To:

Clearview Planning Coalition Inc - Art McIlwain, President;

CCI

Bob Mayberry;

Subject:

RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

Date: January 23, 2009 10:16:09 AM

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

Thank you

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 9:27 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan. The growth allocation is a hard cap. You misstate the serious concerns raised during the review period. The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound. You refuse to extend the time to attempt to negotiate a resolution of the issues. You refuse to voluntarily elevate to Schedule C. Will you voluntarily undertake individual environmental assessments? Please respond before 11:00 AM today.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

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Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

January 22, 2009

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Delivered by fax 705 428 0288 and e-mail

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per

Art McIlwain

President

clearplan@belinet.ca E 416 777 1325 P 416 777 1329 F

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From

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Richard Spraggs";

Subjecti

RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

Date: January 23, 2009 10:22:00 AM

Confirming receipt and thank you.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 10:17 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

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Richard Spraggs, P. Eng. Director of Public Works

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Sent: Friday, January 23, 2009 9:27 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

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Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNaity; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

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January 14, 2009

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Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

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Clearview	Plan	ning	Coal	ition	Inc
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per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F

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This message has been scanned for viruses and dangerous content by <u>VPNetworks(12)</u>, and is believed to be clean.

From: Richard Spraggs

To: Clearview Planning Coalition Inc - Art McIlwain, President;

oc: Bob Mayberry;

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

Date: January 23, 2009 5:13:12 PM

With regards to voluntarily elevating to a Schedule C or an individual EA; this is not necessary as undertaking the Phase 1 and Phase 2 of the EA Process was sufficient to determine the preferred solution(s).

I believe that your serious concern(s) are:

The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound.

My comments are

- 1) the Growth Plan growth numbers are subject to regular review and possible revision.
- 2) The Growth Plan is subject to transitions regulations.
- 3) The Growth Plan represents a prediction or forecast for growth which is considerably shorter than a reasonable infrastructure planning period.
- 4) The required infrastructure can be properly phased to accommodate actual growth in the context of a properly engineered long term infrastructure plan.
- 5) Council will authorise budgets yearly as they determine necessary to meet the needs for infrastructure for both existing and future populations.

This major infrastructure that we are now planning for will last for the next 60 to 80 years which is well beyond the current planning window of growth for 2031; as previously mentioned in this e-mail and previous e-mails this infrastructure will be designed and constructed in phases with Council's authorization.

If I have misstated your concern(s) above, can you please advise.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@belinet.ca]

Sent: Friday, January 23, 2009 10:22 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Confirming receipt and thank you.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 10:17 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

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- Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan. The growth allocation is a hard cap. You misstate the serious concerns raised during the review period. The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound. You refuse to extend the time to attempt to negotiate a resolution of the issues. You refuse to voluntarily elevate to Schedule C. Will you voluntarily undertake individual environmental assessments? Please respond before 11:00 AM today.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNaity; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

In the Notice of Commencement Advertisement, (a copy of which is in Appendix E); it does not state "Schedule C" but it states that "the Project is being planned with Phases 1 and 2 of the Municipal Class Environmental Assessment Process." Your statement: "and you advertised you were proceeding as a Schedule C project at the outset" is therefore incorrect.

In reviewing the Project File Report and also the Municipal Class Environmental Assessment Document for municipal projects, there is no requirement / need for the Municipality to expend further tax payers dollars to voluntary elevate each project to a Schedule C.

Important Concerns arose since then (December 17, 2008)

You have forwarded two e-mails and the important concerns that you have since December 17 are:

January 19, 2009

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

January 14, 2009

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

With regards to your two e-mails; I believe your statement:

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people Instead it advertises advertises its intention to design and build infrastructure to accommodate 65,000 people.

summarizes your important concerns.

Council has not yet received a report on growth and so has not made a decision. The growth plan, rooted in legislation, does provide a number. However, the associated transition regulation, also allows these numbers to be exceeded by applications which precede the growth plan, of which Clearview has a substantial number. As indicated in my previous e-mails, my previous response(s) is self explanatory and addresses your concerns.

I believe your concerns have been answered; therefore there is nothing to "negotiate" and no need to extend the January 31, 2009 deadline.

Please advise if there are any other "important concerns" that you that you have not presented yet.

Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

This is about your Municipal Class Environmental Assessment – Nottawa Wastewater Treatment System and your Municipal Class Environmental Assessment – Stayner Wastewater Treatment System. These are clearly Schedule C activities and you advertised you were proceeding as a Schedule C project at the outset. Please confirm before 9:00 AM tomorrow morning that you will voluntarily elevate each project to a Schedule C project. You mailed your Notices of Completion later than December 17th. Important concerns arose during the period since then. Please confirm before 9:00 AM tomorrow morning that you will extend the time for negotiation of these concerns beyond January 31st. Failure on your part to provide such confirmation will confirm your refusal to do so.

Clearview Planning Coalition Inc

per

Art McIlwain

President

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(12)</u>, and is believed to be clean.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

From: Clearview Planning Coalition Inc - Art McIlwain, President

To: Eugenia Chalambalacis (eugenia.chalambalacis@ontario.ca); "sabrina.grando@ontario.ca";

cc: Richard Spraggs (rspraggs@dearviewtwp.on.ca);

Subject: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System Municipal Class Environmentati Assessments.

Date: January 23, 2009 8:48:00 PM
Attachments: Part II Order Request.pdf

January 23, 2009

The Honourable John Gerretsen Minister of the Environment 135 St. Clair Avenue West 12th Floor, Toronto ON M4V 1P55

Dellvered by e-mail to Sabrina Grando, Chief of Staff at sabrina.grando@ontario.ca and to Eugenia Chalambalacis,

Project Evaluator PROJECT REVIEW UNIT at eugenia.chalambalacis@ontario.ca.

The request of Clearview Planning Coalition Inc and Gleneden Property Service Corporation that the Minister make Part II Orders is attached in the matter of the Township of Clearview Stayner Wastewater Treatment System Municipal Class Environmental Assessment and in the matter of the Township of Clearview Nottawa Wastewater Treatment System Municipal Class Environmental Assessment.

A copy of the request is also being sent to Richard Spraggs who is the director of Public Works for the Township of Clearview.

Gleneden and CPCI stand ready to discuss this important matter with your staff, Minister. Perhaps if all put their heads together the matter can be resolved.

Clearview Planning Coalition Inc Per Art McIlwain President <u>clearplan@bellnet.ca</u> e-mail

Gleneden Property Service Corporation
Real Estate Brokerage
Per
Art McIlwain
Broker of Record
416 777 1325 P 416 777 1329 F
gpsc@bellnet.ca E
Toronto Dominion Centre
Royal Trust Tower Suite 4105
77 King St W PO 58
Toronto ON M5K 1E7

Ps. The photo on the first page of the attachment is the McIlwain family farm in Clearview Township.

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"jbcrispois@rogers.com";

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

John Crispo

I wrote earlier today John asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, John. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Crispo, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: "bcampbell@clearviewtownship.ca";

Subject: Municipal Class Environmental Assessment - Part II Order Request

Date: January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Bob Campbell

I wrote earlier today Bob asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Bob. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Clerk Campbell, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per Art McIlwain President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: <u>"rmcgillvray@clearviewtwp.on.ca";</u>

Subject: Municipal Class Environmental Assessment - Part II Order Request

Date: January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Roger McGillvray

I wrote earlier today Roger asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Roger. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor McGillvray, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per Art McIlwain President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"obrown@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Orville Brown

I wrote earlier today Orville asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Orville. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Brown, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

<u>"asavage@clearviewtwp.on.ca";</u>

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Alicia Savage

I wrote earlier today Alicia asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Alicia. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Deputy Mayor Savage, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per Art McIlwain President

<u>clearplan@belinet.ca</u> E 416 777 1325 P 416 777 1329 F

From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: "sdavidson@clearviewtwp.on.ca";

Subject: Municipal Class Environmental Assessment - Part II Order Request

Date: January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Shawn Davidson

I wrote earlier today Shawn asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Shawn. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Davidson, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"dmeasures@clearviewtwp.on.ca";

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Doug Measures

I wrote earlier today Doug asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Doug. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Measures, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

From: <u>Clearview Planning Coalition Inc - Art McIlwain, President</u>

To: "Sinbad_swash@hotmail.com";

Subject: Municipal Class Environmental Assessment - Part II Order Request

Date: January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Robert Walker

I wrote earlier today Robert asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Robert. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Walker, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"thompaterson@rogers.com";

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Thom Paterson

I wrote earlier today Thom asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Thom. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Councillor Paterson, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per Art McIlwain President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

<u>"kferguson@clearviewtwp.on.ca";</u>

Subject:

Municipal Class Environmental Assessment - Part II Order Request

Date:

January 23, 2009 8:49:00 PM

January 23, 2009

Mayor and Members of Council Clearview Township Delivered to each by fax to 705 428 0288 and by e-mail

Ken Ferguson

I wrote earlier today Ken asking once again that you explain why it is in the interest of the electors of Clearview Township to plan and build infrastructure to accommodate 65,000 people when the Growth Plan requires planning infrastructure for 26,000. You made no reply, Ken. The undertaking imposes materially greater net adverse effects on the Economic, Natural, Social and Cultural environments, and your Schedule B Municipal Class Assessment has not assessed them. Staff have refused to negotiate, or to extend the time allowed for discussion, or to elevate the project to a Schedule C or an individual environmental assessment. I think the answer is likely pretty straightforward, and can be dealt with by Council passing a resolution committing itself to phase construction of the infrastructure so it implements the Growth Plan's 26,000 projection, but staff say that is not acceptable.

In any event, Mayor Ferguson, this failure to join in discussion coupled with the serious nature of the concerns really leaves no choice. Clearview Planning Coalition Inc and Gleneden Property Service Corporation have now requested the Minister of the Environment to order an individual environmental assessment as the most effective, least costly, and really the only effective means to ensure that the municipality provide adequately for the protection, conservation and wise management of the environment.

I remain hopeful that when we each discuss this matter with Ministry staff a satisfactory resolution will be found.

Clearview Planning Coalition Inc

per

Art McIlwain

President

<u>clearplan@bellnet.ca</u> E 416 777 1325 P 416 777 1329 F

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Richard Spraggs";

Subjecti Date

RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

January 23, 2009 9:00:00 PM

Confirming receipt and thank you. You misstate the Growth Plan again. Since 2006 it has imposed the mandatory requirement that infrastructure and investment be planned to implement its growth projections that in the case of Clearview Township are less than 26,000 people. You have written refusing a request that Council by resolution undertake to phase the infrastructure to implement the Growth Plan, and instead have advertised you intend to design and build it. You have written refusing to negotiate and to extend the time provided for discussion. I am unavailable next week and accordingly Clearview Planning Coalition and Gleneden Property Service Corporation have now asked the Minister to order an individual environmental assessment because it provides the most effective, least costly, and as a practical matter the only means to ensure that Clearview Township provides adequately for the protection, conservation and wise management of the environment.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 5:14 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

With regards to voluntarily elevating to a Schedule C or an individual EA; this is not necessary as undertaking the Phase 1 and Phase 2 of the EA Process was sufficient to determine the preferred solution(s).

I believe that your serious concern(s) are:

The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound.

My comments are

- 1) the Growth Plan growth numbers are subject to regular review and possible revision.
- 2) The Growth Plan is subject to transitions regulations.
- The Growth Plan represents a prediction or forecast for growth which is considerably shorter than a reasonable infrastructure planning period.
- 4) The required infrastructure can be properly phased to accommodate actual growth in the context of a properly engineered long term infrastructure plan.
- 5) Council will authorise budgets yearly as they determine necessary to meet the needs for infrastructure for both existing and future populations.

