



**BURNSIDE**

**South East Stayner Sanitary Class  
Environmental Assessment, Schedule B  
Project File Report**

**Township of Clearview  
217 Gideon Street  
Stayner, ON L0M 1S0**

**R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood ON L9Y 4J6**

**January 2021  
300044062.0000**

South East Stayner Sanitary Class Environmental Assessment, Schedule B  
 Project File Report  
 January 2021

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## R.J. Burnside & Associates Limited

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 Project Manager

## Executive Summary

R.J. Burnside & Associates Limited (Burnside) was retained by The Township of Clearview (Township) to complete a Municipal Class Environmental Assessment (EA) to evaluate options to address the need for sewage collection to service the existing unserviced area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'.

The planning of improvements was carried out in accordance with the Schedule 'B' requirements (Phases 1 to 2) of the Municipal Engineers Association Municipal Class Environmental Assessment (EA) document (October 2000, as amended in 2007, 2011 and 2015), which is approved under the Ontario Environmental Assessment Act.

Alternative Solutions considered include: 1) Do nothing; 2) Build a new pumping station on a new site to service the study area; 3) Build a new pumping station on a new site to service the Manortown Homes development.

The alternative solutions were evaluated against the natural, social-cultural, economic and technical environment. The alternative to build a new pumping station on a new site to service the Study Area was selected as the preferred solution. The preferred solution includes construction of a new sanitary pumping station and forcemain sewer constructed within the Sunnidale Street right-of-way to convey the flows from the pumping station to the sewers at Sunnidale/Phillips Street. Sanitary service to existing residents of Sunnidale Street would include construction of a gravity sewer within the Sunnidale Street right-of-way from the sewer at Sunnidale/Phillips Street, flowing eastwards towards the pumping station. It is anticipated the existing Sunnidale Street, Phillips Street and Highway 26 gravity sewers will require upsizing as flows from the pumping station and other areas increase with future development.

A key component of the Study included consultation with interested stakeholders, considered broadly to include government and non-government agencies, Indigenous communities, property owners, and the general public. Consultation with stakeholders included a Notice of Commencement and Notice of Completion. In addition, an online Public Information Centre (PIC) was held to present the Project and obtain input from interested stakeholders. A Notice of Completion will be published in the local newspapers and mailed to stakeholders and agencies that have interest in the Project. As per the requirements of the Municipal Class EA, this Project File Report (PFR) will be available for public review and comment for a period of 30 calendar days following the publication of the Notice of Completion.

The Notice of Completion will provide the dates and location where an electronic copy of the PFR can be reviewed and names and addresses of people to whom they can send their comments. Comments or concerns regarding the project are to be directed to the

Township for a response. In addition, if there are outstanding concerns regarding potential adverse impacts to constitutionally protected Aboriginal and treaty rights, a request for an order requiring a higher level of study or conditions on those matters can be addressed in writing to the Minister of the Environment (Minister) and the Director of the Environmental Assessment Branch. Requests on other grounds will not be considered. Requests must be received by the Minister within 30 calendar days of the publication of the Notice of Completion.



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Appendix A2 Technical Memorandum - Terrestrial and Natural Heritage Assessment', Burnside, November 17, 2020

Appendix A3 Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes, by ASI, November 2020

Appendix A4 Stage 1 Archaeological Assessment, by ASI, November 18, 2019

Appendix B Evaluation of Alternatives

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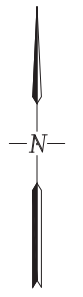
## 1.0 Introduction

R.J. Burnside & Associates Limited (Burnside) has been retained by the Township of Clearview (Township) to complete a Schedule B Municipal Class Environmental Assessment (EA). The Municipal Class EA is being completed to evaluate options to address the need for sewage collection service for the existing unserved area in the southeast quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'.

The Study Area includes the areas of Phillips Street, Sunnidale Street and Centre Line Road in the south east area of Stayner. The Study Area is primarily existing residential land use with some commercial and institutional land uses as well as lands designated as Environmental Protection. An intermittent watercourse, a tributary of McIntyre Creek, runs in a southwest to northeast direction through the study area and is regulated by the Nottawasaga Valley Conservation Authority. There are several development proposals within the Study Area that are in pre-consultation and various other stages of approval, including the Manortown Homes development located in the northeast portion of the Study Area. The Study Area is partially serviced with an existing municipal wastewater collection system constructed in 1974 located on Phillips Street and a small portion of the west end of Sunnidale Street. The existing collection system directs sewage from the Study Area northward toward the Mowat Street sewer.

The Study Area is illustrated on Figure 1.

The existing conditions, proposed alternatives, and the method of public notification and consultation conducted for this Schedule B Municipal Class EA, are summarized in this Project File Report.




Notes:  
 1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.  
 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.  
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
	ISSUED FOR PROJECT FILE REPORT	20/12/08	J.G.

STUDY AREA



**BURNSIDE**

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Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

Drawing Title:  
**SOUTH EAST STAYNER SANITARY SERVICING**  
 STUDY AREA BOUNDARY  
 SUNNIDALE STREET

Drawn M.A.	Checked J.M.G.	Designed J.M.G.	Checked J.M.G.	Date 20/12/08	Drawing No. <b>1</b>
Project No. 300044062.0000	Contract No. ---	Revision No. 1	Scale 1:2,000		

## 2.0 Problem Identification

The Problem / Opportunity Statement has been defined as follows:

The Township of Clearview has identified the need for Sewage Collection to service the existing unserved area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'.

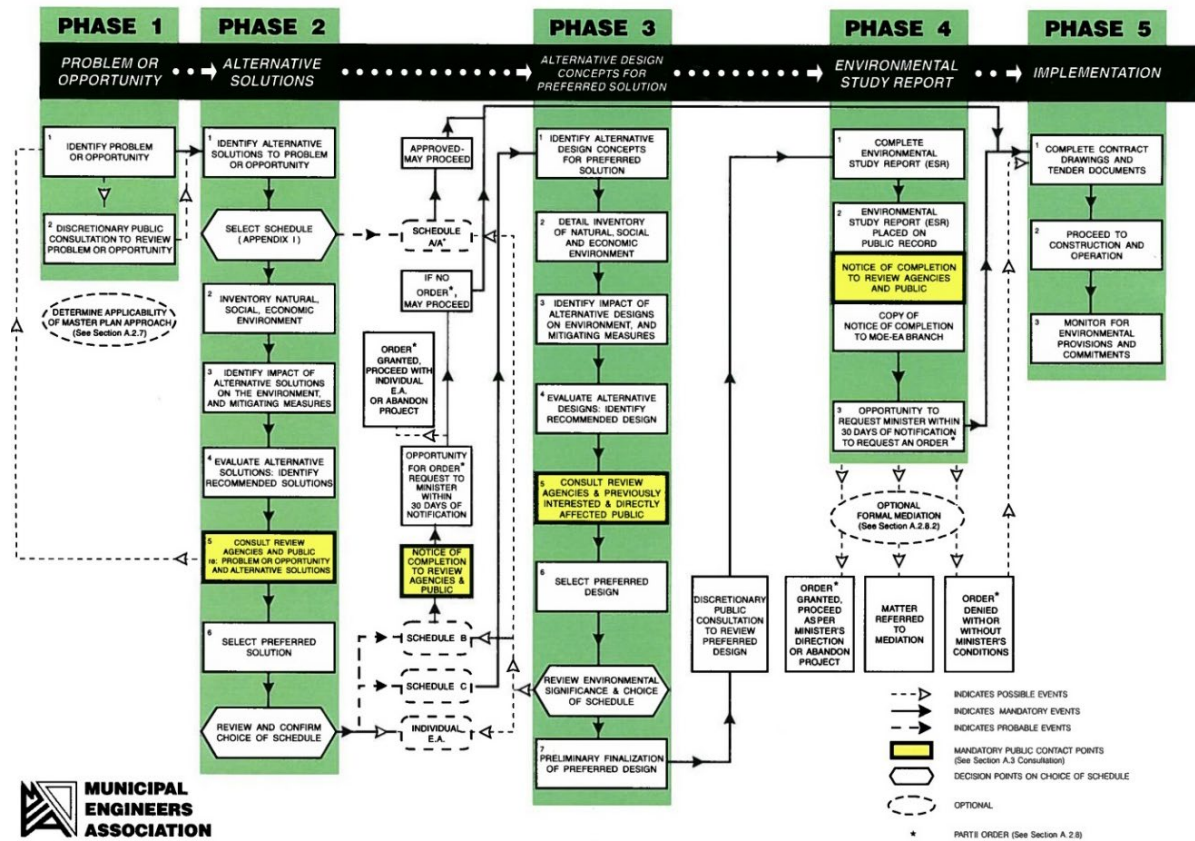
Based on the elevations and locations of existing infrastructure, extended sanitary service to the Study Area would not be able to drain to existing sanitary infrastructure by gravity alone. A sanitary pumping station is required.

Under the Municipal Class EA process, construction of a new pumping station is considered a Schedule B project in the Municipal Engineering Association (MEA) Guide for Municipal Class EAs (October 2000, as amended in 2007, 2011 and 2015) for municipal road and infrastructure project activities.

As a Schedule B project, the project planning proceeds under the planning and documentation procedures of Phases 1 and 2 of the Municipal Class EA process. Through this process, reasonable solutions identified are evaluated with input from agencies, Indigenous communities and stakeholders toward a recommendation for a preferred solution. As a minimum, public consultation is required at two (2) stages under a Schedule B project. At the conclusion of Phase 2, the appropriate EA planning Schedule is confirmed and, if there are no outstanding concerns, the proponent may proceed to design and implementation, as illustrated on Figure 2.

Figure 2: Municipal Class EA Process Flow Chart

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



### 3.0 Existing Conditions

The Study Area is located in the south east area of Stayner in the Township of Clearview. It is bounded by Phillips Street to the west, Centre Line Road to the east, Hwy 26 to the north, extending south from Hwy 26, approximately 0.65 km to include Sunnidale Street and adjacent lands. The Study Area is primarily existing residential land use with some commercial and institutional land uses as well as lands designated as Environmental Protection. The Study Area is illustrated on Figure 1.

### 3.1 Technical Environment

Below is a review and summary of the technical environment with regards to existing infrastructure and design criteria. Additional information is provided in the Technical Summary Memo in Appendix A.

#### 3.1.1 Geology

A review of available mapping by the Ontario Geological Survey was undertaken to characterize the general surficial and bedrock geology of the area.

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The Study Area is located within the Region 35 Simcoe Lowlands Group, physiographic regions of southern Ontario and consist of beveled till plain.

Bedrock geology within the Study Area consists of limestone, dolostone, shale, arkose and sandstone of the Shadow Lake Formation.

### **3.1.2 Topography**

The Study Area is relatively flat with an elevation of approximately 210 m above sea level across the Study Area. A tributary of McIntyre Creek runs through the Study Area from the southwest to the northeast. Based on the topography in the Study Area, and the elevations and locations of existing infrastructure, extended sanitary service to the Study Area would not be able to drain to existing sanitary infrastructure by gravity alone. A sanitary pumping station is required.

### **3.1.3 Existing Infrastructure**

The Study Area is partially serviced with an existing wastewater collection system constructed in 1974. The existing sanitary sewer includes a small portion of the west end of Sunnidale Street, comprised of a 250 mm sewer at 0.26% with a capacity of 30 L/s. From Sunnidale Street, the sanitary sewer flows west by gravity towards Phillips Street to a 300 mm sewer at 0.4% with a full flow capacity of 61 L/s, then north on Phillips Street to an existing 300 mm diameter sanitary sewer on Highway 26. On Highway 26 the existing sanitary sewer runs west, where it connects to an existing 375 mm diameter trunk sanitary sewer on Mowat Street at a slope of 0.45%, with a resulting capacity of 118 L/s. The Mowat Street sewer flows are ultimately conveyed northwards to Stayner Sewage Pumping Station No. 2.

The existing sewer on Phillips Street is extremely shallow, with cover in some areas of less than 1.3 m. The existing Sunnidale/Phillips Street sewers will require upsizing as flows coming from the Study Area and other development areas increase, in order to reduce the risk of sewer surcharging in high flow events and surcharging into existing homes. The Mowat Street sewer was constructed in 2015. Its design will only accommodate a portion of the future development within the South East Stayner Study Area at full buildout based on the MECP Design Guideline flowrates.

### **3.1.4 Design Criteria**

There are a number of developments in various stages of approval within the Study area. Based on the existing and future development areas within the study area, the total projected flow from the Study Area is 45.4 L/s. This includes existing development as well as all future development areas within the southeast quadrant. Excluding areas with a 20+ year development horizon, the flows contributing to a pumping station are 24 L/s.



## 3.2 Natural Environment

### 3.2.1 Terrestrial Environment

Within the Study Area, lands are comprised of riparian vegetation associated with the tributary of McIntyre Creek, as well as open and treed vegetation communities.

Burnside completed a field assessment of the Study Area on September 9, 2019, from publicly accessible locations, to characterize vegetation communities according to the Ecological Land Classification (ELC) System for Southern Ontario, First Approximation (Lee et al., 1998), updated to the 2008 Southern Ontario ELC, where available (MNR, 2008). The field investigation included the assessment of the potential for habitat of Species at Risk (SAR), including breeding bird, bat, and reptile habitat, and incidental wildlife observations. The Terrestrial Habitat Assessment Memorandum is provided in Appendix A.

A total of thirteen vegetation communities were identified within the Study Area, including Mixed Mineral Meadow Marsh (MAMM3), Cattail Graminoid Mineral Meadow Marsh (MAMM1-2), Naturalized Deciduous Hedge-row (FODM11), Residential – Rural Property (CVR\_4), Open Water Body (OAO), Graminoid Meadow (MAMM1), Fresh-moist Graminoid Meadow (MEGM4), Naturalized Coniferous Plantation (FOCM6), Mixed Forest (FOM), Agricultural (AG)', Right-of-Way – Transportation (CVI\_1), Residential – Low Density (CVR\_1) and Commercial and Institutional (CVC).

Vegetation communities identified within the Study Area are considered to be relatively common in Ontario. Sensitive vegetation communities or Provincially significant plant species were not observed within the Study Area during the field assessment.

According to the review of background information and SAR screening evaluation, SAR have the potential to be located within the Study Area, including:

- Provincially Endangered bat species Northern myotis (*Myotis septentrionalis*), Little brown myotis (*Myotis lucifugus*), Tri-coloured bat (*Perimyotis subflavus*);
- Provincially Threatened bird species Bank Swallow (*Riparia riparia*); Barn Swallow (*Hirundo rustica*); Bobolink (*Dolichonyx oryzivorus*); Eastern meadowlark (*Sturnella magna*)
- Species of Special Concern: Canada warbler (*Cardellina canadensis*); Eastern wood-pewee (*Contopus virens*); Golden-winged warbler (*Vermivora chrysoptera*); Wood thrush (*Hylocichla mustelina*); Northern Map Turtle (*Graptemys geographica*); Snapping turtle (*Chelydra serpentina*), and Monarch (*Danaus plexippus*).