This major infrastructure that we are now planning for will last for the next 60 to 80 years which is well beyond the current planning window of growth for 2031; as previously mentioned in this e-mail and previous e-mails this infrastructure will be designed and constructed in phases with Council's authorization.

If I have misstated your concern(s) above, can you please advise.

Richard J. Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@belinet.ca]

Sent: Friday, January 23, 2009 10:22 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Confirming receipt and thank you.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 23, 2009 10:17 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate - Request for Individual EA

Mr McIlwain

Thank you for your e-mail; please note that I just arrived at the Office 10 minutes ago; my attendance is required at Creemore for Mill Street and the Ice Competition immediately; will not be able to respond to your e-mail by 11:00 AM today; possibly I will have time this afternoon or I am planning to be in at work Saturday morning.

Thank you

Richard Spraggs, P. Eng. Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Friday, January 23, 2009 9:27 AM

To: Richard Spraggs

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend - Request to Elevate

- Request for Individual EA

Confirming receipt and thank you. You misstate the Growth Plan. The growth allocation is a hard cap. You misstate the serious concerns raised during the review period. The net adverse effects of planning infrastructure otherwise than as required by the Growth Plan are numerous and profound. You refuse to extend the time to attempt to negotiate a resolution of the issues. You refuse to voluntarily elevate to Schedule C. Will you voluntarily undertake individual environmental assessments? Please respond before 11:00 AM today.

From: Richard Spraggs [mailto:rspraggs@clearviewtwp.on.ca]

Sent: January 22, 2009 5:27 PM

To: Clearview Planning Coalition Inc - Art McIlwain, President

Cc: Don McNalty; Bob Mayberry

Subject: RE: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

Schedule C or Schedule B ???

The project was undertaken in accordance with Phases 1 & 2 of the Municipal Class EA Process. Please refer to Figure 1.2 Municipal Class EA Process (Flow Chart). The findings of the project determined by RJ Burnside and Associates in consultation with Township Staff determined that this indeed was Schedule B project and that the Notice of Completion was then finalized.

In the Notice of Commencement Advertisement, (a copy of which is in Appendix E); it does not state "Schedule C" but it states that "the Project is being planned with Phases 1 and 2 of the Municipal Class Environmental Assessment Process." Your statement: "and you advertised you were proceeding as a Schedule C project at the outset" is therefore incorrect.

In reviewing the Project File Report and also the Municipal Class Environmental Assessment Document for municipal projects, there is no requirement / need for the Municipality to expend further tax payers dollars to voluntary elevate each project to a Schedule C.

Important Concerns arose since then (December 17, 2008)

You have forwarded two e-mails and the important concerns that you have since December 17 are:

January 19, 2009

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people. Instead it advertises its intention to design and build infrastructure to accommodate 65,000 people. None of the Mayor or other Members of Council have explained why. Neither does your January 13, 2009 e-mail. Even so, it alludes to phasing. Please advise if Council is willing to commit to phase the design and construction of infrastructure to accommodate less than 26,000 people in a resolution that it passes before 5:00 PM on January 22.

January 14, 2009

"This is a request for you as an individual member of Council to explain why Clearview Township is not planning for the number of people and jobs the Provincial Growth Plan requires, even though it is the law of the land and all must abide by it. The number of people the law requires Council to plan for is less than 26,000. 65,000 is the number Council is planning for and intends to design and build water and wastewater infrastructure to accommodate at a cost of more than \$150 million."

With regards to your two e-mails; I believe your statement:

The Growth Plan requires Clearview Township plan infrastructure to accommodate less than 26,000 people Instead it advertises advertises its intention to design and build infrastructure to accommodate 65,000 people.

summarizes your important concerns.

Council has not yet received a report on growth and so has not made a decision. The growth plan, rooted in legislation, does provide a number. However, the associated transition regulation, also allows these numbers to be exceeded by applications which precede the growth plan, of which Clearview has a substantial number. As indicated in my previous e-mails, my previous response(s) is self explanatory and addresses your concerns.

I believe your concerns have been answered; therefore there is nothing to "negotiate" and no need to extend the January 31, 2009 deadline.

Please advise if there are any other "important concerns" that you that you have not presented yet.

Thank you

Richard Spraggs, P. Eng.

Director of Public Works

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: Thursday, January 22, 2009 11:40 AM

To: Richard Spraggs; Bob Campbell

Subject: Municipal Class Environmental Assessments - Nottawa and Stayner - Request to Extend and Request to Elevate

January 22, 2009

Clearview Township

Delivered by fax 705 428 0288 and e-mail

Robert Campbell, Clerk and Richard Spraggs, Director of Public Works

This is about your Municipal Class Environmental Assessment – Nottawa Wastewater Treatment System and your Municipal Class Environmental Assessment – Stayner Wastewater Treatment System. These are clearly

Schedule C activities and you advertised you were proceeding as a Schedule C project at the outset. Please confirm before 9:00 AM tomorrow morning that you will voluntarily elevate each project to a Schedule C project. You mailed your Notices of Completion later than December 17th. Important concerns arose during the period since then. Please confirm before 9:00 AM tomorrow morning that you will extend the time for negotiation of these concerns beyond January 31st. Failure on your part to provide such confirmation will confirm your refusal to do so.

Cleary	iew P	lanning	Coalition	Inc
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per

Art McIlwain

President

clearplan@bellnet.ca E 416 777 1325 P 416 777 1329 F

Please consider the environment before printing this email.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(1)</u>, and is believed to be clean.

This message has been scanned for viruses and dangerous content by <u>VPNetworks(12)</u>, and is believed to be clean.

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Clearview Planning Coalition Inc - Art McIlwain, President

nula

Eugenia Chalambalacis (eugenia.chalambalacis@ontario.ca); "sabrina.grando@ontario.ca";

Subject: Date: FW: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System Municipal Class Environmentati Assessments. February 2, 2009 4:38:00 PM

Attachments:

Part II Order Request.pdf

Confirming delivery by e-mail on Jan 23rd. Please let me know if you failed to receive it.

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@bellnet.ca]

Sent: January 23, 2009 8:50 PM

To: Eugenia Chalambalacis (eugenia.chalambalacis@ontario.ca); 'sabrina.grando@ontario.ca'

Cc: Richard Spraggs (rspraggs@dearviewtwp.on.ca)

Subject: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System Municipal

Class Environmentati Assessments.

January 23, 2009

The Honourable John Gerretsen Minister of the Environment 135 St. Clair Avenue West 12th Floor, Toronto ON M4V 1P55

Delivered by e-mail to Sabrina Grando, Chief of Staff at sabrina.grando@ontario.ca and to Eugenia Chalambalacis, Project Evaluator PROJECT REVIEW UNIT at eugenia.chalambalacis@ontario.ca.

The request of Clearview Planning Coalition Inc and Gleneden Property Service Corporation that the Minister make Part II Orders is attached in the matter of the Township of Clearview Stayner Wastewater Treatment System Municipal Class Environmental Assessment and in the matter of the Township of Clearview Nottawa Wastewater Treatment System Municipal Class Environmental Assessment.

A copy of the request is also being sent to Richard Spraggs who is the director of Public Works for the Township of Clearview.

Gleneden and CPCI stand ready to discuss this important matter with your staff, Minister. Perhaps if all put their heads together the matter can be resolved.

Clearview Planning Coalition Inc Per Art McIlwain President <u>clearplan@bellnet.ca</u> e-mail

Gleneden Property Service Corporation
Real Estate Brokerage
Per
Art McIlwain
Broker of Record
416 777 1325 P 416 777 1329 F
gpsc@bellnet.ca E
Toronto Dominion Centre
Royal Trust Tower Suite 4105
77 King St W PO 58
Toronto ON M5K 1E7

Ps. The photo on the first page of the attachment is the McIlwain family farm in Clearview Township.

Chalambalacis, Eugenia (ENE)

To:

Clearview Planning Coalition Inc - Art McIlwain, President; Grando, Sabrina (ENE);

Subject: Date: RE: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System Municipal Class Environmentati Assessments,

February 3, 2009 9:04:23 AM

Hi Art.

We did receive your request. You should be receiving a formal acknowledgement letter shortly.

Thank you,

Eugenia Chalambalacis

From: Clearview Planning Coalition Inc - Art McIlwain, President [mailto:clearplan@belinet.ca]

Sent: February 2, 2009 4:38 PM

To: Chalambalacis, Eugenia (ENE); Grando, Sabrina (ENE)

Subject: FW: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System

Municipal Class Environmentatl Assessments.

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416 777 1325 P 416 777 1329 F
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Toronto Dominion Centre
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77 King St W PO 58
Toronto ON M5K 1E7

Ps. The photo on the first page of the attachment is the McIlwain family farm in Clearview Township.

Clearview Planning Coalition Inc - Art McIlwain, President

To:

"Chalambalacis, Eugenia (ENE)";

Subject: Date: RE: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System Municipal Class Environmentati Assessments.

February 3, 2009 10:06:00 AM

Confirming receipt and thank you

From: Chalambalacis, Eugenia (ENE) [mailto: Eugenia.Chalambalacis@ontario.ca]

Sent: February 3, 2009 9:04 AM

To: Clearview Planning Coalition Inc - Art McIlwain, President; Grando, Sabrina (ENE)

Subject: RE: Part II Order Request - Clearview Township - Stayner and Nottwawa Wastewater Treatment System

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Toronto Dominion Centre

Royal Trust Tower Suite 4105 77 King St W PO 58 Toronto ON M5K 1E7

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Appendix G



Township of Clearview

Notice of Public Information Centres for Municipal Class Environmental Assessments (EA)

Long Term Wastewater Collection, Treatment and Disposal

Communities of Stayner, New Lowell and Nottawa

The Township of Clearview is undertaking three Municipal Class Environmental Assessments (EA) to evaluate wastewater collection, treatment and disposal alternatives and select preferred solutions to service existing and future development in the communities of Stayner, New Lowell and Nottawa. New Lowell and Nottawa are presently unserviced, and it has been determined that the existing wastewater treatment facility in Stayner is not capable of meeting the needs of development anticipated in the Township's Official Plan.

Public input and comments are now invited for incorporation into the three project files.

A Public Information Centre has been scheduled to provide all interested parties within the three communities with background information on the studies, and to discuss the wastewater collection, treatment and disposal alternatives being considered as part of this project. The Public Information Centre will be held on:

Wednesday, May 9th, 2007, from 4:00 p.m. to 7:30 p.m. at the Stayner Community Centre, 269 Regina Street, Stayner

Representatives from the Township of Clearview and the consulting firm will be available at this Public Information Centre to discuss the project and answer questions.

If you wish to comment on the study or obtain additional information, please contact:

Mr. Richard Spraggs, P.Eng., Township of Clearview Box 200, 217 Gideon Street Stayner, Ontario L0M 1S0 Tel: 705-428-6230; Fax: 705-428-0288

Email: ispraggs@clearviewtwp.on.ca

This notice posted April 23, 2007.

Mr. Robert Mayberry, P.Eng. R. J. Burnside & Associates Ltd. 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: 705-446-0515 Fax: 705-446-2399 Email: bmayberry@riburnside.com

070419 PIC#1 Clearview Wastewater 13/04/2007 10:20:00 AM

& BURNSIDE

WELCOME TO THE PUBLIC INFORMATION CENTRE May 9, 2007

STAYNER, NOTTAWA AND NEW LOWELL LONG TERM **CLASS ENVIRONMENTAL ASSESSMENTS** SEWAGE COLLECTION AND TREATMENT

You can participate in these projects through the following activities:

- Please sign the attendance register.
- Review the displays for the projects.
- Ask questions of the Town Staff/Consultant present.
- Let us know your opinions about these proposed projects.
- Submit any comments you may have regarding the information presented (comment sheets are provided).