Species specific surveys were not included as part of the scope of work for this study; however, the presence of potential habitat for SAR in the Study Area was assessed.

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The Study Area may represent suitable habitat for Barn Swallow in the CVR\_4 in barn structures. Barn Swallows or bridge or culvert structures that may represent Barn Swallow habitat were not observed in the Study Area during the site assessment.

FOM forests in the Study Area may represent potential habitat for Wood thrush, however suitable habitat for the species is considered marginal based on the absence of swamp communities in the Study Area.

Potential habitat for the remaining SAR birds listed above was not observed in the Study Area. Bank swallows were not observed during the field assessment. The creek banks did not possess the vertical slopes required by Bank swallows. Bobolink and Eastern Meadowlark, prefer large areas (minimum of 10 ha) of grassland habitat; the open meadow and meadow marsh areas of the Study Area are not considered to be of sufficient size or suitable habitat given the meadow marsh conditions. Suitable habitat for identified SAR birds that require large areas of forest (Eastern Wood-pewee, Canada Warbler) or successional scrub (Golden-winged Warbler) was not observed in the Study Area.

No SAR bird species were observed within the Study Area during the field assessment. Trees which may be suitable for roosting bats were observed within the Study Area. Suitable habitat trees include trees with > 25 cm Diameter at Breast Height (DBH) with potential for cavities/snags. Sugar maple trees >25 cm DBH, with dying limbs and tree cavities/snags or peeling bark were observed within the ROW of the Study Area along the north side of Sunnidale Street and along Centre Line Street, south of Sunnidale Street.

Based on site observations and a review of aerial photographs, some suitable habitat for bats is present in the Study area in the open areas and preferred treed communities of FOCM6 and FOM that have some potential for large diameter trees with cavities/loose bark as well as two permanent ponds located in the southeastern portion of CVR\_4 that may be suitable for foraging.

The Study Area does not appear to provide suitable habitat for Northern Map and Snapping Turtle given the lack of the typical shallow, slow-moving creek watercourse characteristics, as well as the opportunity for basking areas associated with open areas on shorelines and in-stream boulders and rocks protruding from the water preferred by these turtles. No amphibians or reptiles were observed during the assessment.

Monarch butterflies were observed feeding on nectar plants in the MAMM3 and CVR\_4 located south of the McIntyre Creek tributary, west of Centre Line Road. Common milkweed is the sole food source for Monarch caterpillars was noted and in MAMM1-2, FOM edges, MAMM3 and CVR\_4.

Habitat features in the Study Area are also considered to be suitable to support wildlife species habituated to anthropogenic landuse, including: Eastern grey squirrel (*Sciurus carolinensis*), Eastern chipmunk (*Tamias minimus*), Raccoon (*Procyon lotor*) and Eastern cottontail (*Sylvilagus floridanus*). Other wildlife species observed during the field assessment included Painted lady (*Vanessa cardui*) and Cabbage whites (*Pieris rapae*).

### 3.2.2 Aquatic Habitat Conditions

The watercourse within the Study Area is a tributary of McIntyre Creek, identified by MNRF as an intermittent cold-water watercourse. No flow was observed during the field assessment. Based on the topography of the area, the watercourse is inferred to flow from southwest to northeast through the limits of the Study Area, located south of Sunnidale Street.

In the western portion of the Study Area, the McIntyre Creek tributary flows through CVR\_1 communities. As it progresses east in the Study Area, the tributary is bordered to the north by CVR\_4 and CVR\_1 communities; and the south by agricultural fields, and treed communities of FOCM6 and FOM.

### 3.3 Socio-Economic Environment

A review of existing planning and policy data was conducted to obtain secondary source information relating to the natural and social environment within the Study Area and to provide an overview of existing policy framework in the Study Area. The results of this review are provided in the sections below.

#### 3.3.1 Fisheries Act

Section 35(1) of the Fisheries Act states:

*“Construction activities that have the potential to impact fish or fish habitat must be built and operated in compliance with the federal Fisheries Act. If the “death of a fish by means other than fishing”, or the “harmful alteration, disruption or destruction of fish habitat” is likely to occur as a result of the project, the proponent responsible for the activities is required to obtain an Authorization from the Minister of Fisheries and Oceans Canada (DFO) as per Paragraph 34.4(2) and 35(2)(b) of the Fisheries Act.”*

For the purposes of this Act, works must not kill, harass or harm any fish in the Study Area.

### 3.3.2 Endangered Species Act

Under the Endangered Species Act, 2007, Section 9(1):

*“No person shall, (a) kill, harm, harass, capture or take a living member of a species that is listed on the Species at Risk in Ontario list as an extirpated, endangered or threatened species.”*

Furthermore, according to Section 10(1):

*“No person shall damage or destroy the habitat of, (a) a species that is listed on the Species at Risk in Ontario List as an endangered or threatened species; or (b) a species that is listed on the Species at Risk in Ontario List as an extirpated species, if the species is prescribed by the regulations for the purpose of this clause.”*

### 3.3.3 Migratory Bird Convention Act

The “incidental take” of migratory bird nests or the disturbance, destruction or taking of the nest of a migratory bird are prohibited under Section 6 of the Migratory Bird Regulations under the authority of the Migratory Birds Convention Act, 1994. Nests’ contents (eggs and young) are protected by virtue of the Migratory Birds Convention Act (MBCA) which has implications on development activities that might occur during the breeding season (Canadian Wildlife Service, July 2012).

### 3.3.4 Regulated Area

The Study Area is located within the Regulated Area of the NVCA. Ontario Regulation 172/06 Nottawasaga Valley Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses prohibits development or alterations within the jurisdiction of the NVCA in Regulated Areas without the permission of the Conservation Authority.

### 3.3.5 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment (MMAH, 2020). Section 2.1 of the PPS provides guidance on the protection of natural heritage features. The definition of development under the PPS does not include *“activities that create or maintain infrastructure authorized under an environmental assessment process”*. As such, construction of a new pumping station to increase pumping station capacity by adding or replacing equipment and appurtenances where new equipment is located in a new building or structure evaluated under the Municipal Class Environmental Assessment are not considered to be development activities.

### 3.3.6 County of Simcoe Official Plan

The County of Simcoe Official Plan (Adopted November 5, 2008; approved as of December 29, 2016) identifies the lands within the Study Area as Settlement under Schedule 5.1 – Land Use Designations. Additional natural features identified in the Study Area include the tributary of McIntyre Creek (Schedule 5.2.2). New development and redevelopment should be sufficiently set back from rivers, streams, and lakes within the County in order to develop vegetative corridors along shorelines and watercourses. Full municipal sewage services and full municipal water services to settlement areas and multi-lot developments is preferred as a policy of the County of Simcoe.

### 3.3.7 The Township of Clearview Official Plan

The Township of Clearview Official Plan (Approved January 29, 2002; Consolidated January 2019), identifies the Study Area entirely within one of three designated Settlement Areas. Within the Stayner Settlement area, the *OP Schedule A3 – Land Use and Transportation Plan Urban Settlement Area* designates the Study Area as Residential, with Commercial pockets of land use, between Hwy 26 and Sunnidale Street and Rural with Developable Areas (DA) south of Sunnidale Street to the limits of the Study Area.

The Official Plan notes "major forms of development are directed toward the urban settlement areas best equipped with the hard and soft servicing infrastructure needed to efficiently accommodate intensive land use activity, in this way preserving the municipality's natural heritage features, including its prime agricultural lands, for long-term social and economic benefit of Clearview's residents."

A primary objective of the Official Plan to ensure that existing and newly proposed development within Clearview has an adequate supply of potable water and is serviced by proven sanitary sewage disposal systems.

### 3.3.8 Clean Water Act -Source Water Protection

As a result of the *Clean Water Act*, (Ontario Regulation 287/07) communities in Ontario are required to develop source protection plans in order to protect their municipal sources of drinking water. These plans identify risks to local drinking water sources and develop strategies to reduce or eliminate these risks.

A review of the Ministry of Environment Conservation and Parks (MECP) Source Water Protection Information Atlas indicates the Study Area includes a Pumphouse and Well Supply identified as Well 1 and Well 3, Stayner Well Supply 22001138 located at 297 Sunnidale Street within the Nottawasaga Valley Source Protection Area (MECP, 2019). An area of Highly Vulnerable Aquifer is present in portions of the northern and eastern portion of the Study Area and an area of Significant Groundwater Recharge Area is

present in the northern and southern portion of the Study Area with a vulnerability scoring ranging from 2 to 6.

Ontario's Source Water Protection initiative is focused on protecting municipal drinking water sources; key areas include Wellhead Protection Areas (areas that drain down toward municipal wells), Highly Vulnerable Aquifers (groundwater lies close to ground surface) and Significant Groundwater Recharge Areas (feed aquifers).

The Clean Water Act defines a "prescribed threat" as "an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water and includes an activity or condition that is prescribed by source protection regulation as a drinking water threat." The Province has identified 21 activities that could pose a threat if they are present in vulnerable areas, (listed in Section 1.1 of the Clean Water Act, 2006 (Ontario Reg. 287/07)). The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage is identified as a prescribed drinking water threat.

Where the future establishment, operation or maintenance of sanitary sewers and related pipes would be a significant drinking water threat, it is the policy of the Source Protection Plan of the South Georgian Bay Lake Simcoe Source Protection Region that the MOE (MECP) shall incorporate appropriate terms and conditions into the Environmental Compliance Approval to ensure the activity does not become a significant drinking water threat.

### **3.4 Socio-Cultural Environment**

A Stage 1 Archaeological Assessment of the Study Area was completed in October 2019. The Stage 1 background study determined that parts of the Study Area have archaeological potential and will require Stage 2 archaeological assessment (test pit survey), if impacted, prior to any construction activities.

A copy of the Stage 1 Archaeological Assessment is provided in Appendix A.

A Cultural Heritage Resource Assessment (CHRA) was completed for the Study Area in October 2019. The CHRA determined that seven cultural heritage resources are located within and/or adjacent to the Sunnidale Street Study Area. The identified cultural heritage resources are associated with the late nineteenth into the early twentieth century development of the rural residential lots along Sunnidale Street.

A copy of the CHRA is provided in Appendix A.

## 4.0 Identification of Alternative Solutions

Alternative Solutions considered include:

- Do Nothing
- Build a new pumping station on a new site to service only the Manortown Homes Development
- Build a new pumping station on a new site to service the entire Study Area

The Alternative Solutions are discussed below.

### 4.1 Do Nothing

The option of 'Do Nothing' is a mandatory consideration within the Municipal Class Environmental Assessment process. This alternative is to leave the existing conditions in place, continue use of private systems and perform regular maintenance as required with no additional sewage collection infrastructure.

### 4.2 Build a new pumping station on a new site to service the Manortown Homes Development

This option is to construct a sanitary pumping station to service the proposed Manortown Homes development only. The location of the sanitary pumping station would be within the Manortown Homes development.

It is estimated that this option would cost approximately \$2.7 million, excluding HST. It should be noted that at least one additional pumping station would be required if the Township were to service the rest of the Study Area in the future, resulting in an increased cost. Building multiple pumping stations is more costly than constructing one station to service the full Study Area.

It is anticipated that based on flow volume alone the existing sewers on Sunnidale Street, Phillips Street and Highway 26 would be able to accommodate the flows generated by Manortown Homes only. However, further study of the existing sewer depths and condition may result in these sewers requiring upsizing even with only a minor increase in flows. This would be reviewed during detailed design if this were the preferred option and could result in an additional \$1,411,280 (excluding HST) to replace the existing sewers.

### 4.3 Build a new pumping station on a new site to service the Study Area

This alternative includes construction of a new sanitary pumping station to service the study area. The area was evaluated for potential sites with a size and elevation appropriate for a sewage pumping station. Three locations were screened for this alternative including:

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Site A, located in the north eastern portion of the Study Area on the undeveloped Sidell Drive, within the Manortown Homes development, south of Hwy 26.

Site B, located in the south eastern portion of the Study Area in the vicinity of 1046 Centre Line Road, south of Sunnidale Street and west of Centre Line Road.

Site C, located within the eastern portion of the Study Area; east of Centre Line Road in the vicinity of 6837 Highway 26.

This alternative would include the construction of a pumping station and forcemain to service the study area, as well as the replacement of existing sewers on Sunnidale Street, Phillips Street, and Highway 26 to accommodate future flows and required depths.

Pumping Station and Forcemain	\$4,770,000
Replacement of Sanitary Sewers	\$1,411,280
Total Cost	\$6,181,280

It is estimated that this option would cost approximately \$6.2 million excluding HST.

## 5.0 Evaluation of Alternatives

The impact of the Alternatives was evaluated against the inventory of the natural, social/cultural, economic and technical environment, including possible mitigating measures, leading to the identification of a preliminary preferred solution. A Table showing the Evaluation of Alternatives for each of the criteria is presented in Appendix B. The alternatives were compared to each other by applying a ranking for each criterion. An average ranking for each of the five (5) environments was applied. The results of the evaluation are discussed in the following Sections.

### 5.1 Natural Environment

Alternative Do Nothing was considered to have the least impacts on the existing conditions of the Natural Environment in the Study Area, with the remaining alternatives having comparable impacts to the Natural Environment. Anticipated impacts of the Do Nothing alternative include continued use of private on-site systems that may pose a potential risk to local groundwater resources.

The alternative to build a new pumping station on a new site to service the study area or on a new site to service the Manortown Homes development may represent an indirect potential to impact the quality of water that is, or may be used as a source of drinking water as it relates to the establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage. The potential locations of the



proposed pumping station are located outside of a well head protection area; however, all three locations are located within the Highly Vulnerable Aquifer delineation. Project activities are not anticipated to pose an increased risk to drinking water, provided appropriate terms and conditions of the MECP Environmental Compliance Approval are incorporated into the design and operation of the system to ensure the activity does not become a significant drinking water threat. Further review will be required during detailed design to confirm any measures needed to protect the aquifer.

Impacts of the build a new pumping station on a new site to service Manortown Homes Development and build a new pumping station on a new site to service the study area alternatives are anticipated to include some impacts to the terrestrial habitat, soil, trees, and vegetation, including trees which may be suitable for roosting SAR bats, as a result of construction activities in the Sunnidale Street road right-of-way and at the new pumping station location. Potential impacts are anticipated to be temporary and relatively short term. A new pumping station on Site A or B may result in potential impacts to SAR species and habitat. A new pumping station on Site C may result in impact to potential aquatic habitat through permanent alteration of the watercourse and potential for sediment mobilization. The consumption of energy to operate and to pump wastewater and the use of motorized construction equipment to implement the alternatives, other than the Do Nothing Alternative, is anticipated to result in some emissions and some impact to carbon storage as a result of vegetation removal.

## 5.2 Socio-Cultural Environment

The alternative to build a new pumping station on a new site to service the study area, with the pumping station located in the Manortown Homes development (Site A), was considered to have the least impact within the Socio-Cultural environment, with the remaining alternatives having comparable impact to the Socio-Cultural environment.

The alternative to build a new pumping station on a new site to service the Study Area, Site A, conforms to municipal policy to service new development as an extension of the area. This option provides the opportunity to provide sanitary service to the existing residents of Sunnidale Street. Land acquisition is not anticipated to be required. The location of the pumping station is located within the NVCA regulated limit; however, it is intended that future site alterations will elevate the site above the floodline elevation boundaries.

The 'build a new pumping station on a new site to service the Study Area' alternatives, with the exception of Site A, have the potential to impact archaeological resources, if present, as a result of earth works associated with construction at pumping station location. Vibration associated with construction activities may result in potential indirect impacts to identified cultural resources. Potential for direct impact to archaeological and cultural heritage resources associated with the construction of the forcemain and sanitary sewer contained within the road right-of-way are not anticipated.

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Construction of the alternatives, other than the Do Nothing Alternative, is anticipated to result in short term impact to local traffic as a result of sewer installation in the Sunnidale Street and Phillips Street road right-of-ways.

The Do Nothing alternative and the alternative to service only the Manortown Homes development does not conform to municipal policy regarding municipal servicing to development, which favours full municipal servicing.

### **5.3 Financial Environment**

All of the alternatives have associated costs. The Do Nothing Alternative has anticipated costs associated with maintenance of existing septic systems borne by private residences. Capital costs will be incurred for all new pumping station building alternatives. Costs include construction of wetwell/drywell and forcemain to Phillips Street. The capital cost increases relative to the forcemain distance to Phillips Street, Site A and Site B will incur the least financial cost being the shortest distance and Site C incurring the greatest cost, having the longest distance to Phillips Street, with additional costs for property acquisition for site locations B and C.

### **5.4 Technical Environment**

The build a new pumping station on a new site to service the Study Area, Site A, within the Manortown Homes development, was preferred among the alternatives from the technical environment perspective as this alternative will provide sanitary service to the new Manortown Homes development as well as provide an opportunity to service the existing residents of Sunnidale Street, and other future development areas within the study area. Site A is located at a relative low spot in the Study Area that can accommodate the footprint of the pumping station.

The build a new pumping station on a new site to service Manortown Homes provides sanitary service to future development limited to Manortown homes and does not provide an opportunity for service to existing residents of Sunnidale Street, capacity for future development, or opportunity for road structure and water distribution improvements on Sunnidale Street.

The Do Nothing Alternative was least preferred as it does not provide service to existing or future development.

### **5.5 Addresses the Problem / Opportunity Statement**

Each alternative was also reviewed to determine whether it addressed the Problem / Opportunity Statement. The Do Nothing Alternative does not address the Statement.

## 6.0 Consultation Summary

The Schedule B Class EA requirements include two (2) mandatory public points of contact during the EA process. The mandatory points of contact for this project included a Notice of Commencement and a Notice of Completion. An additional point of contact was provided through an online Public Information Centre (PIC) for the project to present the Project and obtain input from interested stakeholders

Project information was made available on the Township website at <https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing>. Opportunity to provide input into the planning and design of the project included the online PIC and the opportunity to contact the project team members directly with questions or comments.

A Project Contact List was developed as a mailing list to distribute project Notices. The Project Contact List consisted of technical and provincial agencies, utilities and Indigenous communities that may have an interest in the project as well as residents within the Study Area. Throughout the EA process, the Project Contact List was used to maintain contact information for interested stakeholders, as well as to summarize comments received about the project and responses. The comments received throughout the EA were considered in the evaluation of the alternatives. A copy of the Project Contact List is provided in Appendix C1.

Project Notices were published in the local newspapers, the Stayner/Wasaga Sun and the Creemore Echo, posted on the Special Projects webpage for the Township of Clearview and in the news section of Clearview.ca, which emailed the latest news to subscribers, and posted to the Township Twitter account. Notices were emailed or mailed to those on the Project Contact List. Copies of the notices are provided in Appendix C.

A Notice of Commencement, for the Project, was advertised in the Stayner / Wasaga Sun on July 18, and 25<sup>th</sup>, 2019, and the Creemore Echo on July 19<sup>th</sup> and 26<sup>th</sup>, 2019. A copy of the Notice of Commencement is provided in Appendix C2.

Follow up phone calls were placed with Indigenous communities following the Notice of Commencement to confirm level of interest in the project, and to inquire if the communities had any concerns or questions about the project. The comments received throughout the EA were incorporated into the evaluation of the alternatives. A summary of comments received is provided in the Project Contact List.

The Notice of Public Information Centre (PIC) inviting public input from July 2 to August 4, 2020, was advertised in the Stayner / Wasaga Sun on July 2 and July 9, 2020, and the Creemore Echo on July 3 and 10, 2020. Given the current provincial government order to limit social interactions in an effort to reduce community spread of the COVID-

19 virus, the PIC was hosted in a virtual environment. Full details of the PIC are available in the PIC Summary Report available in Appendix C3.

Copies of correspondence received during the EA are provided in Appendix C4.

A Notice of Completion will be published in the Stayner / Wasaga Sun and the Creemore Echo at the conclusion of the Study.

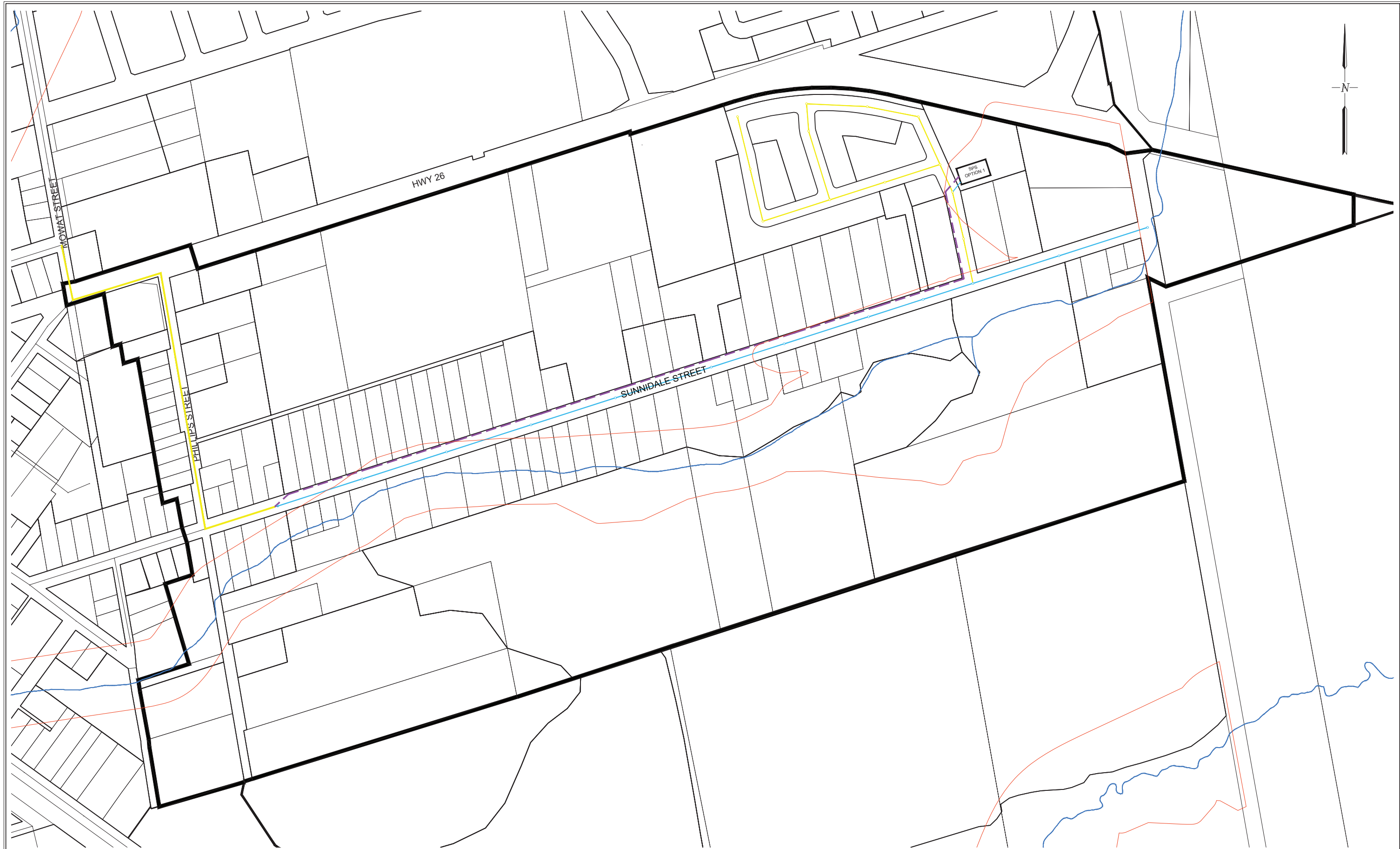
## 7.0 Preferred Solution

Based on the evaluation of the alternatives, the comments received from stakeholders, agencies and interested parties, the preferred solution identified is to build a new pumping station on a new site to service the Study Area. The preferred location of the new pumping station is Site A, within the Manortown Homes development. This alternative will address the Problem / Opportunity Statement. It will provide sanitary service to the new Manortown Homes development as well as provide an opportunity to service the existing residents of Sunnidale Street and future development in the Study Area while having the least impact on the socio-cultural environment and moderate impact on the natural environment at a moderate cost.

The preferred solution includes a new pumping station and forcemain sewer constructed within the Sunnidale Street right-of-way to convey the flows from the pumping station to the sewers at Sunnidale/Phillips Street. It also includes the replacement of existing sewers on Sunnidale, Phillips, and Highway 26. Future sanitary service to existing residents of Sunnidale Street would include construction of a gravity sewer within the Sunnidale Street right-of-way, flowing towards the pumping station.

The sewage pumping station and forcemain will be designed as per MECP Guidelines, as well as the Township of Clearview Sewage Pumping Station Design Guide and will be refined during detailed design. Per the Clearview Design Guide, the incoming sewage flow volume will determine the type of sewage pumping station that is required (submersible, wet well, wet well/dry well, etc). It's anticipated the design of the pumping station will include a submersible pump, a separate building for controls, and motor control centre (MCC).

A phased approach to the design will allowing for upsizing as required to accommodate development in the future. Construction of a new gravity sewer on Sunnidale Street to service existing residents will be dependent on the timing of construction phasing and future development, municipal priorities and budgets, as well as future discussions with Township staff, Council and local residents. It is anticipated the existing Sunnidale Street, Phillips Street and Highway 26 gravity sewers will require upsizing as flows from the pumping station and other areas increase with future development.



Notes:  
 1. This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited.  
 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.  
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	

**LEGEND**

- PROPOSED SPS LOCATION
- STUDY AREA
- WATERCOURSE
- NVCA SETBACK
- PROP SAN GRAVITY
- PROP SAN FORCEMAIN
- EX SAN GRAVITY
- FUTURE SUNNIDALE SAN GRAVITY

**BURNSIDE**  
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Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

Drawing Title:  
**SOUTH EAST STAYNER SANITARY SERVICING PREFERRED SOLUTION**

Drawn R.W.	Checked J.M.G.	Designed R.W.	Checked J.M.G.	Date 20/12/08	Drawing No. <b>3</b>
Project No. 300044062.0000	Contract No. ---	Revision No. 1			
Scale 1:2,000					

## 8.0 Impacts and Mitigation

Project activities associated with the preferred solution are anticipated to include excavation, grading and some vegetation and tree removal within the grading limits of construction of the force main and sanitary sewer within the Sunnidale Street right-of-way and construction of the pumping station within the Manortown Homes development land.

The alternative to build a new pumping station on a new site to service the study area may represent a potential to impact the quality of water that is, or may be used as a source of drinking water as it relates to the establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage. Project activities are not anticipated to pose an increased risk to drinking water, provided appropriate terms and conditions of the MECP Environmental Compliance Approval are incorporated into the design and operation of the system to ensure the activity does not become a significant drinking water threat. Further review will be required during detailed design to confirm any measures needed to protect the aquifer.

The vegetation communities identified within the Study Area are considered to be common in Ontario. Impact as a result of grading activities is anticipated to include removal of vegetation, trees and shrubs that encroach into the Sunnidale Street right-of-way (CV1\_1) as a result of construction of the forcemain, as well within the meadow marsh communities (MAMM1, MAMM1-2) associated with the construction of the pumping station. Direct impact to aquatic features (tributary of McIntyre Creek) are not anticipated given the distance of the proposed works from the intermittent watercourse. Potential indirect impact to the watercourse may result from construction activities including grading, stockpiling and spills.

Several bird species have the potential to be located within the general Study Area. Many receive protection nationally under the Migratory Birds Convention Act. Vegetation removal may result in temporary disturbance and loss of habitat for generalist species and breeding birds. Impact to potential habitat for SAR birds is not anticipated. Vegetation removal as a result of grading is not expected to negatively impact the habitat for bird species given the ongoing disturbance within the Study Area due to the proximity to road right-of-ways and residential properties and the broader extent of suitable habitat in adjacent habitats beyond the right-of-way.

Grading activities within the Sunnidale Street right-of-way may result in impact to trees observed along the north side of Sunnidale Street which may be suitable SAR bat roosting habitat. Preferred habitat for bats is anticipated to be present in the treed communities of FOCM6 and FOM, and open areas including two permanent ponds located in the southeastern portion of CVR\_4 that may be suitable for foraging.

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Removal of select trees is not anticipated to have a significant impact on the overall available potential habitat for these species within the Study Area.

Monarch habitat may be temporarily removed during the construction of the preferred solution. Monarch is listed as a species of provincial special concern. Although species provincially listed as rare or special concern do not receive legal protection under the provincial Endangered Species Act, 2007 or the federal Species-at-Risk Act, they may receive protection from some agencies, such as provincial and national parks, or other Acts, such as the Ontario Fish and Wildlife Conservation Act, which prohibits the killing, capturing, injuring, harassment and trapping of specially-protected species.

It is anticipated that direct impact to breeding birds, generalist mammal species and Species-at-Risk can be avoided through minimizing the footprint of construction, where possible, and the appropriate timing of vegetation removal, completed outside of the active season.

The consumption of energy to operate and to pump wastewater and the use of motorized construction equipment to implement the preferred solution, is anticipated to result in some emissions and some impact to carbon storage as a result of vegetation removal.

The construction of the preferred solution within the Sunnidale Street right-of-way will occur within the regulated area of the NVCA. The location of the pumping station is located within the NVCA regulated limit, however, it is intended that future site alterations will elevate the site above the floodline elevation boundaries. Development or alterations within the jurisdiction of the NVCA in Regulated Areas will require a Permit from the NVCA under Ontario Regulation 172/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Potential impact to archaeological resources associated with the construction of the pumping station, forcemain and sanitary sewer contained within the road right-of-way are not anticipated as a result of existing deep and extensive land disturbance in the right-of-way and the location of the pumping station having been previously assessed. Potential for direct impact to cultural heritage resources is not anticipated. Vibration associated with construction activities may result in potential indirect impacts to three identified cultural resources (292 Sunnidale Street (BHR 2), 230 Sunnidale Street (BHR 3), and 226 Sunnidale Street (BHR 4)).