See Figure 1.1 in PFR for this slide



& BURNSIDE

Development Densities

Official Plan

Low density development targets for vacant land designated as residential: 12 to 15 units per hectare

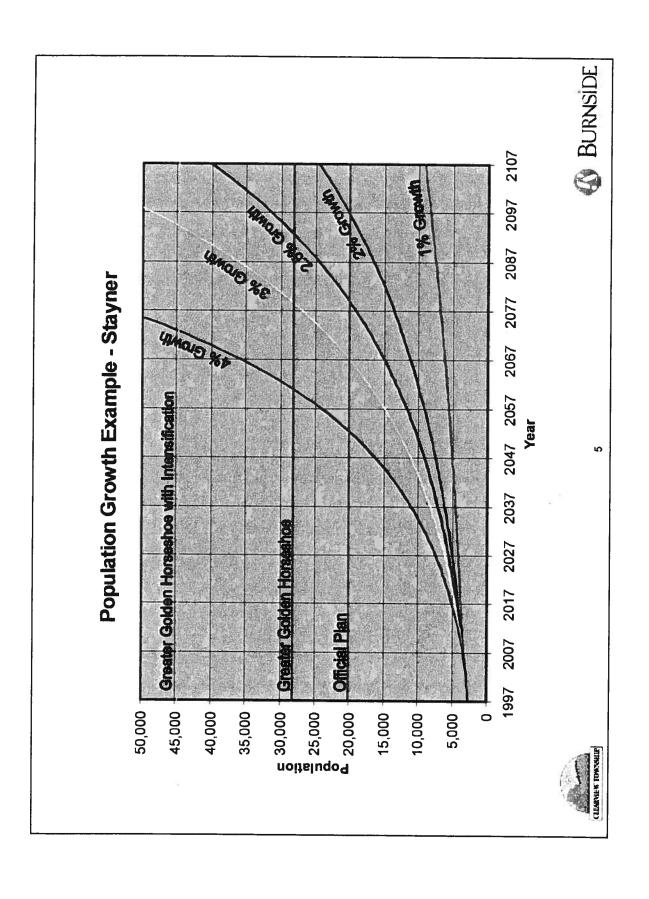
Growth Plan for the Greater Golden Horseshoe

- Minimum density required for vacant land designated for residential or employment use: 50 people or 50 jobs per hectare
 - Equal to approximately 20 units per hectare (residential)

Growth Plan for the Greater Golden Horseshoe with Intensification

- Development density for vacant land: approximately 20 units per hectare (residential)
- Also requires intensification of built-up area: 40% of all future development must be within the existing built-up area
 - Stayner is the only community targeted for intensification





Stayner

Problem Statement

To ensure there is adequate wastewater collection and treatment capacity to service the existing and future development for the Stayner settlement area

Problem Identification

This need was identified in the Stayner Servicing Plan (2002) and Clearview Official Plan (2001)

Township of Clearview, Official Plan, 2001 (Section 3.7.2-4.0)

"To upgrade and improve the existing municipal services to meet the future growth requirements of the Township"

External Influences/Constraints

Provincial Policy Statements

- Development density targets and Intensification of Built-Area targets Growth Plan for the Greater Golden Horseshoe (2006)
 - Development restricted to existing settlement boundaries

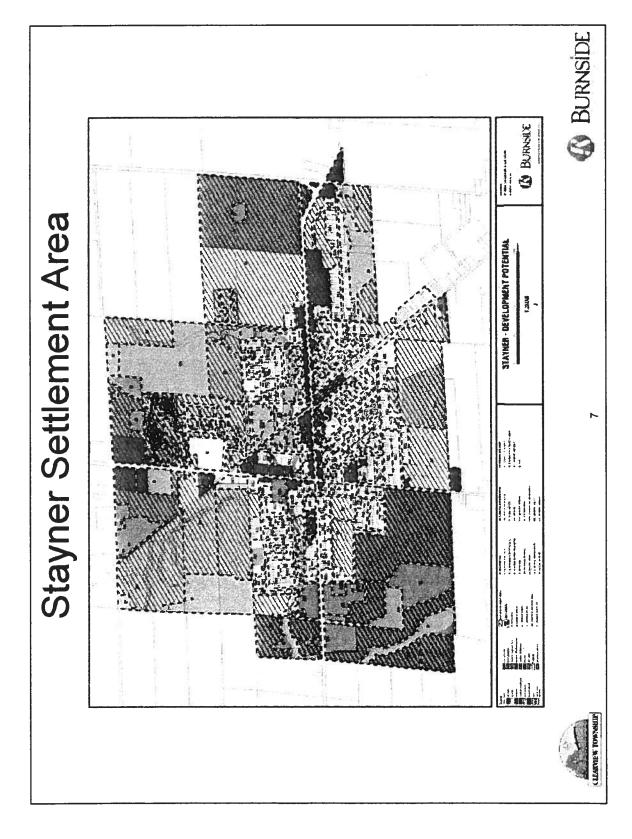
Assimilative Capacity Study

Limited assimilative capacity in Lamont Creek

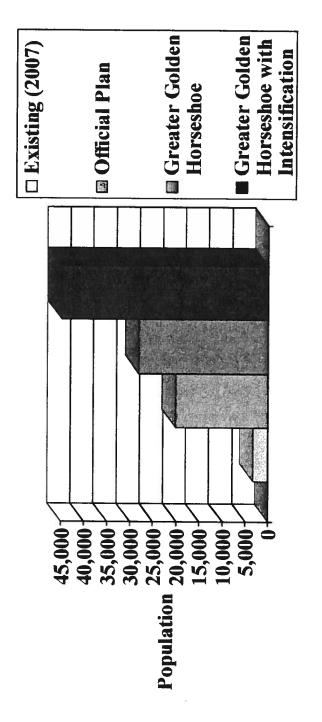
Inter-Governmental Action Plan

Not formally adopted by the County or lower tier municipality

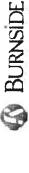


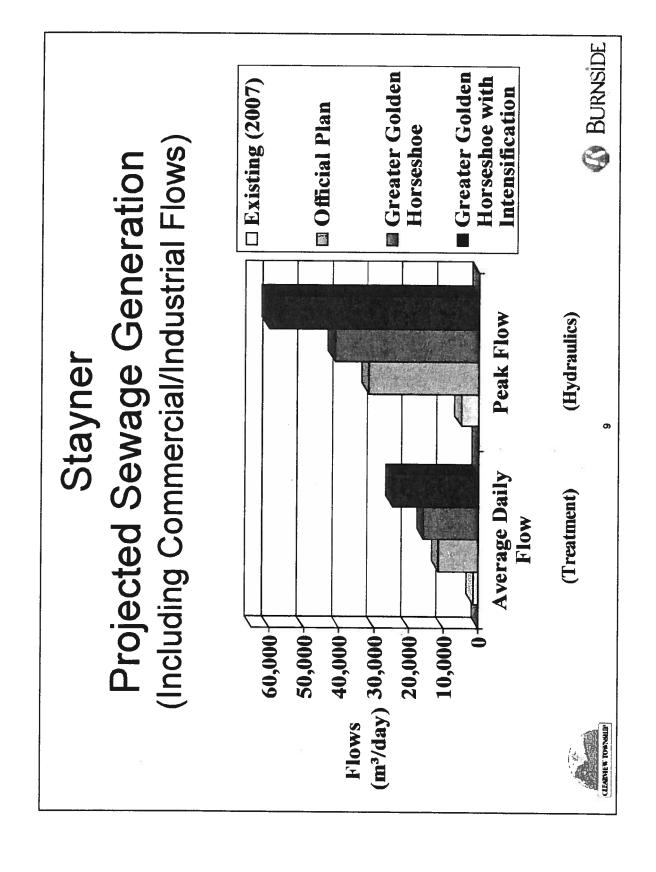


Potential Service Populations (Within Full Settlement Area) Stayner









Stayner - Alternative Evaluation

Existing Conditions

Existing Plant is rated for 2,500 m³/day

Current ADF is 1,487 m³/day

Population of Stayner is approximately 3,400

·Potential municipal wastewater treatment plants: Wasaga Beach, Collingwood

Potential effluent receivers: Lamont Creek, Georgian Bay, Nottawasaga River

	Alternative	Advantages	Disadvantages	Cost
÷	Do Nothing	No direct environmental impactNo cost	 Provides no capacity improvement Restricts economic growth Doesn't address problem statement 	None
6	Non-Structural Alternatives e.g. low flow toilets, greywater recycling, eliminate inflow	 Environmentally friendly Reduces water usage 	 Marginal wastewater reduction Difficult enforcement Doesn't address problem statement 	Low
_{ඟ්}	Upgrade and Expand Existing Plant e.g. membrane polishing	"Could accommodate other areas "Addresses problem statement	"Dependent on effluent receiver "High O&M	High
4	Construct New Plant e.g. tertiary mechanical plant	 Could accommodate other areas Addresses problem statement 	*Dependent on effluent receiver *High O&M	High
ശ്	Convey Wastewater to an external WWTP	Addresses problem statementLow capital (just pump station)	 Difficult phasing Requires guaranteed capacity Cost for service Ongoing costs beyond Township's control 	High





Stayner - Next Steps

- Receive comments and suggestions with regards to the alternate solutions, and incorporating these comments when finalizing the preferred solution.
- The following step in the process will be to confirm the Schedule of the Class EA, based on the preferred solution.



Nottawa

Problem Statement

To ensure there is adequate wastewater collection and treatment capacity to service the existing and future development for the Nottawa settlement area

Problem Identification

- Petition from residents for water service. Provincial policy requires wastewater servicing as well.
- This need was also identified in the Clearview Official Plan (2001) Township of Clearview, Official Plan, 2001 (Section 3.7.2-4.0)
- "To upgrade and improve the existing municipal services to meet the future growth requirements of the Township"

External Influences/Constraints

Provincial Policy Statements

- Growth Plan for the Greater Golden Horseshoe (2006) Development density targets
- Development restricted to existing settlement boundaries