Construction of the preferred solution is anticipated to result in short term impact to local traffic as a result of sewer installation in the Sunnidale Street and Phillips Street road right-of-ways.

From a technical perspective, the preferred solution will provide sanitary service to the new Manortown Homes development and capacity for future development in the Study

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Area, as well as provide an opportunity to service the existing residents of Sunnidale Street. Construction of the sanitary sewer to service existing residents of Sunnidale Street will provide an opportunity for road structure and water distribution improvements on Sunnidale Street.

The following mitigation measures and design approach should be implemented to mitigate negative impacts of the proposed project on the environment of the Study Area. It is also recommended that the following mitigation and monitoring measures be included within the Detailed Design process and reporting, and within the Special Provisions section of the Tender Documents, as applicable. All Design and Construction Reports and Plans will be based on a best management approach that centers on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of the impacted areas.

## **8.1 Surface Water / Hydrology and Soils & Sedimentation / Stormwater Management**

### ***Potential Effect***

- A. Potential for sediments to enter the watercourse as a result of the following project activities:
- Stockpiling
  - Grading
  - Construction
- B. Potential for localized water quality impacts as a result of spills.

### ***Mitigation Measures***

- A. The footprint of disturbed area shall be minimized as much as possible, for example, vegetated buffers / setbacks will remain untouched adjacent to the watercourse.
- An Erosion and Sediment Control (ESC) Plan should be developed during Detailed Design prior to construction. Implementation of the erosion and sediment control measures should conform to recognized standard specifications, such as Ontario Provincial Standards Specification (OPSS), and the requirements NVCA.
  - Sediment and erosion control measures shall be installed and maintained during the work phase, until the site has been stabilized. Control measures will be inspected daily to ensure they are functioning and maintained as required. If control measures are not functioning properly, no further work will occur until the problem is resolved.
  - Stockpiled material will be stored and stabilized a minimum of 30 m from the watercourse. All materials and equipment used for the purpose of site preparation and project completion will be operated and stored in a manner that prevents any deleterious substance (e.g., petroleum products, silt, etc.) from entering the water.



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- Temporary mitigation measures shall be installed prior to the commencement of any clearing, grubbing, excavation, filling or grading works and must be maintained on a regular basis, prior to, and after precipitation events.
  - Water quality impacts related to surface water run-off shall be mitigated to avoid downstream impacts by controlling surface water run-off within the boundaries of the site.
  - All disturbed areas of the work site shall be stabilized immediately, and re-vegetated as soon as conditions allow.
- B. All equipment fueling and maintenance shall be done at least 30 m from the watercourse to ensure that no deleterious substances enter the waterway.
- The Contractor shall 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.

## 8.2 Groundwater

### *Effect*

- a. There is potential for localized groundwater quality impacts as a result of spills during construction.

### *Mitigation Measures*

- b. Refueling of equipment and fuel storage shall be conducted in designated areas, at least 30 m away from the watercourses and any existing wells. The Contractor shall be required to develop Spill Prevention and Contingency Plans for construction and operational phases of the project.

## 8.3 Trees and Vegetation

### *Effect*

- a. Loss of vegetation.
- b. Grading impacts. Trees adjacent to the right-of-way may be subject to impacts within the rootzones as a result of grading and other construction activities.

### **Mitigation**

- a. Minimize disturbance to existing vegetation. Adjust access points and grading as part of the detailed design or prior to construction to reduce impacts to trees, where feasible.
  - Disturbed areas will be stabilized and re-vegetated using, at minimum, a seed mix comprised of native grasses and wildflowers upon project completion and restored to a pre-disturbed state where practical. An appropriate seed mix will be selected in consultation with the NVCA.
- b. Impacts to trees adjacent to the right-of-way should be re-evaluated for impacts on an individual basis as part of the detailed design stage of the project. Measures such as tree protection fence or ESC fence are recommended where construction is proposed to protect trees from grading impacts and when adjacent construction is occurring to prevent access, stockpile and storage within the adjacent vegetation communities and individual trees.
  - ESC measures and other specified protection measures must be installed prior to commencement of any grading or vegetation disturbance.
  - An Environmental Inspector shall be engaged during the construction phase to review ESC and other protection measures for deficiencies. Deficiencies must be resolved immediately.
  - No access, storage or stockpile of materials or equipment can occur within the area protected by the ESC and other protection measures.

## **8.4 Wildlife / Habitat**

### **Effect**

- a. Temporary displacement of and disturbance to migratory breeding birds, wildlife and wildlife habitat during the construction phase (i.e., vegetation removals, noise disturbance), including SAR and Species of Special Concern.
  - Possible minor impact to potential candidate bat roosting habitat with vegetation removals along the right-of-way during the construction phase.
  - Potential for disturbance or destruction of migratory breeding birds, their nests, and their habitat during the construction phase.
  - Habitat for Monarch (Special Concern) may be temporarily removed during the construction.

### **Mitigation**

- a. Avoid vegetation clearing during sensitive times of the year for local wildlife, such as spring and early summer (when many animals bear their young or migrate between wintering and summer habitats).

- To reduce the risk of contravening the federal Migratory Bird Convention Act, 1994 (MBCA) and potential impact to wildlife, including SAR, vegetation clearing should not be completed between April 1 to October 31 to avoid the active period for the following:
  - Breeding birds and Threatened and Special Concern bird species - broadly from April 1 to August 31 for most species, of any calendar year.
  - Bat species – Endangered - considered to be between April 1 to October 31, of any calendar year
  - Monarch butterfly – Special Concern – considered to be end of May to end of August (active egg laying and larval stages)
- The footprint of the proposed disturbed area shall be minimized as much as possible.
- If a nesting migratory bird or SAR protected under ESA is identified within or adjacent to the construction site (or during operations and maintenance activities) and the activities are such that continuing works in that area would result in a contravention of the MBCA or ESA, all activities shall stop and the Contract Administrator (with assistance from an Avian Biologist) shall discuss mitigation measures with the Township. Should SAR be identified, all activities shall stop and MECP, responsible for administering SAR under the ESA, shall be contacted immediately to ensure compliance with the ESA. The Contract Administrator shall instruct the Contractor on how to proceed based on the mitigation measures established through discussions with the Township, the MECP and / or Environment Canada.

## 8.5 Noise / Vibration / Air Quality / Greenhouse Gas Emissions

### *Effect*

- a. Temporary nuisance noise and traffic during construction activities. Increased dust in air, carbon emissions from construction activities.

### *Mitigation*

- a. Traffic Control, such as alternate routes, and noise control measures, such as restricted hours of operation, the use of appropriate machinery / mufflers, will be implemented where required. Vehicles / machinery and equipment shall be in good repair, equipped with emission controls, as applicable, and operated within regulatory requirements. If required, dust control measures may include the wetting of surfaces using a non-chloride-based compound to protect water quality.

Terms and conditions of the MECP Environmental Compliance Approval are to be incorporated into the design and operation of the system.

## 8.6 Cultural Heritage

### *Effect*

- a. Potential impact archaeological and cultural resources beyond the limits of the preferred solution.

### *Mitigation*

- a. The following mitigation is excerpted from the Stage 1 Archaeological Assessment report and Cultural Heritage Resource Assessment, completed by Archaeological Services Inc. (April 2019), and which are provided in Appendix A.
  - The Study Area exhibits archaeological potential. These lands require Stage 2 archaeological assessment by test pit survey at five metre intervals, if impacted, prior to any proposed construction activities.
  - The remainder of the Study Area does not retain archaeological potential on account of deep and extensive land disturbance, low and wet conditions or having been previously assessed. These lands do not require further archaeological assessment; and,
  - Should the proposed work extend beyond the current Study Area, further Stage 1 archaeological assessment should be conducted to determine the archaeological potential of the surrounding lands.
  - Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
  - Baseline vibration monitoring should be undertaken in advance of construction. Should this monitoring assessment determine that the structures at 292 Sunnidale Street (BHR 2), 230 Sunnidale Street (BHR 3), and 226 Sunnidale Street (BHR 4) will be adversely affected by vibration impacts, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence.
  - The contractor must make a commitment to repair any damages caused by vibrations.
  - The area should be monitored for vibration during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.
  - Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on known and potential heritage resources.
  - The Cultural Heritage Resource Assessment report should be submitted to planning staff with the Township of Clearview, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.

## 9.0 Climate Change Considerations

Climate change is defined as any significant change in long-term weather patterns. The term can apply to any major variation in temperature, wind patterns or precipitation that occurs over time. Global warming describes the recent rise in the average global temperature caused by increased concentrations of GHGs trapped in the atmosphere. Scientists have concluded that human activity is largely responsible for recently observed changes to our climate since GHGs are mainly caused by burning fossil fuels to produce energy.

The MECP finalized a document entitled “Considering Climate Change in the Environmental Assessment Process” in 2017 that provides guidance relating to the ministry’s expectations for considering climate change during the environmental assessment process. It is suggested that this guide be consulted if an approved class environmental assessment has no climate consideration method.

There are two (2) types of climate change effects that can be considered. The first is the effect that a project can have on climate change. In this case, the degree to which the project can provide some climate change mitigation measures is to be assessed. The second is the effect climate change has on the project. In this case, the degree to which the project can demonstrate adaptation to climate change impacts is assessed. Climate Change was considered during this Class EA and is discussed in this Section.

### 9.1 Effects of the Project on Climate Change

There is potential for the works proposed to impact the atmosphere through the emission of greenhouse gases (GHG) on an ongoing basis. Pumping stations **require substantial amounts of energy to operate and to pump wastewater uphill. The consumption of this energy results in GHG emissions.** Other carbon sources and emissions associated with this project would relate to construction vehicle emissions during the construction period. Emissions can be decreased by increasing pump efficiency and through regular maintenance of equipment.

Landscape changes associated with a project can also impact climate change. A carbon sink is described as a land or ocean mass that can take in carbon, in particular carbon dioxide, from the atmosphere. Vegetation can assist in removing carbon dioxide from the atmosphere. The proposed undertaking will result in some vegetation removal during grading activities. Vegetation loss (and related carbon sink removal) is anticipated to be minimized as much as possible by reducing the footprint of grading activities where feasible.

## 9.2 Effects of Climate Change on the Project

The pumping station infrastructure and below ground pipes are susceptible to deterioration from freeze-thaw events and infiltration of increased precipitation events that are becoming more prevalent in southern Ontario due to climate change effects. This can result in potential flooding and erosion and increased loading to sewage treatment facilities. Detailed design of the pumping station and associated underground infrastructure will consider peak flows and capacity.

## 10.0 Conclusions

During Detailed Design and Construction of the Project, the following commitments are required:

- Mitigation measures as detailed in Section 8.0.
- The Township will be required to secure all necessary Permits and/or Authorizations required for the Project, including:
  - Consultation with the NVCA with respect to working within a Regulated Area; Development or alterations within the jurisdiction of the NVCA in Regulated Areas will require a Permit from the NVCA under Ontario Regulation 172/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.
  - Terms and conditions of MECP Environmental Compliance Approval

As per the requirements of the Municipal Class EA, this Project File Report is available for public review and comment for a period of 30 calendar days following the publication of the Notice of Completion.

Interested persons may provide written comments to our project team within the 30-day comment period. All comments and concerns should be sent directly to either of the following Project Team members:

Mike Rawn, C.E.T.  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study (i.e. requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g. require further studies), only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected

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Aboriginal and treaty rights. Requests on other grounds will not be considered.  
Requests should include the requester contact information and full name for the ministry.

Requests should specify what kind of order is being requested (request for additional conditions or a request for an individual/comprehensive environmental assessment), how an order may prevent, mitigate or remedy those potential adverse impacts, and any information in support of the statements in the request. This will ensure that the ministry is able to efficiently begin reviewing the request.

The request should be sent in writing or by email to:

Minister of the Environment, Conservation and Parks  
Ministry of Environment, Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto ON M7A 2J3  
minister.mecp@ontario.ca

and

Director, Environmental Assessment Branch  
Ministry of Environment, Conservation and Parks  
135 St. Clair Ave. W, 1st Floor  
Toronto ON, M4V 1P5  
EABDirector@ontario.ca

Requests should also be sent to the Project Team by mail or by e-mail.

If the Minister does not receive a request for a Part II Order within the 30 calendar days, then the project will move forward to detailed design, approvals process and subsequent implementation of the preferred solution.

## 11.0 References

Endangered Species Act. 2007. Section 9(1).

Fisheries Act. 1985. Section 35(1).

Lee, H.T, W.D. Bakowsky, J.L. Riley, J. Bowles, M. Puddister, P. Uhlig, S. McMurray. 1998. Ecological Land Classification for Southern Ontario: First Approximation and its Application. Ontario Ministry of Natural Resources, Southcentral Region, Science Development and Transfer Branch. Technical Manual ELC-005.

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South East Stayner Sanitary Class Environmental Assessment, Schedule B  
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# BURNSIDE

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## **Appendix A1**

### **Technical Memorandum – Identification and Technical Evaluation of Alternatives, Burnside, November, 2020**



**BURNSIDE**

**Township of Clearview  
South East Stayner Sanitary EA  
Technical Memorandum –  
Identification and Technical  
Evaluation of Alternatives**

**R.J. Burnside & Associates Limited  
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**January 2021  
300044062.0000**

South East Stayner Sanitary EA Technical Memorandum – Identification and Technical Evaluation of Alternatives  
January 2021

## Distribution List

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## Record of Revisions

Revision	Date	Description
0	May 7, 2020	Initial Submission to Township of Clearview
1	January 2021	Submission of Project File Report

## R.J. Burnside & Associates Limited

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### **Disclaimer**

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## 1.0 Introduction

This memorandum is intended to review and evaluate the proposed technical alternatives for the Township of Clearview Municipal Class Environmental Assessment ("Class EA") South East Stayner Sewage upgrades for technical and financial impacts.

## 2.0 Reference Documents

- Township of Clearview Engineering Standards, 2016
- Township of Clearview Sewage Pumping Station Guide, December 2016
- Municipal Class EA Manual
- MOE Design Guidelines for Sewage Works, 2008
- Official Plan for the Township of Clearview, September 2001
- NVCA Mapping of Regulated Area

## 3.0 Introduction

The Township of Clearview (Township) is looking to identify and evaluate alternative solutions through the Class EA process for wastewater collection servicing in the South East of the community of Stayner. The problem statement for this Class EA is:

*“The Township of Clearview has identified the need for Sewage Collection to service the existing unserviced area in the south east quadrant of Stayner, including the proposed development referred to as ‘Manortown Homes’.”*

The southeast quadrant of Stayner does not have sanitary services. Based on the elevations and locations of existing infrastructure, the entire area cannot drain by gravity to tie into existing sanitary infrastructure. In order to provide this area with sanitary servicing, a sanitary pumping station is a required.

### 3.1 Existing Infrastructure

Please see Figure 1 and Figure 2 for the study area and existing infrastructure.

The existing sanitary on Sunnidale is 250 mm diameter and Phillips Street has an existing 300 mm diameter sanitary sewer from Sunnidale Street to Highway 26. On Highway 26 the existing 300 mm diameter sanitary sewer runs west, where it connects to the existing trunk sanitary sewer on Mowat Street, and it is ultimately conveyed to a pumping station and wastewater treatment facility.