Assimilative Capacity Study

Limited assimilative capacity

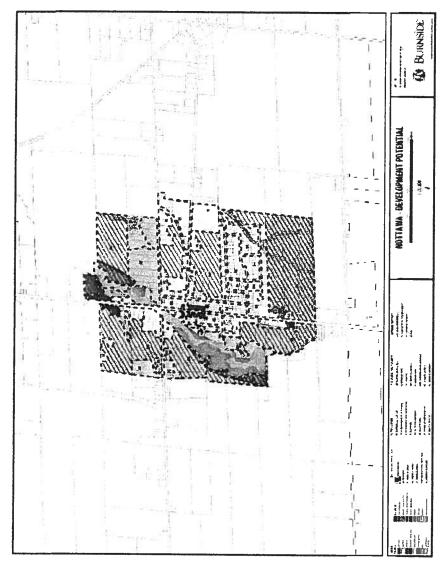
Inter-Governmental Action Plan

Not formally adopted by the County or lower tier municipality

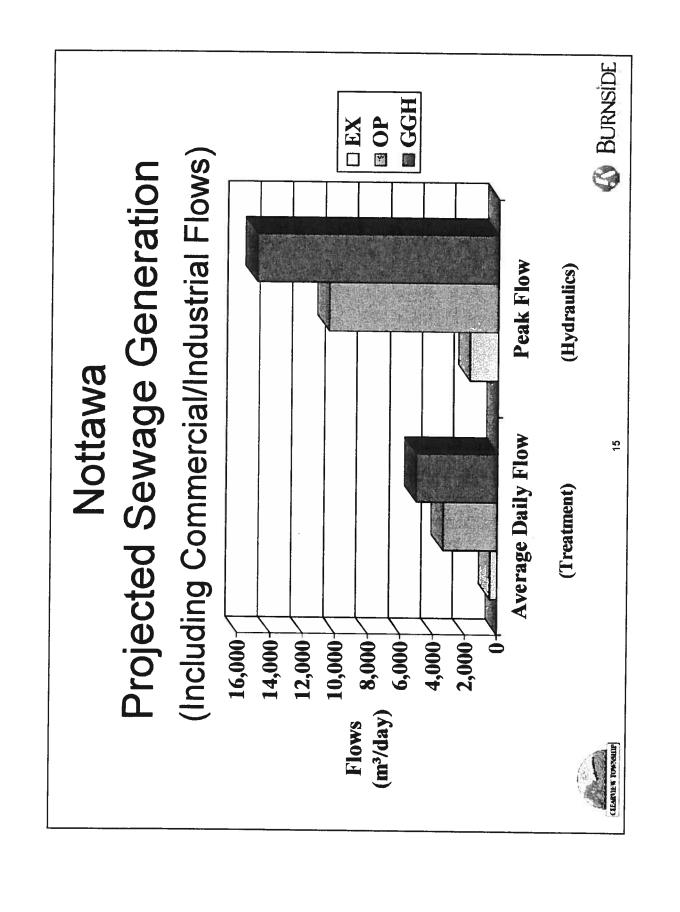


& BURNSIDE

Nottawa Settlement Area



& BURNSIDE Greater Golden □ Existing (2007) ■ Official Plan Horseshoe Potential Service Populations (Within Full Settlement Area) Nottawa 8,000 7,000 6,000 3,000 1,000 1,000 9,0007 Population



Nottawa - Alternative Evaluation

Existing Conditions

- Existing wastewater servicing is by private septic system
 - Population of Nottawa is approximately 975
- Potential municipal wastewater treatment plants: Wasaga Beach, Collingwood, Stayner
 - Potential effluent receivers: Pretty River, Batteaux River, Georgian Bay

	Altemative	Advantages	Disadvantages	Cost
	1 Do Nothing	•No cost	Restricts economic growth Environmental impact	None
N .	2 Construct Communal Plants	 Sized for each development Low initial capital costs Allows for required densities 	Sized for each development e-Approval Process for each facility Low initial capital costs Multiple facilities to operate, monitor and maintain densities	Moderate to high
က ·	3 Construct New Plant .	Addresses problem statement Solution is locally controlled	•Dependent on effluent receiver •Requires land	High
4 .	4 Convey Wastewater to an existing WWTP statement 5-Low Capital (just pustation)	ď	Difficult phasing Requires guaranteed capacity Cost for service Loss of control over treatment and disposal costs	High Tigh





Nottawa – Next Steps

- Receive comments and suggestions with regards to the alternate solutions, and incorporating these comments when finalizing the preferred solution.
- The following step in the process will be to confirm the Schedule of the Class EA, based on the preferred solution.



New Lowell

Problem Statement

To ensure there is adequate wastewater collection and treatment capacity to service the existing and future development for the New Lowell settlement area

Problem Identification

This need was identified in New Lowell Master Servicing Plan (2002), and Clearview Official Plan (2001)

Township of Clearview, Official Plan, 2001 (Section 3.7.2-4.0)

"To upgrade and improve the existing municipal services to meet the future growth requirements of the Township"

External Influences/Constraints

Provincial Policy Statements

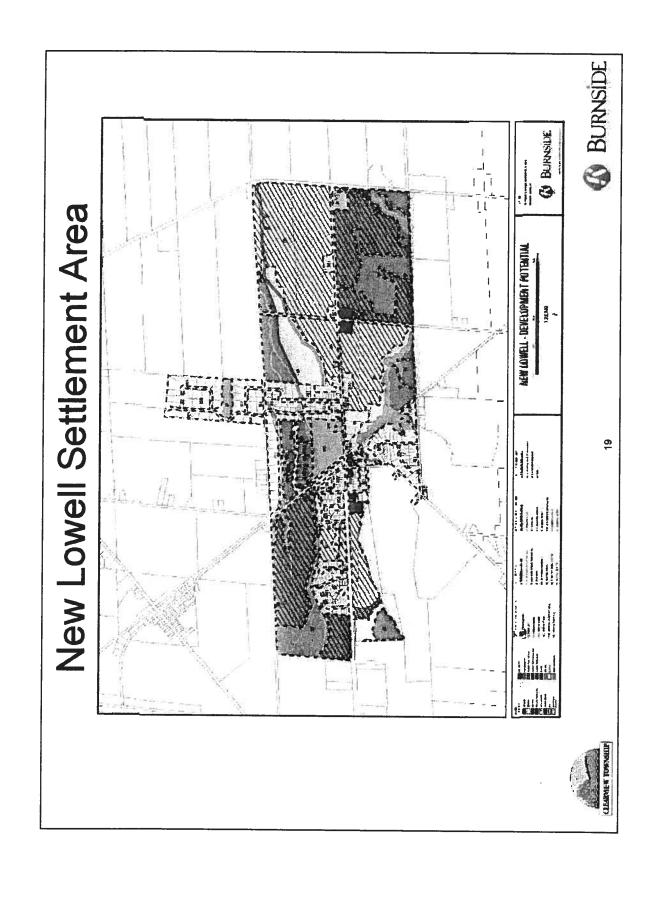
- Growth Plan for the Greater Golden Horseshoe (2006) Development density targets
- Development restricted to existing settlement boundaries

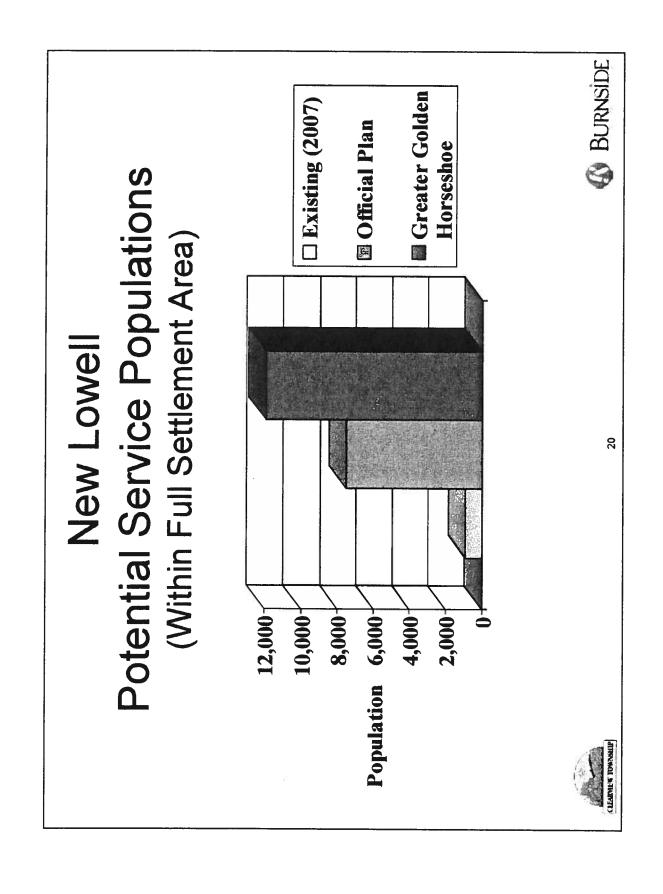
Assimilative Capacity Study

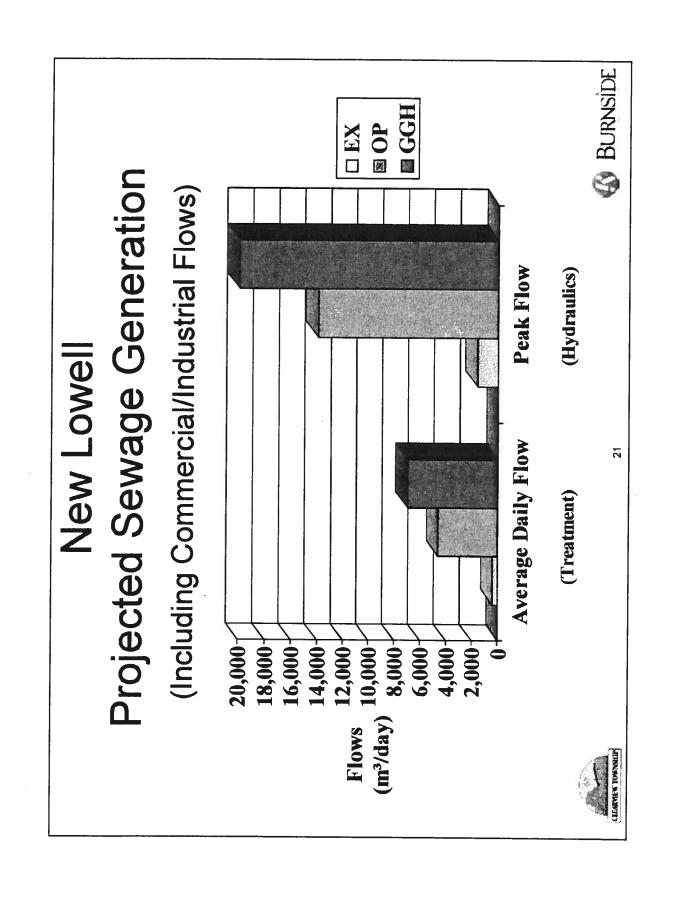
Limited assimilative capacity Inter-Governmental Action Plan

Not formally adopted by the County or lower tier municipality









New Lowell - Alternative Evaluation

Existing Conditions

Existing wastewater servicing is by private septic system

Population of New Lowell is approximately 900

·Potential municipal wastewater treatment plants: Angus, Stayner

Potential effluent receivers: Coates Creek, Mad River

	Alternative	Advantages	Disadvantages	Cost
-	1. Do Nothing	•No cost	Restricts economic growth Environmental impact	None
73	Construct Communal Plants	Sized for each development Low initial capital costs Allows for required densities	Sized for each development • Approval Process for each facility Low initial capital costs • Multiple facilities to operate, Monitor and maintain densities	Moderate to high
	Construct New Plant	•Addresses problem statement	Dependent on effluent receiver Requires land	High
4	Corney Wastewater to an existing WMTP Addresses problem statement Low Capital (just pustation)	фш	•Difficult phasing •Requires guaranteed capacity •Cost for service •Loss of control over treatment and disposal costs	E E





New Lowell - Next Steps

- Receive comments and suggestions with regards to the alternate solutions, and incorporating these comments when finalizing the preferred solution.
- The following step in the process will be to confirm the Schedule of the Class EA, based on the preferred solution.