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The existing sanitary sewer on Phillips Street was constructed in 1974. The existing trunk sewer on Mowat Street was constructed in 2015.

Aside from the Phillips Street sanitary sewer (which includes a small portion of Sunnidale Street), the remaining portion of the study area within the southeast quadrant of Stayner does not have existing piped sanitary services.

### **3.2 Design Criteria**

The Township of Clearview Engineering Standards and Ministry of Environment, Conservation and Parks (MECP) Guidelines were followed to estimate the sewer flows from the existing and future development areas.

The assumptions are as follows:

- 450 L/cap/day
- 37.5 p/ha or 2.74 ppu
- 0.23 L/ha/s Infiltration Allowance
- Harmon Peaking Factor, maximum of 4.0
- 16 m<sup>3</sup>/day/ha Commercial Flows (reflective of a low flow commercial use, or low density residential)

### **4.0 Alternative Solutions**

The three alternative solutions are considered to address the problem statement including:

1. Do Nothing;
2. Build a new pumping station on a new site to service the entire study area;
3. Build a new pumping station on a new site to service only the Manortown Homes development.

#### **4.1 Alternative 1 - Do Nothing**

This alternative is to leave the existing system in place, and not construct any additional infrastructure to provide collection services for the additional development. This alternative is not able to address the Problem Statement.

## **4.2 Alternative 2 - New Pumping Station to Service the Study Area**

### **4.2.1 General Description of the Alternative**

This alternative includes constructing a new pumping station to ultimately service the entire study area.

### **4.2.2 Location of Pumping Station Site**

The area was evaluated for potential sites with a size and elevation appropriate for a sewage pumping station. The three properties preliminarily screened for this alternative included the following:

- i) Site within the proposed Manortown Development owned by the Manortown Development.
- ii) A property on the northeast corner of 1046 Centre Line Road which is an existing residential/agricultural lot. The pumping station would be located on the portion of the property fronting Sunnidale Street.
- iii) A site on the east side of Centre Line Road (6837 Highway 26) being an existing commercial lot for Earth Power Tractors & Equipment.

Property (i) is located on the Manortown property where a site for the proposed pumping station has already been identified within the subdivision's draft plan. Although within the NVCA regulated area boundaries, the Developer has undertaken further studies in order to refine the area floodline boundaries and determined that the Regional floodline elevation is 207.62 m, and the 100 year floodline is 207.37 m. Based on the preliminary design drawings for the development, the pumping station location is at proposed elevation higher than both these floodlines and therefore should be accessible during a flooding situation. Based on correspondence thus far, NVCA is satisfied with this approach. If this site is chosen, it will need to be confirmed that the Block identified on the draft plan is sufficiently large enough to accommodate the required size of the pumping station. Based on preliminary sizing of the pumping station, the current block shown may or may not be large enough. Space saving measures, such as a common access road between the pumping station and stormwater management pond, locating required peak storage volumes within the sewer in the right-of-way or within the stormwater management block, or, relocating the pumping station location within the development lands could be considered.

As this site is part of a proposed development, the Township would not have to acquire the property at this location. The property would be transferred to the Township upon registration of the Plan of Subdivision.

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Property (ii) is located on northeast corner of 1046 Centre Line Road property, which borders the south side of Sunnidale Street. If this location is chosen, access would be from Sunnidale Street. This property is located near a watercourse and is within the NVCA regulated area. There is limited space between the edge of the right-of-way and the watercourse. This property is currently privately owned, and a residence is located on the south east corner of the property. The use of this site would require the portion of the property identified for the SPS to be acquired and severed from the rest of the overall property.

Property (iii) is located on the west portion of 6837 Highway 26 and is currently a privately owned commercial development. If this location is chosen, access would be from Centre Line Road. This property is located near a watercourse and is within the NVCA regulated area. This property is currently privately owned, and a commercial building is located on the property. There is limited space between the edge of right-of-way and the commercial building. The use of this site would require the portion of the property identified for the SPS to be acquired and severed from the rest of the overall property. Additional forcemain would be required for this property and both the gravity sewer and forcemain would need to cross Centre Line Road.

All three properties are within NVCA regulated areas. However, as per discussion above, NVCA has provided ongoing review with respect to Property (i) and the refined floodline boundaries.

All three sites would allow the connection of gravity sewers serving the entire service area being installed at similar and reasonable depths.

Both the 68337 Highway 26 and the 1046 Centre Line Road sites are in very close proximity to the existing open watercourse.

The existing Stayner Municipal Wells 1 and 3 are located on the south side of Sunnidale Street, just west of Property (ii). None of the properties are located within the Wellhead Protection Area; however, all three are located within the Highly Vulnerable Aquifer delineation. This should be further reviewed during detailed design to confirm any measures required to protect the aquifer.

Based on the above, Property (i) is the preferred location for a sewage pumping station to serve the entire service area from a technical perspective.

Additional analysis of these alternative locations is included in the overall EA document.

### **4.2.3 Detailed Description of the Alternative**

The following are the design elements used as a basis for developing the conceptual alternative solution and related costs for the purposes of this memorandum.

The forcemain design and sizing will be as per MECP Guidelines and located within the right-of-way of the municipally owned roads.

The sewage pumping station will be designed as per MECP Guidelines, as well as the Township of Clearview Sewage Pumping Station Design Guide. Per the Clearview Design Guide, the incoming sewage flow volume will determine the type of sewage pumping station that is required (submersible, wet well, wet well/dry well, etc.) The type of sewage pumping station required will determine the size of property required for the site.

Pumping stations with flows between 5.3 and 100 L/s require a pumping station with submersible pumps in a wet well, separate building for controls, MCC, and standby generator. The minimum emergency storage capacity will be 1-hour peak flow combined wet well and system storage. A minimum of 3 pumps are required; 1 lead, 1 lag, 1 standby, with consideration for VFD and soft starts.

This alternative includes the provision of a new SPS at Site (I) with a forcemain discharging to a gravity sewer and is intended to service the entire study area.

#### **4.2.3.1 Capacity of Downstream Outlet**

##### **4.2.3.1.1 Phillips Street/Sunnidale**

The existing sanitary sewer in the area starts on Sunnidale Street and flows west towards Phillips Street, north on Phillips Street, west on Highway 26, and north on Mowat Street. The existing sewer on Sunnidale Street is a 250 mm sewer at 0.26% with a capacity of 30 L/s. The downstream sewer on Phillips Street is a 300 mm at 0.4% with a full flow capacity of 61 L/s. The closest gravity outlet for the pumping station forcemain is the Sunnidale Street gravity sewer.

Depending on the rate of development, the existing Sunnidale/Phillips Street sewers may be adequate in the interim but will require upsizing as flows coming from the Study Area and other development areas increase. It is not adequately sized for the flows generated from the full Study Area. Also, it is noted that the sewer on Phillips Street is not adequately sized for the ultimate flows generated from the future development in the Stayner South Area which can be generally described as the lands between Margaret Street and the south boundary of the Stayner settlement area and between Warrington Road and County Road 42.

The existing sewer on Phillips Street is extremely shallow, with cover in some areas less than 1.3 m. Existing homes with connections to this sewer are at a risk of flooding should the sewer surcharge even slightly. Based on existing As-Built information, the worst case appears to be at #206 Phillips Street, where there is 0.4 m elevation difference between the existing obvert and basement elevation. Adding additional flow to this sewer from the Study Area or the Stayner South Area will increase the risk of sewer surcharging in high flow events and surcharging into existing homes. The development community within the Stayner South Area is currently working on a concept to service the Stayner South lands by gravity. This concept will require the deepening of the existing gravity sewer from Phillips Street to Mowat Street. If this sewer is deepened, more of the westerly portion of the Study Area will be able to be conveyed via gravity to this sewer, thereby decreasing the flows to the proposed pumping station.

#### **4.2.3.1.2 Mowat Street**

The ultimate gravity outlet for the Study Area is the existing Mowat Street sewer, at the Highway 26 intersection. This sewer was constructed in 2015 and was designed to accommodate a portion of the future development within the South East Stayner Study Area. The Mowat Street sewer flows are ultimately conveyed northwards to Stayner Sewage Pumping Station No. 2.

The original Design Criteria for the sewer was as follows:

- 450 L/cap/day
- 2.90 ppu
- Harmon Peaking Factor (range from 2.9 to 4.0)
- Infiltration Allowance 0.23 L/ha/s

The original design for the upstream end of the Mowat Street sewer was a 375 mm diameter PVC sewer at 0.63% slope, with a capacity of 138 L/s. Per the As-Built drawings, the Mowat Street sewer was constructed as a 375 mm diameter PVC sewer at a slope of 0.45%, with a resulting capacity of 118 L/s based on full pipe conditions without surcharging. This is a reduction in capacity of 20 L/s from the original design values. The As-Built drawings are located for reference in Appendix C.

Included in this design were allowances for both the Sunnidale area (not the entire Study Area), and the Stayner South Area. Stayner South is future anticipated residential development south of Margaret Street which will also be using the Mowat Street sewer as an ultimate outlet. The allowances for contributing areas included in the design were as follows. Please see Appendix C for a map of the areas.

**Table 1: Mowat Street Sewer Original Design Flows**

<b>Contributing Area</b>	<b>Design Population (persons)</b>	<b>Design Flow (L/s)</b>	<b>Description</b>
A – East of Warrington	770	15.7	Existing Residential
B – West of Warrington	1985	45.6	Existing Residential, currently serviced by another flow route, but included in Mowat Street sewer capacity as it would be diverted to Mowat Street if significant industrial development occurs in the southwest area of Stayner, exceeding the capacity at the existing WWTP.
C – Stayner South	1890	37.3	Future Residential.
D – Sunnidale Area (not all of the Study Area)	800	16.0	Existing unserved area with potential for residential development.
Total – With Area B		114.6	
Total – Without Area B		69	

Currently only Area A is being conveyed by the existing Mowat Street Sewer. As a result, the current unused capacity in the Mowat Street sewer is 102 L/s. The actual available capacity would be somewhat less than this as sewers are not typically designed to function at 100% of capacity.

As previously noted, the Mowat Street sewer was not designed to accommodate flows from the build-out of the entire Study Area. Some of Area A and all of Area D are within the study area. These design flows are significantly less than what is now estimated to be the flows from the entire Study Area. See Section 4.2.3.2 below.

Further, the original design flow for the Stayner South Area was 37.3 L/s. Since that time, details of the various developments have been refined, and new developments in Stayner South (Mamta East and West) are in various stages of the application process. This has increased the anticipated design flows generated by the Stayner South Area as well. The flows, excerpted from the Ashton Meadows Sanitary Pumping Station Design Report (Greenland, 2019), are as follows:

**Table 2: Stayner South Development Area Flows**

<b>Contributing Area</b>	<b>Peak Flow (L/s)</b>
Ashton Meadows Phase 1A	5.08
Ashton Meadows Phase 1B	13.11
Ashton Meadows Phase 2/3	28.6
Margaret Street	5.25
Lands West of Ashton Meadows (Mamta East and West Lands)	10.92
Lands East of Ashton Meadows	7.24
Lands West of Airport Road	13.06
Lands South of Ashton Meadows (not within current settlement boundary)	30.16
<i>Total</i>	106
<i>Total Within Settlement Boundary</i>	75.84

The current estimate of flows generated by the Stayner South Area (75.84 L/s) is significantly larger than the original Mowat Street design estimates (37.3 L/s).

At this time, significant industrial-type development within the industrial lands in the southwest quadrant of Stayner is not anticipated in the near future and the expected flow volumes from any future industrial development are also uncertain. Therefore, it may not be necessary to divert Area B to the Mowat Street trunk sewer and there is potential to allot the allocated capacity in the Mowat Street sewer for Area B to other lands. However, this may limit the development potential for the industrial lands, depending on the nature of any proposed industrial effluent flows and the reserve capacity in the Stayner WWTP.

The design brief and catchment drawing for the design of the Mowat Street sewer is included in Appendix C. Per this drawing, the southern portion of the Study Area was not included in the ultimate design capacity of the Mowat Street sewer. Although this does not mean that the southern areas in particular cannot be developed, it does indicate that the Mowat Street sewer cannot accommodate the full build-out of the Study Area in conjunction with full build out of Stayner South, the diversion of area B and the existing catchment area flows. Full build-out of the contributing drainage areas will likely take many years, in excess of a typical 20-year design horizon, and eventually the system will need further upgrades to accommodate the flows. Flow monitoring of the Mowat Street sewer is recommended as development progresses, to assess flow volumes and the potential capacity for additional development.



The Township of Clearview allocates sewer capacity to a Development upon completion of a Subdivision Agreement. The Township should be aware of the capacity constraints of the Mowat Street sewer and allocate sewer capacity as appropriate. As design estimates are typically conservative, we recommend ongoing flow monitoring as development progresses to better assess the remaining capacity of the Mowat Street sewer.

#### 4.2.3.2 Design Flows

Per the current Official Plan for the Township of Clearview, the study area is currently composed of areas zoned for residential, commercial (lands south of Highway 26), and rural (lands south of Sunnidale Street). Please see Appendix E for Schedule 3, Stayner, excerpted from the Official Plan document.

There are a number of developments in various stages of approval within the Study Area. Below is a summary of the Study Area flows, including these developments. Please see Figure 4 for the delineation of these area. Note that the area letters have started at 'E' so as not to confuse them with the Mowat Street design areas.

**Table 3: Areas within Study Area directed to Mowat Street Outlet via Gravity**

Contributing Area	Area (ha)	Design Flow (L/s)	Details	Estimated Timeline for Generation of flows
E	7.5	4.1	Phillips Street, Existing Residential	Immediate, Existing Area
<i>Total</i>	<i>7.5</i>	<i>4.1</i>		

**Table 4: Areas within Study Area directed to Mowat Street Outlet via Pumping Station/Forcemain**

Contributing Area	Area (ha)	Design Flow (L/s)	Details	Estimated Timeline for Generation of flows
F	1.7	1.5	Future Development Phillips Street (in pre-consultation stages of development, direction of sewage dependent on design grades, potential lowering of Phillips Street sewer)	5-10 years

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<b>Contributing Area</b>	<b>Area (ha)</b>	<b>Design Flow (L/s)</b>	<b>Details</b>	<b>Estimated Timeline for Generation of flows</b>
G	9.4	3.9	Future Commercial	10-20 years
H	16.9	5.8	Sunnidale Street, Existing Residential	Immediate, Existing Area
I	21.6	21.4	Southern Lands (within the Study Area)	20+ years
J	1.7	4.1	Future Development Sunnidale Street (in pre-consultation stages of development)	5-10 years
K	4.7	7.0	Manortown	1-5 years
L	4.2	1.7	Existing Commercial	Immediate, Existing Area
<i>Total</i>	<i>60.1</i>	<i>45.4</i>		

Based on the existing and future development areas within the study area, the total projected flow directed towards the SPS is 45.4 L/s. This includes existing development, as well as all future development areas within the southeast quadrant. Excluding Area I which has a 20+ year development horizon, the flows contributing to the pumping station are 24 L/s.