STAYNER, NOTTAWA AND NEW LOWELL LONG TERM SEWAGE COLLECTION AND TREATMENT

PUBLIC INFORMATION CENTRE #1 May 9, 2007

SIGN IN

NAME (Please Print)	ADDRESS	TELEPHONE NUMBER
Dave Schlan		
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STAYNER, NOTTAWA AND NEW LOWELL LONG TERM SEWAGE COLLECTION AND TREATMENT

PUBLIC INFORMATION CENTRE #1 May 9, 2007

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NAME (Please Print)	ADDRESS	TELEPHONE
MARK SERVICE		
Konentolanson		
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STAYNER, NOTTAWA AND NEW LOWELL LONG TERM SEWAGE COLLECTION AND TREATMENT

PUBLIC INFORMATION CENTRE #1 May 9, 2007

SIGN IN

NAME (Please Print)	ADDRESS	TELEPHONE NUMBER
SVZANNE TROXLER		
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ALICIA SAVAGE		
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PUBLIC INFORMATION CENTRE No. 1 May 9, 2007

Stayner, Nottawa and New Lowell

Long Term Sewage Collection and Treatment

Township of Clearview

NAME: (Please Pr	DAVE	ENTUIS	TIE	
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Your comments are encouraged and appreciated. If you are unable to complete your comments at this time, please mail, fax or email them by May 30, 2007 to:

Robert H. Mayberry, P.Eng

R.J. Burnside & Associates Limited

3 Ronell Crescent, Collingwood, Ontario L9Y 416-

Phone: 705-446-0515 Fax: 705-446-2399

E-mail: bmayberry@riburnside.com

Comments and information regarding this study are being collected to assist the Township of Clearview in meeting the requirements of the Environmental Assessment Act. They will be maintained on file for use during the study and may be included in study documentation. With the exception of personal information, all comments will become part of the public record.

PUBLIC INFORMATION CENTRE No. 1 May 9, 2007

Stayner, Nottawa and New Lowell

Long Term Sewage Collection and Treatment

Township of Clearview

NAME: (Please Print)	ARV STAINTON	
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Stayner, Nottawa and New Lowell

Long Term Sewage Collection and Treatment

Township of Clearview

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Stayner, Nottawa and New Lowell

Long Term Sewage Collection and Treatment

Township of Clearview

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***************************************	En O. R. Lenner.

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Phone: 705-446-0515 Fax: 705-446-2399

E-mail: bmayberry@rjburnside.com

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PUBLIC INFORMATION CENTRE No. 1 May 9, 2007

Stayner, Nottawa and New Lowell

Long Term Sewage Collection and Treatment

Township of Clearview

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MINISTRY OF CULTURE Ministère de la Culture FACSIMILE COVER PAGE Formule d'envoi par télécopie

RHM MGE-G839L

斯 1 2007

Date June 15,2007

Time
Heure

To/Destinataire

Robbert Maybern;

R.J. Burnside & Associates

Tal No.

Tal No.

Richard Spraggs Township of Clearview Fox 1705)428-0288

From/Expé	dileur	1	
Name Nom	Shari Prowse, Archaeology Review Officer	Tel No. Nº de tél. (416) 314-7143	
Office Bureau	Culture Programs Unit Programs and Services Branch Culture Policy, Programs and Services Division	Fax No. Nº de télécopieur (416) 314-7175	
Location Endroit	400 University Averue, 4th Floor Toronto, Ontario, M7A 2R9 400, rue University, 4th étage Toronto (Ontario) M7A 2R9	No. of pages Plus this page No de pages - incluant cette page	
Re:		tone page	

Long-term Bewage Collection Freetman

Any questions/problems with this transmission, please contact the sender.

Si vous avez des questions ou des difficultés en ce qui concerne les documents transmis, veuillez communiquer avec l'expéditeur.

Ministry of Culture Ministère de la Culture

Programs and Services Stanch 400 University Ave. 4th Fl. Toronto, CN M7A 2R8

Direction des programmes et des services 400 Ava. University, 4, Stage Toronto, QN: M7A 278



Td:(416)314-7143 Fex:(416)314-7175

June 15, 2007

Robert H. Mayberry
R.J. Burnside and Associates Limited
3 Ronell Crescent
Collingwood, Ontario
L9Y 416

Rei

Class Environmental Assessment, Township of Clearview, Stayner, Nottawa and New Lowell Long Term Sewage Collection and Treatment, File No. MGE 08394, MCL File 43WS433

Dear Mr. Mayberry:

Thank you for the information provided in your notice of May 1, 2007 concerning the above noted study. This office would be interested in having the opportunity to comment on any alternative or final solutions proposed by the study. In particular, it would be useful to be provided with detailed information and maps, outlining the extent and type of any land disturbance anticipated and the extent of previous disturbance within the development area. With this information we will be able to determine what portions of the project, if any, may exhibit potential for impacting archaeological resources, and thus would require an archaeological assessment to inventory all archaeological sites present, and determine what mitigation, if any, may be required.

If an archaeological assessment related to this project has already been completed, please provide us with the name of the consultant company and their PIF # so that we may review the report to ensure that our concerns have been met.

I trust that this is of assistance. Please do not hesitate to contact me if you require further

Shari Prowse

CC.

Archaeology Review Officer

Culture Programs Unit

Mr. Richard Spraggs, Township of Clearview

ConSALtech Engineering Solutions

May 30, 2007

Mr. R.H. Mayberry, P.Eng. R.J. Burnside & Associates Limited 3 Ronnell Crescent Collingwood, Ontario L9Y 4J6

Dear Mr. Mayberry,

Re:

Public Information Centre No.1 Stayner, Nottawa and New Lowell Long Term Sewage Collection and Treatment

Township of Clearview

The Information presented at the above captioned Public Information Centre on May 9th ,2007 was very informative and well received.

In general, we concur with the majority of the information provided as well as the evaluation of the various alternatives for providing sawage servicing to these Communities. However, we believe that the suggestion that Alternative "5" for each of the Communities would have a "Low Capital" Cost may be misleading. Conveying wastewater to an external WWTP should be expected to result in a significant capital contribution towards the purchase or replacement of the capacity utilized. This together with the cost of a pump station and presumably a significant length of forcemain should be considered to be quite high. The conveyance of raw sawage over long distances also may present challenges.

We wish to note that we represent a company with significant land holdings in Nottawa and New Lowell. Our client would be pleased to explore participation in the implementation of a suitable servicing alternative should this be of interest to the Municipality.

We thank you for the opportunity to provide our comments and would appreciate being added to the project circulation list for future notices and information.

Respectfully Submitted,

Shayne Large, CET

Senior Project Manager / Principal

SL/Is



Bob Mayberry /RJB 30/May/2007 10:52 AM

Richard@clearviewtwp.on.ca, Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

boc

Subject Re: Clearview EA's

Celeste:

We will add you to the mailing list. Thank you for your interest in the project.

Regards

Bob Mayberry

R. H. Mayberry, M.A.Sc., P.Eng. R. J. Burnside & Associates Ltd. 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515 Fax: (705) 446-2399 www.rjburnside.com

Celeste Phillips 4



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To

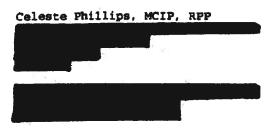
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Subject Clearview EA's

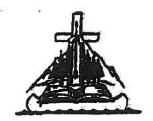
I am interested in the EA work for Stayner, New Lowell and Nottawa. Could you please add me to your mailing list for future meetings.

Thank you.



* This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient,

- 1 MGE 08394



Simcoe Muskoka Catholic District School Board

e bush you was a

46 Alliance Blvd, Barrie, Ontario LAM 5K3

Telephone (705) 722-3555 Fax (705) 722-6534

May 23, 2007

R. J. Burnside & Associates Limited 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Attention: Robert Mayberry, P. Eng.

VIA FAX ONLY: 705-446-2399

RE:

COMMENT LETTER

Class Environmental Assessment

Township of Clearview

Stayner, Nettawa and New Lowell Long-Term Sewage Collection and

Treatment

File No. MGE 08394

Dear Robert Mayberry,

The Simone Musicoka Catholic District School Board has received your correspondence dated May 1, 2007, regarding the Class Environmental Assessment that your firm is undetailing for the Township of Clearview. Our Board understands that the Township of Clearview is studying wastewater servicing solutions for existing and anticipated development in three settlement areas (Stayner, Nomewa and New Lowell) within the Township.

Our Board is interested in obtaining further information, once known, regarding the preliminary alternative solutions that will be identified as well as the recommended solutions in the New Lowell settlement area. We would like to note that we have one (1) elementary school, namely Our Lady of the Assumption School, located just outside of New Lowell on County Road 9, which may be affected by any of the identified and/or recommended solutions for westewater servicing. This school currently has its own septic facilities and the Board would be interested in knowing the potential for connecting to any wastewater services in the area.

The Board would also like to note that we have several school bus routes that service three (3) elementary schools, namely Our Lady of the Assumption School in New Lowell, St. Noel Chabanet Catholic School in Wasaga Beach, and St. Mary's School in Collingwood, and one (1) secondary school, namely Jean Vanier Catholic High School in Collingwood, utilizing the roads in the three settlement areas. Any potential construction as a result of this Class Environmental Assessment could have an impact our bus routes to the above-noted schools, therefore, the Board would like to be kept informed of construction timelines when known.

,

We want to confirm our continued interest, and involvement in the Class Environmental Assessment being done with regards to the long-turn wastewater servicing for Clearview. If you require anything further from the Board, please feel free to contact the undersigned at 705-722-3555 ext. 252.

Yours truly.

Berb MucLennan Planning Officer

c.c. Mr. Richard Spraggs, P. Eng., Township of Clearview

Glenn Clarks, SMCDSB Steve Adams, SMCDSB VIA FAX ONLY: 705-428-0288

Internal Distribution Internal Distribution INNEY 9, 2001

Mr. Spraggs Mr. Maybarry Clearview Township Burnside Enginnering

Re: Wastewater EA - Nottawe

As a resident of Nottawa, I would like to be continually informed about the EA.

The concerns I have, are that presently there is No Need for Water or Wastewater Services in Nottawa. My well water is sufficient for my families needs, and my septic is sufficient for our needs as well. I am definitly not interested in a paying for these services. If the reason for these services, are for development, then I believe development should pay for the bulk of the services.

I believe developers should pay, if they need these services to develop. They can pay to build the Water/Wastewater Plants or Pumping Staions. The present residents don't need it.

If down the road, after the plants are in. If we have to tie in, I am sure the costs would be much cheaper than us, (present residents) having to pay for The Plants.

Yours truly,

Mark Service



SG/HT NGE 0839

May 16, 2007

Robert H. Mayberry, P.Eng. R.J. Burnside & Associates Limited 3 Ronell Cres. Collingwood, Ontario L9Y 4J6

1697 * HE ROW

84

Re: Class Environmental Assessment

Township of Clearview

Stayner, Nottawa and New Lowell Long-term Sewage Collection and

Treatment,

File No. MGE 08394

Dear Mr. Mayberry,

Thank you for your letter dated May 1, 2007 notifying us of the 3 Wastewater Class EA Projects for the communities of Clearview-Stayner, Nottawa and New Lowell.

Please note that we do not have any involvement on these projects and therefore will not be providing any input in this regard.

Sincerely yours,

Keith Grady

Senior Advisor, Environmental Review and

Approvals

Infrastructure Canada

ce: Mr. Richard Spraggs, PEng., Township of Clearview

Canada



Bob Mayberry/RJB 18/May/2007 04:46 PM

- To Richard@clearviewtwp.on.ca
- cc Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB, File Cottlingwood/RJB@RJB

Subject Call from Victor at Spectrum Realty

Richard:

Just wanted to make you aware of a call I received today. I didn't catch the gentleman's last name, but his first name is Victor and he called from Spectrum Realty in the 905 area code. He was interested in future servicing north of Nottawa and south of Poplar SR - specifically Lots 38 and 39 on the west side of 124. I indicated that these areas appeared to be outside the Nottawa settlement boundary and were not part of the study area.

He was asking if servicing for Nottawa would come from Collingwood (presumably passing these lots) and I said that we would be evaluating the option. I also noted that, if this option were selected and implemented, this would not ensure that these properties would be serviced as they were outside the settlement boundary. He seemed to understand this. I also suggested that he speak to either you or Michael W If he had any more questions regarding these lots, their potential for being serviced and related questions, as they were outside our study area.