It is noted that the anticipated lowering of the Phillips Street sewer to accommodate servicing of the Stayner South Area by gravity may allow a modest change in servicing concepts within the Study Area by slightly increasing the area which can be served by gravity and conversely reducing the area flowing to the sewage pumping station. It is anticipated that any changes to the sub-catchment areas would be minor and the timing of the lowering of the Phillips Street sewer is currently uncertain. The above distribution of flows between the gravity outlet and the SPS would be the conservative and recommended approach until the timing of various development proposals becomes known.

The total Study Area flows combined with the Stayner South Area flows exceed the capacity of the existing Phillips Street and Mowat Street outlets. As development progresses, the sewers will require upsizing, or an alternative outlet will be required. The timeline for this will depend heavily on the pace of development.

#### **4.2.3.3 Sewage Pumping Station (SPS)**

Per Section 4.2.2 above, Property (i) is the preferred location for the sewage pumping station.

The grade elevation at the site is approximately 207.5 m, based on topographic information obtained from Simcoe County GIS services. However, based on the preliminary development plans for the Manortown Development, the grades in the area of the SPS will be raised to approximately 209.5 m. At the SPS location the incoming sewer will be at an invert approximately 7 m below grade. Depending on the operating levels, storage volumes, etc., in the wet well, the floor of the wet well will be approximately 10-12 m below grade to accommodate the inlet sewer and provide the required operational storage. These details will be determined during detailed design.

The pumping station design is to be as per the Clearview Sewage Pumping Station design guide and will be refined during detailed design. It is expected that the design will include a phased design as the ultimate design flows for the area include development areas that will not likely occur in the near future.

The wet well and gravity sewers have an expected lifecycle of 50+ years and should be designed at a depth to accommodate the full Study Area. The pumps have an estimated life cycle of 6-10 years and can be upsized as development progresses. It is expected that the pumps would be initially sized to handle 10 to 30 L/s of peak flow, dependent on the expected flows generated from the Study Area in the next 10 years.

#### **4.2.3.4 Forcemain and Gravity Sewer**

A forcemain is required to convey the flows from the SPS to the gravity outlet at Sunnidale Street. As described previously in Section 4.2.3.1 the existing Phillips Street sewer does not have sufficient capacity to accommodate the ultimate flows from both the Study Area and Stayner South catchment areas. As such, the Phillips Street sanitary sewer will require upsizing; to a capacity and depth that is able to convey both the Study Area flows and the Stayner South flows to Mowat Street via gravity sewer, as well as any other local contributing flows. The timeline for this will depend on the rate of development and condition of existing sewer. The Sunnidale Street forcemain would extend from the SPS to the existing run of sewer on Sunnidale, near Phillips Street. The total forcemain distance is approximately 1,100 m. The forcemain would likely be twinned to allow for adequate velocities as build out occurs over time.

To service the existing residents on Sunnidale Street, a gravity sewer beginning just east of the existing sewer, and flowing eastwards towards the proposed pumping station would be required. The sewer should be designed at the depth sufficient to accommodate for servicing of the existing undeveloped lands to the north, between Sunnidale Street and Highway 26.

#### **4.2.3.5 Phasing of the Pumping Station**

The pumping station will require phasing as development in the Study Area progresses. The Phase 1 design flow should strike a balance between accommodating for existing and future flows within a reasonable timeline and deferring the costs of accommodating flows from the 20+ year design horizon to the future. The wet well and building structures should be designed for the ultimate flow rates, as phasing these structures can be costly and extremely disruptive to upsize after the SPS is already in service. The pumps can be upsized as development progresses; however, must be designed at a flow rate to compliment the size of the forcemain and minimum and maximum velocity constraints. Multiple forcemains can be constructed to facilitate a phased design.

#### **4.2.4 Technical Challenges for this Alternative**

1. Site is constrained to specific block on the draft plan of subdivision, unless the overall draft plan for the development is adjusted.
2. The timing of future development is unknown and therefore phasing to accommodate a smaller interim flow within the SPS will be required.
3. Deeper and larger wet well due to larger catchment area and surrounding grades.
4. Sunnidale, Phillips Street and Highway 26 sanitary sewer will require upsizing to convey the ultimate flows from the proposed SPS.

#### **4.2.5 Technical Advantages of this Alternative**

1. Land acquisition is not anticipated to be required, as it will be conveyed to the Township through applicable development agreements.
2. The SPS will be located on land with relatively low elevation within the Study Area allowing the Study Area to drain by gravity.
3. Servicing the entire Study Area allows for future development opportunities without the need for multiple pumping stations.
4. Existing lots within the Study Area can be serviced.

#### 4.2.6 Capital Costs

Note that the costs in this section represent a benchmark for this alternative solution against the other alternative solutions and does not include all of the elements and detail of a complete cost estimate. The costs are for comparative purposes, and were developed based on conceptual design, and should not be used for budgetary estimates. Note that the cost for the sewer installation does not include any costs associated with urbanization of the right-of-ways.

**Table 5: Estimate of Costs, Alternative 2**

Item	Cost
Pumping Station and Forcemain	\$4,770,000.00
Upsize Gravity Sewer on Sunnidale, Phillips, and Highway 26	\$1,411,280.00
<b>Total</b>	<b>\$6,181,280.00</b>

The capital cost, including engineering and contingencies, associated with this Alternative 2 is \$6.2 Million. Details are provided in Appendix B.

These estimates include construction of upsized sanitary sewers on Phillips Street and Highway 26 at a depth required to service the Stayner South Area.

The cost to install sanitary sewer for the entire extent of Sunnidale is not included. Only the portion of sewer at the west side of Sunnidale that connects to the Phillips Street sewer is included.

We note that the Township may choose to complete additional upgrades in the Study Area, such as urbanization of Sunnidale Street, at the time of sewer construction. As these costs are unrelated to the sanitary servicing, they have not been included in these estimates.

### 4.3 Alternative 3 - New Pumping Station to Service the Manortown Homes Development

#### 4.3.1 General Description of the Alternative

This alternative includes construction of a SPS to service the proposed Manortown Homes Development only. The location of the SPS considered is the same as considered in Alternative 1.

#### **4.3.2 Detailed Description of the Alternative**

The following are the design elements used as a basis for developing the conceptual alternative solution and related costs for the purposes of this memorandum.

This alternative will include the construction of a pumping station to service the Manortown Homes development only. The projected peak sewer flow from the development to the SPS is approximately 7 L/s. At the SPS location the incoming sewer will be at an invert approximately 4-5 m below grade. The wet well will be deeper than this to accommodate operating levels and storage.

Pumping station flows between 5.3 and 100 L/s require a submersible pumping station, separate building for controls, MCC, and standby generator. The minimum emergency storage capacity will be 1-hour peak flow combined wet well and system storage. A minimum of 3 pumps are required; 1 lead, 1 lag, 1 standby, with consideration for VFD and soft starts.

The grade elevation at the new site is assumed at 207.5 m, based on elevations from the Simcoe County GIS. However, based on the preliminary development plans for the Manortown Development, the grades in the area of the SPS will be raised to approximately 209.5 m.

One forcemain would be installed from the new pumping station to the Sunnidale Street sanitary sewer along the road right-of-way. It is expected that the forcemain will be located on the opposite side of the road as the existing watermain. The total forcemain distance is approximately 1,100 m.

It is anticipated that based on flow volume alone the existing sewers on Sunnidale Street, Phillips Street and Highway 26 would be able to accommodate the flows generated by Manortown Homes only. However, further study of the existing sewer depths and condition may result in these sewers requiring upsizing even with only a minor increase in flows.

This alternative includes the provision of a new SPS at Site (I) with a forcemain discharging to the limit of the existing gravity sewer on Sunnidale Street and is intended to service only the Manortown Homes development.

#### **4.3.3 Technical Challenges for this Alternative**

1. Does not service the lands within the Study Area external to the development
2. Multiple pump stations would likely be required to service the Study Area if other areas were to be developed. This means increased construction and operating costs in the future.

#### 4.3.4 Technical Advantages of this Alternative

1. Sunnidale, Phillips Street and Highway 26 sanitary sewer may not require upsizing to convey the flows from the proposed SPS.
2. Land acquisition is not anticipated to be required, as land will be conveyed to the Township through a subdivision agreement.
3. Disturbance to residents of Sunnidale Street due to construction activities is minimized.
4. Smaller, less deep wet well.

#### 4.3.5 Capital Costs

Note that the costs in this section represent a benchmark for this alternative solution against the other alternative solutions and does not include all of the elements and detail of a complete cost estimate. The costs are for comparative purposes, and were developed based on conceptual design, and should not be used for budgetary estimates.

**Table 6: Estimate of Costs, Alternative 3**

Item	Cost
Pumping Station and Forcemain	\$2,730,000.00
<b>Total</b>	<b>\$2,730,000.00</b>

The estimated capital cost for this solution is \$2.73 million including engineering and contingencies. A more detailed estimate is provided in Appendix B.

It should be noted that although the cost for a pumping station for Alternative 3 is less than Alternative 2, if the Township desires to service the rest of the Study Area, at least one other pumping station will be required. For simplicity, assuming that one additional pumping station is constructed to service the rest of the Study Area, the additional cost would be approximately \$4.1 million. This does not include any cost due to land acquisition or any upsizing of existing sewers. Building multiple pumping stations is more costly than constructing one station to service the full Study Area.

## **5.0 Evaluation**

Although initial costs for Alternative 2 are the highest, the long-term benefits to the Township from a servicing perspective outweigh the costs. Township and Provincial Policies strongly encourage areas within the settlement boundary to be serviced. If this pumping station is not designed and constructed to accommodate flows from the overall Study Area, the Study Area will require additional pumping station sites in the future as the area develops, thereby increasing the cost of Alternative 3 dramatically. Minimizing the number of pumping stations in the area minimizes the overall long-term capital and operating costs that the area incurs. From a technical perspective, Alternative 2 is the most preferred, Alternative 3 is the second most preferred, and Do Nothing is the least preferred.

Further evaluation is in the overall EA document.





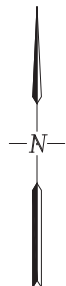
BURNSIDE

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## Appendix A

### Figures and Preliminary Sanitary Design Sheets



Notes:  
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 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.  
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	J.G.

STUDY AREA

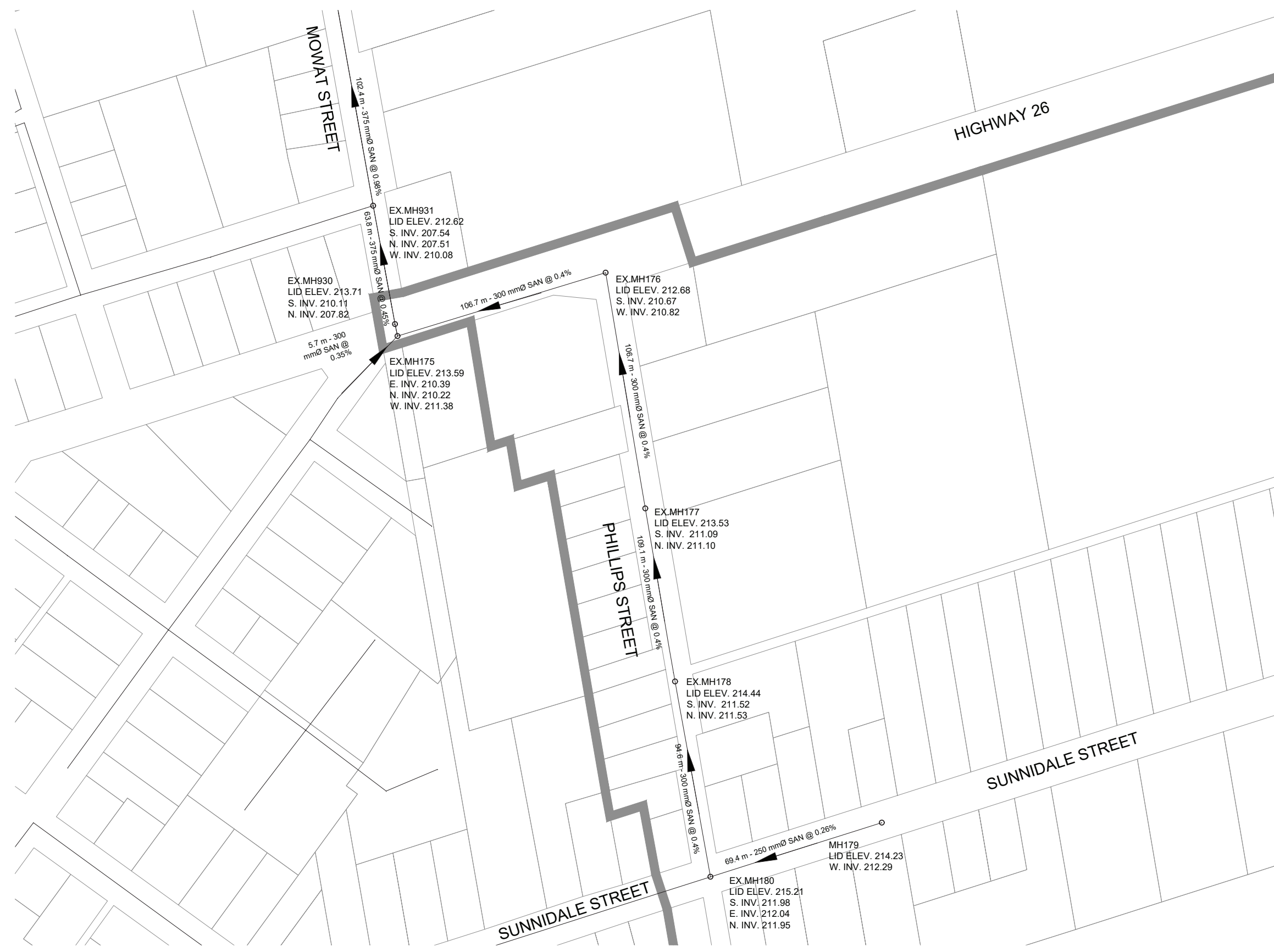


R.J. Burnside & Associates Limited  
 3 Ronell Crescent,  
 Collingwood, Ontario, L9Y 4J6  
 telephone (705) 446-0515  
 fax (705) 446-2399  
 web www.rjburnside.com

Client  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

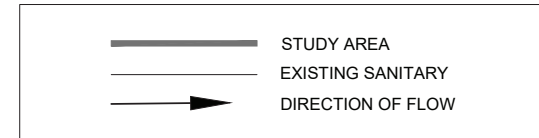
Drawing Title  
**SOUTH EAST STAYNER SANITARY SERVICING**  
 STUDY AREA BOUNDARY  
 SUNNIDALE STREET

Drawn	Checked	Designed	Checked	Date	Drawing No.
M.A.	J.M.G.	J.M.G.	J.M.G.	20/12/08	<b>1</b>
Project No.	Contract No.	Revision No.			
300044062.0000		1			
Scale					
1:2,000					



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No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	J.G.



**CONCEPTUAL DESIGN**

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 fax (705) 446-2399  
 web www.rjburnside.com

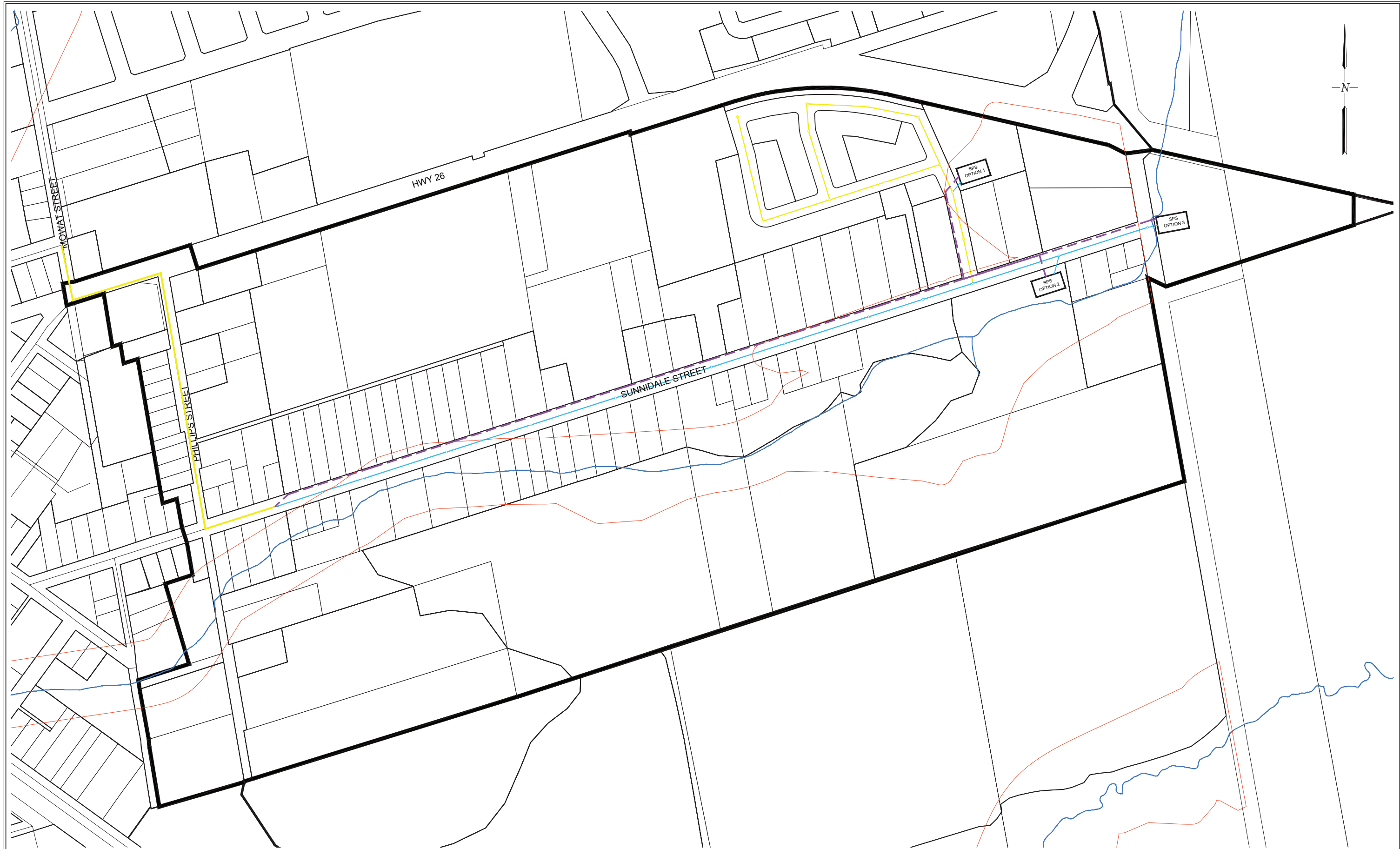
Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

Drawing Title:  
**SOUTH EAST STAYNER SANITARY SERVICING**  
 EXISTING SANITARY INFRASTRUCTURE  
 SUNNIDALE STREET

Drawn	Checked	Designed	Checked	Date	Drawing No.
M.A.	J.M.G.	J.M.G.	J.M.G.	20/12/08	2

Project No.: 300044062.0000  
 Contract No.:  
 Revision No.: 1  
 Scale: 1:2,000

File: \\C:\projects\2008\2008-04-02-Stayner Sanitary Servicing\DWG\2008-04-02-Stayner Sanitary Servicing - Existing Sanitary Infrastructure - Sunnidale Street.dwg  
 Date: 20/12/08 10:30:00 AM  
 User: jburnside



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**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	

LEGEND	
	PROPOSED SPS LOCATION
	STUDY AREA
	WATERCOURSE
	NVCA SETBACK
	PROP SAN GRAVITY
	PROP SAN FORCEMAIN
	EX SAN GRAVITY
	FUTURE SUNNIDALE SAN GRAVITY

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 fax (705) 446-2399  
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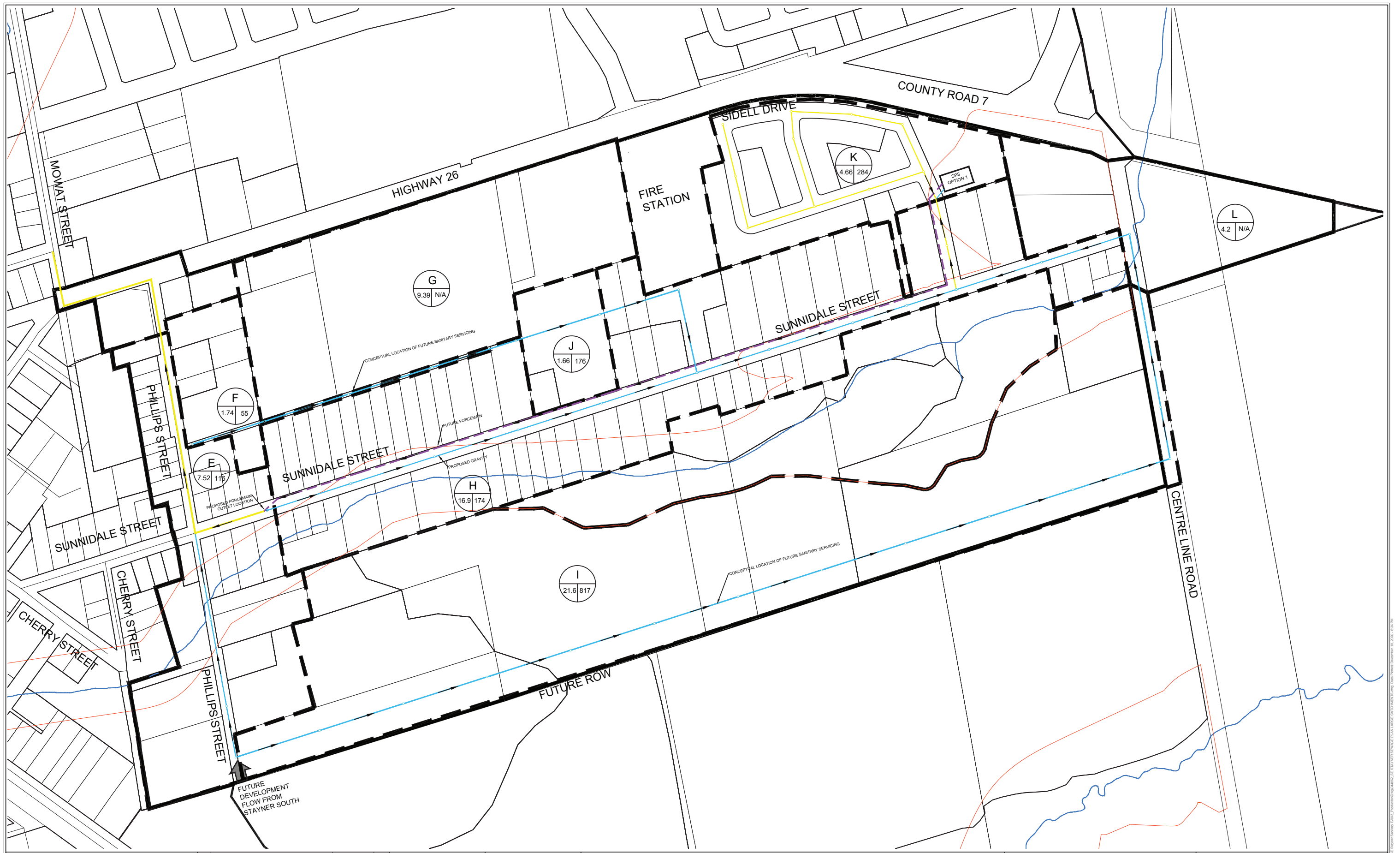
Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

Drawing Title:  
**SOUTH EAST STAYNER SANITARY SERVICING**  
 PROPOSED SANITARY PUMPING STATION OPTIONS

Drawn	Checked	Designed	Checked	Date	Drawing No.
M.A.	J.M.G.	J.M.G.	J.M.G.	20/12/08	<b>3</b>

Project No.: 300044062.0000  
 Contract No.:  
 Revision No.: 1  
 Scale: 1:2,000





**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	

CATCHMENT ID	AREA (ha)	POP.
G	9.39	N/A
F	1.74	55
E	7.52	116
H	16.9	174
I	21.6	817
J	1.66	176
K	4.66	284
L	4.2	N/A

**LEGEND**

- CATCHMENT AREA (Dashed line)
- PROPOSED SPS LOCATION (Yellow outline)
- STUDY AREA (Thick black line)
- DIRECTION OF FLOW (Arrow)
- WATERCOURSE (Blue line)
- NVCA SETBACK (Red line)
- PROP SAN GRAVITY (Yellow line)
- PROP SAN FORCEMAIN (Purple line)
- EX SAN GRAVITY (Black line)
- CONCEPTUAL LOCATION OF FUTURE SANITARY SERVICING (Dashed blue line)

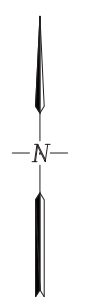
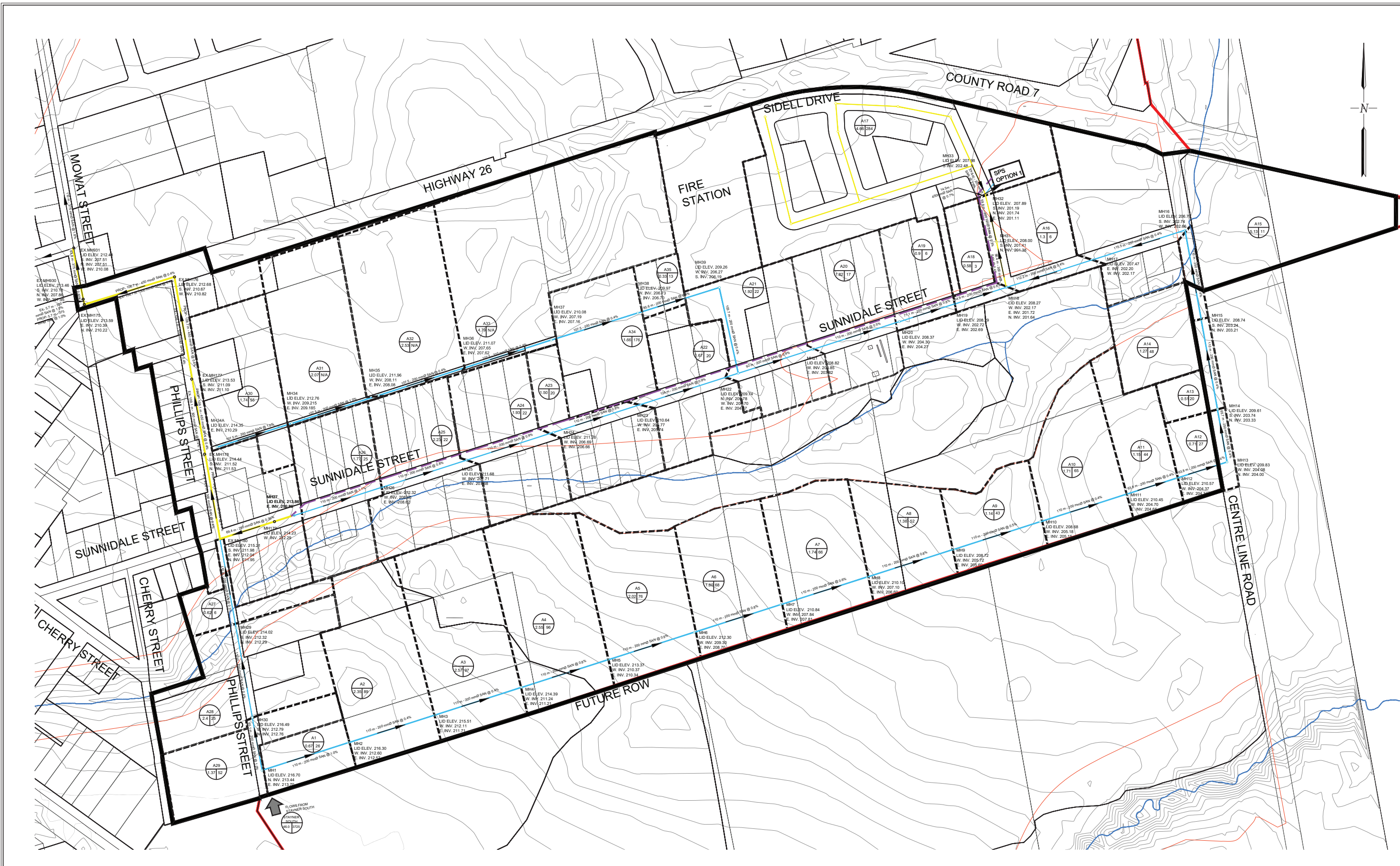
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 fax (705) 446-2399  
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 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

**SOUTH EAST STAYNER SANITARY SERVICING**  
 SANITARY CATCHMENT PLAN

Drawn	Checked	Designed	Checked	Date	Drawing No.
M.A.	J.M.G.	R.W.	J.M.G.	20/12/08	4
Project No.	Contract No.	Revision No.			
300044062.0000		1			
Scale					
1:2,000					

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**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	J.G.