Hope you find this acceptable.

Have a nice weekend, and i'll talk to you next week. We need to review the feedback from the PIC and start making some decisions on this file in the near future.

Regards

Bob



Bob Mayberry/RJB 18/May/2007 10:40 AM

To Steve Gendron/RJB@RJB, Heather Tripp/RJB@RJB

cc. Richard@clearviewtwp.on.ca

Subject Fw: Class EA Township of Clearview

Please take appropriate action to address Mr. Lyons request,

Thanks

Bob

--- Forwarded by Bob Mayberry/RJB on 05/18/2007 10:39 AM ----



"Lyons, Darryl (MAH)" <Darryl.Lyons@ontario.ca> 16/May/2007 03:26 PM

To

<br

"Haldenby, Timothy (MAH)"

<Timothy.Haldenby@ontario.ca>, "Singbush, Bruce (MAH)" <Bruce.Singbush@ontario.ca>, "Armstrong, Bill (ENE)"

<Bill.Armstrong@ontario.ca>

Subject Class EA Township of Clearview

Good afternoon:

I have received a copy of your notice regarding three Wastewater Class EA projects for the communities of Stayner, Nottawa and New Lowell in the Township of Clearview. I understand that these projects are to investigate wastewater servicing solutions or existing and anticipated development for the above communities. I would request that any available background information on these projects be forwarded to my attention and wish to be kept informed on the progress of these projects.

Sincerely,
Darryl Lyons, MCIP, RPP
Planner, Community Planning and Development

Municipal Services Office - Central Ontario Ministry of Municipal Affairs and Housing 777 Bay St. Toronto, Ontario (2nd Floor) M5G 2E5

T: 416-585-6048 or 1-800-668-0230

F: 416-585-6882

E: darryl.lyons@ontario.ca

Please note the new email address.

Visit "On-Ramp" at www.mah.gov.on.ca/OnRamp

ForwardSource|D:NT0003DE72



Bob Mayberry/RJB 18/May/2007 10:37 AM To "Suzanne Troder"

"Marcus Firman"

Gendron/RJB@RJB, Heather Tripp/RJB@RJB

bcc

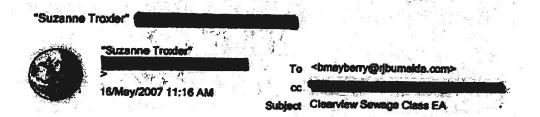
Subject Re: Clearview Sewage Class EA

Suzanne:

We will make sure all the names are on the list.

Thanks:

Bob



Bob,

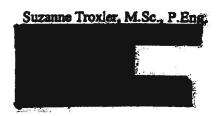
Thank you for going over the PIC info with me last week.

I would like to be added to your mailing list.

Also, I have been asked to respond to your May 1 letter to Ed Houghton, to say that Ed should be kept on the mailing list, and that Marcus Firman, Collingwood Public Utilities, should be added as well.

Thank you Bob.

Suzanne





Appendix H

March 16, 2009

Via: Mail

Environmental Unit Indian and Northern Affairs Canada 25 St. Clair Avenue East, 8th Floor Toronto, Ontario M4T 1M2

Re: Environmental Assessment – First Nations Consultation

Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

To Whom It May Concern,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Stayner. The following First Nation bands have been contacted for their input:

Beausoleil First Nation
Chippewas of Georgina Island
Chippewas of Mnjikaning First Nation (Rama)
Chippewas of Nawash First Nation
Curve Lake First Nation
Hiawatha First Nation
Mississaugas of Scugog Island First Nation
Moose Deer Point First Nation
Saugeen First Nation
Wahta Mohawk Territory
Wasauksing First Nation

Sample contact letters are enclosed. The contact list was received from the Indian and Northern Affairs Canada Specific Claims Branch.

If you have any questions about the Class EA, or know of any additional First Nation bands that should be included in the circulation, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or Mr. Richard Spraggs (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Yours truly,

R.J. Burnside & Associates Limited

Steve Gendron

Enc. Sample Letter

Key Plan

Detailed Project Plan

Richard Spraggs, P.Eng, Director of Public Works cc:

090313 FN letter INAC - Stayner.doc 2009-03-16 10:18 AM

March 16, 2009

Via: Mail

Aboriginal Relations and Ministry Partnerships Division Ministry of Aboriginal Affairs 9th Flr, 160 Bloor St E Toronto ON M7A2E6

Re:

Environmental Assessment – First Nations Consultation Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment File No. MGE 08394

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Moose Deer Point First Nation
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Wahta Mohawk Territory
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Yours truly,

R.J. Burnside & Associates Limited

Steve Gendron

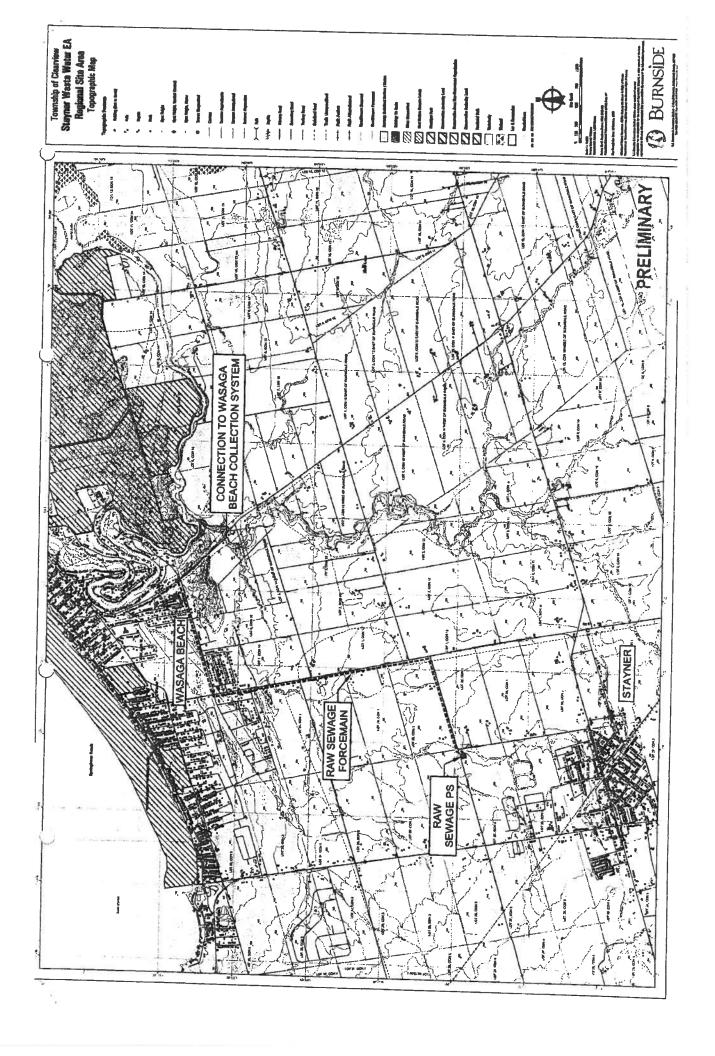
Enc. Sample Letter

Key Plan

Detailed Project Plan

cc: Richard Spraggs, P.Eng, Director of Public Works

090313 FN letter MOAA - Stayner 2009-03-16 10:15 AM



TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE GENERAL LOCATION PLAN Projector: Detern: Vertiled by: RAMA. Merch 2009 Project Number: MCE08394 Prepared by: J.R. KEY MAP OF ONTARIO



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Beausoleil First Nation 1 Ogema Street Christian Island, ON L0K 1C0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Stayner. The Township wishes to update you on the status of this Class EA project, and provide you with the opportunity to comment.

The Class EA has been completed to the end of Phase 2 of the Municipal Class EA process. The Township has identified the preferred servicing solution as expansion of the existing gravity sewer collection system within the community of Stayner, and construction of a pump station and forcemain to convey wastewater to the Town of Wasaga Beach wastewater collection system. The solution will allow for the existing Stayner Wastewater Treatment Plant to operate up to its currently approved treatment capacity, and all additional wastewater will be pumped to the Town of Wasaga Beach for treatment at their treatment plant.

The Township of Clearview has an agreement in principle with the Town of Wasaga Beach for this proposed solution. All construction for this project is to take place within municipal Rights-of-Way and utility corridors within the Township of Clearview and the Town of Wasaga Beach. We have included a key plan of the project area and a detailed plan of the proposed project location with this letter.

Please forward any comments that you may have on this project within thirty (30) days of this letter.

If you have any questions about the Class EA, please contact Mr. Bob Mayberry (<u>bob.mayberry@rjburnside.com</u>) at (705) 446-0515 x 389, or the undersigned (<u>rspraggs@clearviewtwp.on.ca</u>) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter. Yours truly,

Richard Spraggs, P.Eng Director of Public Works

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited
Indian and Northern Affairs Canada
Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Georgina Island RR 2 PO Box N-13 Sutton West, ON L0E 1R0

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

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Richard Spraggs, P.Eng Director of Public Works

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Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200 Rama, ON LOK 1T0

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

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Thank you in advance for your attention to this matter. Yours truly,

Richard Spraggs, P.Eng Director of Public Works

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cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Chippewas of Nawash First Nation RR 5 Wiarton, ON N0H 2T0

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Stavner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Thank you in advance for your attention to this matter. Yours truly,

Richard Spraggs, P.Eng Director of Public Works

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cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Curve Lake First Nation 22 Winookeeda Road Curve Lake, ON K0L 1R0

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Thank you in advance for your attention to this matter. Yours truly,

Richard Spraggs, P.Eng Director of Public Works

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Hiawatha First Nation 123 Paudash Street Hiawatha, ON K0L 2G0

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Mississaugas of Scugog Island First Nation 22521 Island Road RR# 5 Port Perry, ON L9L 1B6

Attention: Chief and Council

Re: Township of Clearview Class Environmental Assessment

Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council,

The Township of Clearview has retained R.J. Burnside & Associates Limited to undertake a Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Stayner. The Township wishes to update you on the status of this Class EA project, and provide you with the opportunity to comment.

The Class EA has been completed to the end of Phase 2 of the Municipal Class EA process. The Township has identified the preferred servicing solution as expansion of the existing gravity sewer collection system within the community of Stayner, and construction of a pump station and forcemain to convey wastewater to the Town of Wasaga Beach wastewater collection system. The solution will allow for the existing Stayner Wastewater Treatment Plant to operate up to its currently approved treatment capacity, and all additional wastewater will be pumped to the Town of Wasaga Beach for treatment at their treatment plant.

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Please forward any comments that you may have on this project within thirty (30) days of this letter.

If you have any questions about the Class EA, please contact Mr. Bob Mayberry (bob.mayberry@rjburnside.com) at (705) 446-0515 x 389, or the undersigned (rspraggs@clearviewtwp.on.ca) at (705) 428-6230 x 243.

Thank you in advance for your attention to this matter. Yours truly,

Richard Spraggs, P.Eng Director of Public Works

Enc. Project File Report (Hard Copy and Digital copy)

Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Moose Deer Point First Nation 3719 Twelve Mile Bay Rd. PO BOX 119 Mactier, ON POC 1H0

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Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Saugeen First Nation No.29 Highway #21 R.R. #1 Southampton, ON NOH 2LO

Attention:

Chief and Council

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File No. MGE 08394

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Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Wahta Mohawk Territory PO BOX 260 Bala, ON POC 1A0

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File No. MGE 08394

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Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site <u>www.clearviewtwp.on.ca</u> Fax (705) 428-0288

March 12, 2009

Via: Mail

Wasauksing First Nation PO Box 250 Parry Sound, ON P2A 2X4

Attention: Chief and Council

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Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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Key Plan

Detailed Project Plan

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



May 14, 2009

Via: Email

Environmental Unit Indian and Northern Affairs Canada 8th Floor 25 St. Clair Avenue East Toronto, ON M4T 1M2

Re: Environmental Assessment – First Nations Consultation

Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

To Whom It May Concern,

The Township of Clearview has contacted eleven First Nations for their input on the Class Environmental Assessment ("Class EA") to assess future wastewater collection and treatment options for the community of Stayner. The comment period for these bands was voluntarily extended by the Township of Clearview to May 30, 2009, and a sample of the contact letter issued to provide notice of the extended comment period is enclosed. The letter was issued to the following First Nations:

Beausoleil First Nation
Chippewas of Georgina Island
Chippewas of Mnjikaning First Nation (Rama)
Chippewas of Nawash First Nation
Curve Lake First Nation
Hiawatha First Nation
Mississaugas of Scugog Island First Nation
Moose Deer Point First Nation
Saugeen First Nation
Wahta Mohawk Territory
Wasauksing First Nation

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Yours truly,

R.J. Burnside & Associates Limited

Steve Gendron

Enc. Sample Letter

Steve Gendron

cc: Richard Spraggs, P.Eng, Director of Public Works

090511 FN letter INAC 2 - Stayner 2009-05-14 10:34 AM



May 14, 2009

Via: Email

Aboriginal Relations and Ministry Partnerships Division Ministry of Aboriginal Affairs 9th Floor 160 Bloor St E Toronto, ON M7A 2E6

Re:

Environmental Assessment – First Nations Consultation Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment File No. MGE 08394

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Yours truly,

R.J. Burnside & Associates Limited

Steve Gendron

Enc. Sample Letter

Steve Gendron

cc: Richard Spraggs, P.Eng, Director of Public Works

090511 FN letter MOAA 2 - Stayner 2009-05-14 10:32 AM



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Beausoleil First Nation 1 Ogema Street Christian Island ON LOK 1CO

Attention:

Chief and Council

Re:

Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

Dear Chief and Council.

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Yours truly.

Steve Gendron For: Richard Spraggs, P.Eng

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited cc:

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Emall

Chippewas of Georgina Island RR 2 PO Box N-13 Sutton West ON LOE 1R0

Attention:

Chief and Council

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Township of Clearview Class Environmental Assessment Stayner Long-Term Wastewater Collection and Treatment

File No. MGE 08394

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cc:

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Curve Lake First Nation 22 Winookeeda Road Curve Lake ON K0L 1R0

Attention:

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Br: Richard Spraggs, P.Eng

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Chippewas of Mnjikaning First Nation (Rama) 5884 Rama Road Suite 200 Rama ON LOK 1TO

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Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited cc:

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Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

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Wiarton ON N0H 2T0

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Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Hiawatha First Nation 123 Paudash Street Hiawatha ON K0L 2G0

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May 12, 2009

Via: Email

Moose Deer Point First Nation 3719 Twelve Mile Bay Rd. PO BOX 119 Mactier ON POC 1H0

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For: Richard Spraggs, P.Eng

cc: Ro

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

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Steve Gendron, R.J. Burnside & Associates Limited
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May 12, 2009

Via: Email

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Sture Gendran For: Richard Spraggs, P.Eng

cc: Robert H. Mayberry, P.Eng.,

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario LOM 1S0



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

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Stone Gendron

Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron, R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

090511 FN Letter#2 Stayner 2009-05-12 3:42:00 PM Administration 217 Gideon Street P.O. Box 200 Stayner, Ontario LOM 1S0



Phone (705) 428-6230 Web site www.clearviewtwp.on.ca Fax (705) 428-0288

May 12, 2009

Via: Email

Wahta Mohawk Territory PO BOX 260 Bala ON POC 1A0

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For: Richard Spraggs, P.Eng

Sive Gudian

cc: Robert H. Mayberry, P.Eng., R.J. Burnside & Associates Limited

Steve Gendron. R.J. Burnside & Associates Limited

Indian and Northern Affairs Canada

Ministry of Aboriginal Affairs Ontario

090511 FN Letter#2 Stayner 2009-05-12 3:42:00 PM

5884 Rama Road, Suite 200 Rama, Ontario LOK 1T0

T 705.325.3611 F 705.325.0879

A Proud Progressive First Nation Community

March 30, 2009

Clearview Township 217 Gideon Street P.O Box 200 Stayner, ON LOM 1SO OM DATE RECEIVED

APR 0 6 2009

Attention: Richard Spraggs, P. Eng.

R.J. Burnside à associate**s GEO**RGIAN DAY OFFICE

Re: Nottawa Long-Term Wastewater Collection and Treatment Class EA

Dear Mr. Spraggs:

As a member of the Williams Treaties First Nations, Rama First Nation acknowledges receipt of your letter of March 12, 2009, which was received on March 17, 2009.

A copy of your letter has been forwarded to Karry Sandy-McKenzie, Barrister & Solicitor, Coordinator for Williams Treaties First Nations for further review and response directly to you. Ms. Sandy's address is 8 Creswick Court, Barrie, ON L4M 2J7 and her telephone number is (705) 792-5087.

We appreciate your taking the time to share this important information with us.

Sincerely,

Chief Sharon Stinson Henry

Council, Rama First Nation

Jeff Hewitt, General Counsel

Karry Sandy-McKenzie, Barrister & Solicitor

Chief Rodney Monague Jr., Portfolio Chief for Williams Treaty Nations

SSH/sw

Re: Environmental Assessments for Nottawa and Stayner MGE08394 Kelly LaRocca

to:

Steve.Gendron 2009-04-17 10:08 AM Show Details

History: This message has been forwarded.

Wonderful. Please feel free to send me email packages in future.

Yours truly,

Kelly Larocca

---- Original Message -----

From: Steve Gendron < Steve. Gendron@rjburnside.com >

To: Kelly LaRocca

Cc: File Collingwood < FileCollingwood@rjburnside.com >; rspraggs@clearviewtwp.on.ca < rspraggs@clearviewtwp.on.ca >;

Bob Mayberry < Bob. Mayberry@rjburnside.com >; Don McNalty < Don. McNalty@rjburnside.com >

Sent: Fri Apr 17 10:01:34 2009

Subject: Re: Environmental Assessments for Nottawa and Stayner MGE08394

Ms. LaRocca,

Thank you for your response. In order to ensure you receive copies of the packages in a reasonable timeframe, I believe the most expedient approach will be to email digital copies. Please find digital copies of the Nottawa Environmental Assessment package attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards,

Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario

L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508

(See attached file: 090417 Scugog letter - Nottawa.pdf)(See attached file: 090331 Detailed Project Plan - Nottawa.PDF)(See attached file: 090331 Key

Plan.PDF)(See attached file: 081205 Nottawa Sewage PFR.pdf)

"Kelly LaRocca" <klarocca@scugogf irstnation.com>

To

<<u>Steve.Gendron@rjburnside.com</u>> 2009-04-16 05:11 cc

PM

Subject Environmental Assessments for Nottawa and Stayner Dear Steve.

Thank you for contacting my office. I have been away at meetings since our last discussion, but did not forget about your request.

I have looked but cannot locate the said EA's. I would appreciate as a courtesy if you would be so kind as to re-send them to my attention.

Please contact me directly should you wish to discuss the matter of my request.

Yours very truly,

Kelly LaRocca Councillor Mississaugas of Scugog Island First Nation 22521 Island Rd Port Perry, ON, L9L 1B6 Phone: 905-985-3337 ext. 232

Fax: 905-985-8828

Email: klarocca@scugogfirstnation.com

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confidential information. If you are not the intended recipient of this e-mail,



RE: Class Environmental Assessments for Nottawa and Stayner MGE 08394

Jamie Kozlinsky to: Steve Gendron

2009-04-16 02:49 PM

Hi there: I have forwarded this message on to Kelly LaRocca, as well as, Chief Tracy Gauthier and the other Councillor - Della Charles. You should hear back from one of them.

Jamie Kozlinsky Receptionist Mississaugas of Scugog Island First Nation 22521 Island Rd. Port Perry, ON, L9L 1B6 Phone: (905) 985-3337 ext. 221

Fax: (905) 985-8828

Email: jkozlinsky@scugogfirstnation.com

----Original Message----

From: Steve Gendron [mailto:Steve.Gendron@rjburnside.com]

Sent: Thursday, April 16, 2009 2:31 PM

To: Jamie Kozlinsky Cc: File Collingwood

Subject: Class Environmental Assessments for Nottawa and Stayner MGE

08394

Hello,

I have previously contacted your office to confirm whether you had received the Class Environmental Assessments for Nottawa and Stayner, mailed March 13, 2009. I spoke with Ms. Kelly LaRocca, and she noted that she would look through the files and get back to me.

I have not yet had a response, so I was wondering if someone could confirm receipt for me?

Regards,

Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508

Steve Gendron

2009-04-01 04:44 PM

To: jroot@saugeenfirstnation.ca

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, File

RJB: MGE

Collingwood/RJB@RJB, Don McNalty/RJB@RJB

Subject: Nottawa Class Environmental Assessment

08394

Ms. Janice Root,

On behalf of the Township of Clearview, RJ Burnside & Associates Limited mailed out two Class Environmental Assessment packages to your office. These packages were concerning the communities of Nottawa and Stayner, respectively. The packages were mailed on March 13, 2009. I have contacted the receptionist at your office, and been informed that neither of the packages have been received, as of yet. In order to ensure you receive copies of the packages in a reasonable timeframe, we are emailing digital copies to your attention.

Please find digital copies of the Nottawa Environmental Assessment package attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards,

Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515

Fax: (705) 446-2399 Toll Free: 1-888-240-4508

090401 Saugeen FN Letter - Nottawa.pdf

081205 Nottawa Sewage PFR.pdf

090331 Key Plan.PDF

090331 Detailed Project Plan - Nottawa.PDF

Steve Gendron

2009-04-01 04:45 PM

To: jroot@saugeenfirstnation.ca

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, Don

McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject: Stayner Class Environmental Assessment 08394

RJB: MGE

Ms. Janice Root,

Please find digital copies of the Stayner Environmental Assessment package attached to this email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508



090401 Saugeen FN Letter - Stayner.pdf



081211 Stayner Sewage PFR.pdf



090331 Key Plan.PDF



090331 Detailed Project Plan - Stayner.PDF



RE: Nottawa Class Environmental Assessment RJB: MGE 08394 Janet Root to: Steve Gendron 2009-04-16 02:44 PM

This will acknowledge receipt of your emails. I have redirected these to the SON Environmental Office c/o Jake Linklater, phone number 519-534-5570.

----Original Message----

From: Steve Gendron [mailto:Steve.Gendron@rjburnside.com]

Sent: Thursday, April 16, 2009 2:14 PM

To: Janet Root

Cc: File Collingwood

Subject: Fw: Nottawa Class Environmental Assessment RJB: MGE 08394

Ms. Janice Root,

I would just like to confirm that you received my previous emails (sent $April\ 1$, 2009) with the digital copies of the Environmental Assessments for

Nottawa and Stayner.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-16 02:13 PM ----

Steve Gendron/RJB

2009-04-06 02:18

To

PM

jroot@saugeenfirstnation.ca

cc

File Collingwood/RJB@RJB

Subject

Fw: Nottawa Class Environmental

Assessment

RJB:

MGE 08394

Ms. Janice Root,

I would just like to confirm that you received my two previous emails (sent $% \left(1\right) =\left(1\right) +\left(1\right)$

April 1, 2009) with the digital copies of the ${\tt Environmental}$ Assessments for

Nottawa and Stayner.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-06 02:16 PM ----

Steve Gendron/RJB

2009-04-01 04:44

To

PM

jroot@saugeenfirstnation.ca

CC

rspraggs@clearviewtwp.on.ca, Bob

Mayberry/RJB@RJB, File

Collingwood/RJB@RJB, Don

McNalty/RJB@RJB

Subject

Nottawa Class Environmental

Assessment

RJB:

MGE 08394

Ms. Janice Root,

On behalf of the Township of Clearview, RJ Burnside & Associates Limited mailed out two Class Environmental Assessment packages to your office. These packages were concerning the communities of Nottawa and Stayner, respectively. The packages were mailed on March 13, 2009. I have contacted the receptionist at your office, and been informed that neither

of the packages have been received, as of yet. In order to ensure you receive copies of the packages in a reasonable timeframe, we are emailing

digital copies to your attention.

Please find digital copies of the Nottawa Environmental Assessment package attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515

Tel: (705) 446-0515

Fax: (705) 446-2399

Toll Free: 1-888-240-

Toll Free: 1-888-240-4508

[attachment "090401 Saugeen FN Letter - Nottawa.pdf" deleted by Steve Gendron/RJB]

[attachment "081205 Nottawa Sewage PFR.pdf" deleted by Steve Gendron/RJB]
[attachment "090331 Key Plan.PDF" deleted by Steve Gendron/RJB]
[attachment "090331 Detailed Project Plan - Nottawa.PDF" deleted by Steve
Gendron/RJB]

Steve Gendron

2009-03-31 02:08 PM

To: lcarr@hiawathafn.ca

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, Don McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject: Nottawa Class Environmental Assessment 08394

RJB: MGE

Chief Laurie Carr,

As per our conversation on March 30th, please find digital copies of the Nottawa Environmental Assessment package (hard copies previously mailed to your office) attached to this email. The Stayner Class Environmental Assessment package will follow in a subsequent email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6 Tel: (705) 446-0515

Fax: (705) 446-2399 Toll Free: 1-888-240-4508



090331 Hiawatha FN Letter Nottawa.pdf



081205 Nottawa Sewage PFR.pdf



090331 Key Plan.PDF



090331 Detailed Project Plan - Nottawa.PDF

Steve Gendron

To: lcarr@hiawathafn.ca

2009-03-31 02:17 PM

cc: rspraggs@clearviewtwp.on.ca, Bob Mayberry/RJB@RJB, Don McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject: Stayner Class Environmental Assessment 08394

RJB: MGE

Chief Laurie Carr,

Please find digital copies of the Stayner Environmental Assessment package (hard copies previously mailed to your office) attached to this email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399 Toll Free: 1-888-240-4508



090331 Hiawatha FN Letter Stayner.pdf



081211 Stayner Sewage PFR.pdf



090331 Key Plan.PDF



090331 Detailed Project Plan - Stayner.PDF



Re: Nottawa Class Environmental Assessment RJB: MGE08394

icarr to: Steve Gendron
Please respond to lcarr

2009-04-06 06:14 PM

Hi Steve,

Yes I did receive them..thank you!!

Laurie

----Original Message-----

From: Steve Gendron
To: lcarr@hiawathafn.ca
Cc: File Collingwood

Subject: Fw: Nottawa Class Environmental Assessment

RJB:

MGE08394

Sent: Apr 6, 2009 2:14 PM

Chief Laurie Carr,

I would just like to confirm that you received my two previous emails (sent March 31, 2009) with the digital copies of the Environmental Assessments we discussed on the phone.

Regards, Steve Gendron

---- Forwarded by Steve Gendron/RJB on 2009-04-06 02:13 PM ----

Steve Gendron/RJB

2009-03-31 02:08

PM

lcarr@hiawathafn.ca

CC

To

rspraggs@clearviewtwp.on.ca, Bob

Mayberry/RJB@RJB, Don McNalty/RJB@RJB, File Collingwood/RJB@RJB

Subject

Nottawa Class Environmental

Assessment MGE 08394 RJE:

Chief Laurie Carr,

As per our conversation on March 30th, please find digital copies of the Nottawa Environmental Assessment package (hard copies previously mailed to your office) attached to this email. The Stayner Class Environmental

Assessment package will follow in a subsequent email.

Regards, Steve Gendron, B.ESc R.J. Burnside & Associates 3 Ronell Crescent Collingwood, Ontario L9Y 4J6

Tel: (705) 446-0515 Fax: (705) 446-2399

Toll Free: 1-888-240-4508

[attachment "090331 Hiawatha FN Letter Nottawa.pdf" deleted by Steve Gendron/RJB]
[attachment "081205 Nottawa Sewage PFR.pdf" deleted by Steve Gendron/RJB]
[attachment "090331 Key Plan.PDF" deleted by Steve Gendron/RJB]
[attachment "090331 Detailed Project Plan - Nottawa.PDF" deleted by Steve Gendron/RJB]

Sent wirelessly from my BlackBerry device on the Bell network. Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:58 PM

To:

nimkee-wil@zeuter.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



WFN - Stayner.PDF (26 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards,

Steve Gendron

(See attached file: WFN - Stayner.PDF)

mb:

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:57 PM

To:

linda@iroquoiscranberries.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: WMT - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent: To:

Wednesday, May 13, 2009 4:55 PM

jroot@saugeenfirstnation.ca

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



SFN - Stayner.PDF (25 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: SFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent: To: Wednesday, May 13, 2009 4:53 PM

10:

chief@moosedeerpoint.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: MDPFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent: To:

Wednesday, May 13, 2009 4:52 PM klarocca@scugogfirstnation.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: MSIFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:51 PM

To:

lcarr@hiawathafn.ca

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



HFN - Stayner.PDF (24 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: HFN - Stayner.PDF)

--

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent: To: Wednesday, May 13, 2009 4:46 PM

10:

manager@curvelakefn.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



CLFN - Stayner.PDF (25 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: CLFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:44 PM

To:

nawash@the-matrix.ca

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Stayner.PDF (25 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: CNFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:43 PM

To:

chief@ramafirstnation.ca

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Stayner.PDF (25 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards,

Steve Gendron

(See attached file: CMFN - Stayner.PDF)

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:41 PM

To:

jtaylor@georginaisland.com

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



Stayner.PDF (24 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: CGIFN - Stayner.PDF)

--

From:

Steve Gendron [Steve.Gendron@rjburnside.com]

Sent:

Wednesday, May 13, 2009 4:40 PM

To:

council@chimnissing.ca

Cc:

Bob Mayberry; Richard Spraggs; File Collingwood

Subject:

Township of Clearview - Stayner Wastewater Class EA - Extension of comment period MGE

08394



BFN - Stayner.PDF (25 KB)

Attached, please find a letter regarding the extension of comment period for the Stayner Long Term Wastewater Class Environmental Assessment.

Regards, Steve Gendron

(See attached file: BFN - Stayner.PDF)

First Nation	Contact Name	Contact Number	26-Mar	ar 30-Mar	01-Apr	06-Apr	16-Apr	17-Apr	20-Anr
Beausoleil First Nation	Rod Monague Jr. (C)	(705) 247-2051	W.	No Answer	NA.	Probably received			
Chippewas of Georgina Island	Mooney (c)	(706) 437-1337	CB Monday	No Armwer	VMCB April 6	*	Emailed to confirm		ROAD
Chippewas of Mrijkaning First Nation (Rama)	Chief Sharon Stinson Henry (C)	(705) 325-3611	RCVD						
Chippewas of Nawash First Nation		(519) 534-1689	RCVD	SHARRICAL STREET	Manual Property of the Party of	· · · · · · · · · · · · · · · · · · ·	Sandy Language Manager As		
Curve Lake First Nation	Ed Coppway (c)	(705) 657-1312	RCVD						
Hawatha First Nelton	Leurie Cerr (C)	(706) 295-4421	NW.	Emelled Packages	の問題を記るいると	RCVD	はおいないないとのでは	THE RESIDENCE OF THE PARTY OF T	
Mississaugas of Scugog Island First Nation	Tracy Gauthier (C)/Kelly LaRocca (c)	(905) 985-3337	WM	CB		FNCB	Emailed to confirm	Emailed to confirm Emailed Packages/RCVD	
Moose Deer Point First Nation	Barron King (C)	(705) 375-5208	CB Monday	83	RCVD	· · · · · · · · · · · · · · · · · · ·	大田 人間 日本		O TOTAL OF THE PROPERTY OF THE PARTY OF THE
Saugeen First Nation	Randall Kaghee (C)	(519) 797-2781	VM	83	Emailed Packages Emailed to confirm RCVD	Emailed to confirm	RCVD		
Waitta Mohawk Tenttory	Linda Commandant	(706) 782-2354	RCVD	SAN CONTRACTOR CONTRACTOR OF	大は 日本の	THE RESIDENCE OF THE PARTY OF T	自然を対している。以外の対象		
Wasauksing First Nation	Shane Tabobandung (c)	(705) 746-2531	CB Monday	CB Apr 6		VM/CR	ENCR		W.50

VM CB CB FNCB FNCB (C)

Project File Report - Receipt Log

March 26

Beausoleil - Left voicemail message

Georgina Island - Main receptionist away/Please call back Monday

Rama - Received both packages/Chief Sharon Stinson Henry will issue response letters

Nawash - Received both packages/Comments may come from Saugeen Ojibway Nation

Environment Office - (519) 534-5507

Curve Lake - Received both packages/Councillor Ed Coppaway is the contact for EAs

Hiawatha - left voicemail message with Chief Laurie Carr (contact for EAs)

Scugog Island - Have received at least one package/left message with Chief Tracy Gauthier

Moose Deer Point - Nothing received yet, but they haven't picked up mail recently/Call back

Monday/Chief Barron King is the contact for EAs

Saugeen First Nation - Left voicemail message

Wahta Mohawk - Linda Commandant advises she is the contact, and has received both packages Wasauking - Chief Councillor Shane Tabobandung is the contact for EAs/Call back Monday

March 30

Beausoleil - No answer

Georgina Island - No Answer

Hiawatha - Requested package to be emailed

Scugog - Contact out of office/requested call back on April 2

Moose Deer Point - Contact out of office/requested call back another day

Saugeen - Contact out of office/requested call back another day

Scugog - Contact out of office/requested call back on April 6

March 31

Hiawatha - Emailed packages to FN

April 1

Beausoleil - Left voicemail

Georgina Island - Contact out of office/requested call back on April 6/left voicemail

Moose Deer Point - Both packages received/packages with Chief

Saugeen - No packages received/emailed packages to FN

April 6

Beausoleil - Chief Rod Monague Jr. stated he has a large pile of Class EAs, so he "probably"

received it. Could not confirm, and he indicated that these are low priority at the moment.

Georgina Island - Left voicemail.

Hiawatha - Emailed to confirm digital packages. No response yet.

Scugog - They are looking into it, and will contact me back.

Saugeen - Emailed to confirm digital packages. No response yet.

Wasauksing - Left voicemail.

April 16

Georgina Island - Emailed to confirm.

Scugog - Emailed to confirm.

Saugeen - Confirmed receipt

Wasauksing – Will look and contact me back

April 17

Scugog - Emailed digital packages, confirmed receipt.

<u> April 20</u>

Georgina Island - Confirmed received original copies.

Wasauksing - Confirmed received original copies.

First Nations Communications Record

2009-07-08 8:53:00 AM