LEGEND	Symbol	Description
CATCHMENT AREA	(Circle with ID and POP)	CATCHMENT AREA ID POP
PROPOSED SPS LOCATION	(Dashed line)	PROPOSED SPS LOCATION
STUDY AREA	(Solid line)	STUDY AREA
DIRECTION OF FLOW	(Arrow)	DIRECTION OF FLOW
WATERCOURSE	(Blue line)	WATERCOURSE
NVCA SETBACK	(Red line)	NVCA SETBACK
PROP SAN GRAVITY	(Yellow line)	PROP SAN GRAVITY
PROP SAN FORCEMAIN	(Purple line)	PROP SAN FORCEMAIN
EX SAN GRAVITY	(Black line)	EX SAN GRAVITY
CONCEPTUAL LOCATION OF FUTURE SANITARY SERVICING	(Blue line)	CONCEPTUAL LOCATION OF FUTURE SANITARY SERVICING

**BURNSIDE**  
 Client: TOWNSHIP OF CLEARVIEW  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

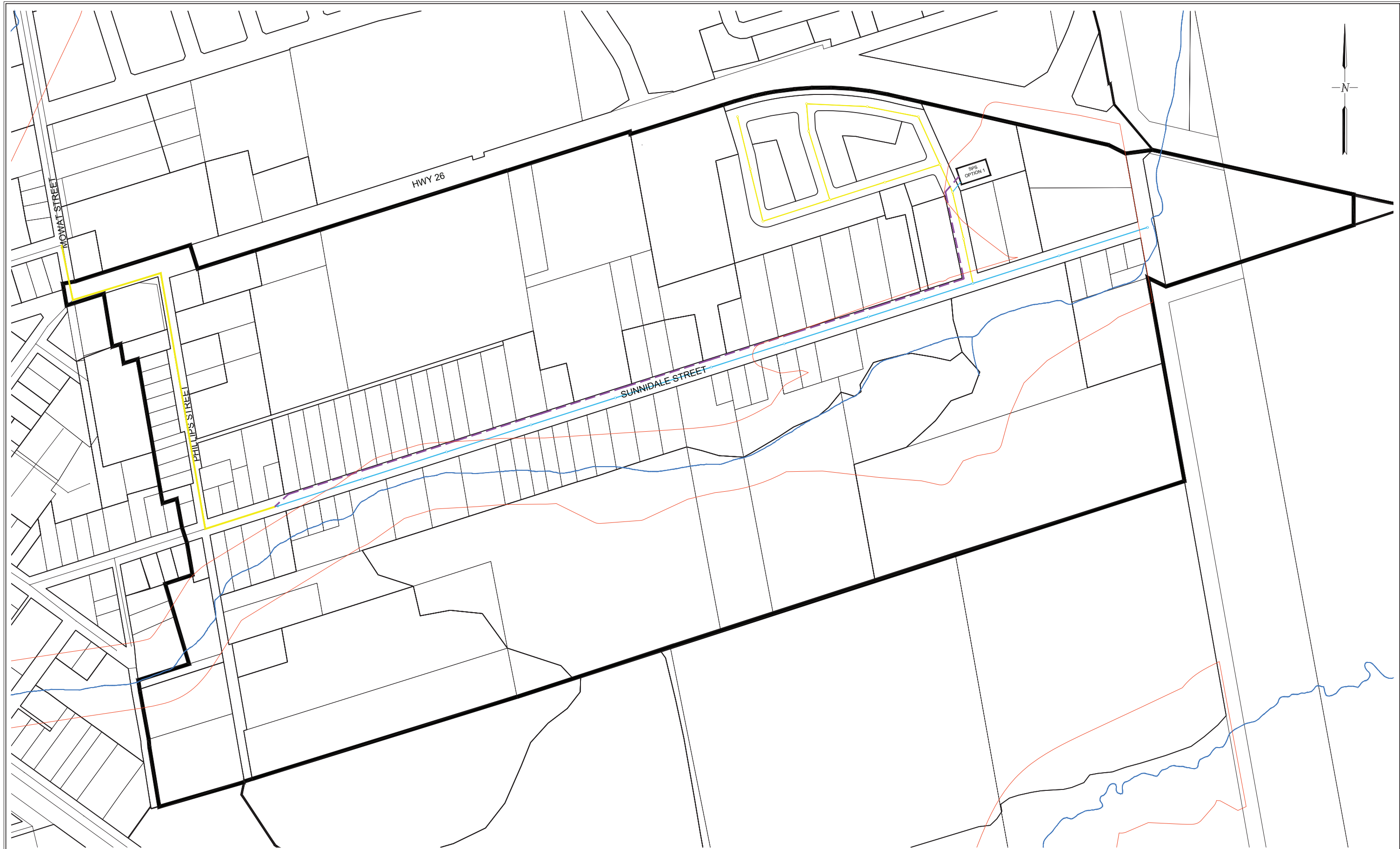
R.J. Burnside & Associates Limited  
 3 Ronell Crescent,  
 Collingwood, Ontario, L9Y 4J6  
 Telephone (705) 446-0515  
 Fax (705) 446-2399  
 www.rjburnside.com

**SOUTH EAST STAYNER SANITARY SERVICING**  
 PRELIMINARY SANITARY DESIGN

Drawn	Checked	Designed	Checked	Date	Revision
M.A.	J.M.G.	R.W.	J.M.G.	20/12/08	1

Scale: 1:2,000





Notes:  
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 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.  
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

**CONCEPTUAL DESIGN**

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR PROJECT FILE REPORT	20/12/08	

**LEGEND**

- PROPOSED SPS LOCATION
- STUDY AREA
- WATERCOURSE
- NVCA SETBACK
- PROP SAN GRAVITY
- PROP SAN FORCEMAIN
- EX SAN GRAVITY
- FUTURE SUNNIDALE SAN GRAVITY

**BURNSIDE**

Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

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 3 Ronell Crescent,  
 Callingswood, Ontario, L0Y 4J6  
 telephone (705) 446-0515  
 fax (705) 446-2399  
 web www.rjburnside.com

Drawing Title:  
**SOUTH EAST STAYNER SANITARY SERVICING**  
**PREFERRED SOLUTION**

Drawn R.W.	Checked J.M.G.	Designed R.W.	Checked J.M.G.	Date 20/12/08	Drawing No.
Project No. 300044062.0000	Contract No. ---	Revision No. 1			

Scale:  
1:2,000







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## Appendix B

### Cost Estimates



Date 7-May-20  
 Project Number 300044062.0000

**Township of Clearview  
 South East Sanitary EA  
 Construction Cost Estimate - Sewage Pumping Station - Alternative 3  
 (SPS Rated for 10 L/s)**

Item	Description	Quantity	Unit	Total
1	General	1	LS	\$ 125,000
2	Shoring/Dewatering	1	LS	\$ 145,000
3	Site Works/Precast Conc./Yard Piping	1	LS	\$ 455,000
4	1 Hr Peak Storage Tank/MH	1	LS	\$ 160,000
5	Concrete	1	LS	\$ 50,000
6	Misc. Metals	1	LS	\$ 30,000
7	Control Building Above Slab	1	LS	\$ 63,000
8	Lifting Equipment	1	LS	\$ 30,000
9	Process Piping	1	LS	\$ 125,000
10	Pumps	1	LS	\$ 80,000
11	Heating/Ventilation/Plumbing & Drainage	1	LS	\$ 55,000
12	Electrical/Instrumentation & Control	1	LS	\$ 250,000
13	Generator (Outdoor Self Contained Unit)	1	LS	\$ 90,000
14	Forcemain (1100 m of 150 mm dia.)	1	LS	\$ 440,000
			Subtotal	\$ 2,098,000
	Contingencies & Engineering @ 30%			\$ 629,400
			Total	\$ 2,727,400
			<b>Total Rounded</b>	<b>\$ 2,730,000</b>

Notes:



Date 7-May-20  
 Project Number 300044062.0000

**Township of Clearview  
 South East Sanitary EA  
 Construction Cost Estimate - Sewage Pumping Station - Alternative 2  
 (SPS Rated for 50 L/s with Two Forcemains)**

Item	Description	Quantity	Unit	Total
1	General	1	LS	\$ 220,000
2	Shoring/Dewatering	1	LS	\$ 259,000
3	Site Works/Precast Conc./Yard Piping	1	LS	\$ 828,000
4	Oversized Sewer for 1 Hr Peak Storage	1	LS	\$ 535,000
5	Concrete	1	LS	\$ 75,000
6	Misc. Metals	1	LS	\$ 51,000
7	Control Building Above Slab	1	LS	\$ 123,000
8	Lifting Equipment	1	LS	\$ 45,000
9	Process Piping	1	LS	\$ 250,000
10	Pumps	1	LS	\$ 180,000
11	Heating/Ventilation/Plumbing & Drainage	1	LS	\$ 72,000
12	Electrical/Instrumentation & Control	1	LS	\$ 310,000
13	Generator (Outdoor Self Contained Unit)	1	LS	\$ 117,000
14	Forcemains (1100 m of 150 and 200 mm dia. in common trench)	1	LS	\$ 605,000
			Subtotal	\$ 3,670,000
	Contingencies & Engineering @ 30%			\$ 1,101,000
			Total	\$ 4,771,000
			<b>Total Rounded</b>	<b>\$ 4,770,000</b>



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## Appendix C

### Mowat Street and Phillips Street As-Builts



## Design Brief

---

**Date:** July 18, 2014                      **Project No.:** 300034781.0000/300034784.0000  
**Project Name:** Mowat Street/Emerald Creek Trunk Sewers  
**Client Name:** Township of Clearview  
**To:** Mike Rawn  
General Manager, Environmental Services  
**From:** Ron Kerr, P.Eng.

---

### Background

The Township of Clearview retained R.J. Burnside & Associates Limited (Burnside) to provide engineering design and construction administration services for trunk sanitary sewers for the community of Stayner. The trunk sewers will convey wastewater from a number of proposed residential developments and some existing development in Stayner to a new sewage pumping station (SPS No. 2). The sewage pump station, associated forcemains and gravity inlet stubs (ECA Number 7763-9ABQ5C dated August 31, 2013) are under construction and will pump wastewater to the Town of Wasaga Beach Wastewater Treatment Plant for treatment. These projects have received significant funding from the Government of Canada and the Government of Ontario under the Building Canada Plan (OCI-032-Stayner Wastewater Infrastructure Project). The proposed trunk sewers will connect to the gravity inlet stubs east and west of the pump station site.

### Proposed Works

The plan and profile drawings included with this design brief provide specific details for the proposed works.

The Mowat Street Trunk sewer consists of:

- Approximately 1150 metres of 525 mm diameter gravity sewer;
- Approximately 584 metres of 375 mm diameter gravity sewer;
- 17 maintenance hole structures; and
- Approximately 22 service laterals.

The Emerald Creek Trunk sewer consists of:

- Approximately 36 metres of 525 mm diameter gravity sewer;
- Approximately 600 metres of 450 mm diameter gravity sewer; and
- 6 maintenance hole structures.

### Design Criteria

Both trunk sewers have been designed using current MOE and Township of Clearview design standards. The design criteria are outlined in Table 1.

**Table 1 – Trunk Sewer Design Criteria**

Average Daily Residential Flow	450 L/cap/d
Average Density	2.90 ppu
Peaking Factor	Harmon (ranges from 2.9 to 4.0)
Infiltration Allowance (method varies depending on catchment area)	0.23 L/ha/s 2 L/mm dia./100m/d 300 L/cap/d
Minimum Velocity	0.6 m/s
Maximum Velocity	3.0 m/s

### Design Flows

Significant catchment areas are illustrated on Figure: FIG 1 (enclosed). The flows from each catchment area are summarized in Table 2 and incorporated into the Sanitary Sewer Design Sheet (enclosed). Areas A through F contribute flows to the Mowat Street Trunk. Areas G through J contribute flows to the Emerald Creek Trunk. Allowance has been made for infilling of vacant lands within or adjacent to the catchment areas. The catchment areas are all within the Stayner Settlement Area Boundary defined in the Township's Official Plan.

**Table 2 – Significant Catchment Areas**

Area	Description (Trunk Sewer)	Design Flow (L/s)
A	Existing Area East of Warrington (Mowat)	15.7
B	Existing Area West of Warrington (Mowat)	45.6
C	Ashton Meadows Area (Mowat)	37.3
D	Sunnidale Area (Mowat)	16.0
E	Dancor Area (Mowat)	52.0
F	Clearview Park Area (Mowat)	16.8
G	Emerald Creek Area (Emerald)	13.5
H	Birchwood Area (Emerald)	9.5
I	Cappuccitti Area (Emerald)	19.2
J	Bridle Park Area (Emerald)	60.5

Design flows from proposed development areas have been based on information provided in applicable functional servicing reports. Design flows from possible infilling have been estimated based on gross area and average residential densities. Design flows from existing serviced areas have been based on the number of units and average densities. The design flows are considered to be conservative for several reasons:

- Actual water demand in Stayner is well below the assumed 450 L/c/d used for this design;
- Large infill areas have been included that may not be fully utilized due to various environmental constraints; and
- Capacity has been provided in the design for the possible future diversion of flows from Existing Area B to the Mowat Street trunk sewer. This area is currently serviced by the existing Stayner Sewage Treatment Plant and would only be diverted if significant industrial development occurs in the southwest area of Stayner exceeding the capacity at the existing plant.

## Summary

The proposed trunk sewer design provides significant capacity to accommodate proposed development, existing serviced areas and potential infilling of vacant lands. The lands serviced by these sewers will meet the demand for residential development expected during the current 20 year planning horizon.

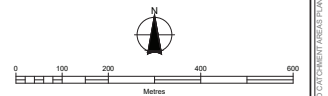


Ron Kerr MPA, P.Eng.

RWK:ds

- Enclosure(s)
- Plan and Profile Drawings
  - Catchment Areas Drawing
  - Sanitary Design Sheet





		<b>MOWAT STREET &amp; EMERALD CREEK TRUNK SEWERS CATCHMENT AREAS</b>		
		Client <b>TOWNSHIP OF CLEARVIEW</b>	Drawn C.T.	Checked R.K.
		Scale 1:7500	Project No. 300034781/300034784	Figure No. <b>FIG 1</b>

File Name: C:\GIS\PROJECTS\2015\20150714\20150714\_2358.DWG Date Plotted: 2015-07-14 11:35:14 AM

**SANITARY SEWER DESIGN SHEET**

Date: 18-Jul-14  
 Prepared By: R. Kerr  
 Checked By:  
**Diversion**  
 Philips St A Y  
 Perry St B Y  
 Centre St B1 N  
 Elm St 71-12 B2 N  
 Main/Brock 94-9:B3 N  
 Debby St C1 N  
 Stayner St C2 N

MANNING'S "n"= 0.013  
 AVG DAILY PER CAP CONS: Q= 450 (l/c/d)  
 LIGHT USE INDUSTRIAL CONS: Q= 16 m3/ha/day  
 INDUSTRIAL PEAKING FACTOR= 2

PROJ. NAME: Mowat Street Trunk Sewer  
 Emerald Creek Trunk Sewer

$Q=(P^q \cdot M/86.4)+INFIL$   
 $M=1+[14/(4+(P^0.5))]$   
 $P=POPULATION/1000$   
 INFILTRATION= 2.0000 l/mm dia./100 m/hr  
 or INFILTRATION= 0.2300 L/ha/s  
 or INFILTRATION= 300.00 L/cap/d

Range  
 (0.72 - 2.03)  
 (0.10 - 0.28)  
 (212 - 593)

LOCATION STREET NAME	FROM MH	TO MH	UNITS (No)	DENSITY (ppu)	AREA (Ha)	DENSITY (ppHa)	POPULATION	ACCUM POP	PEAKING FACTOR	SEW.FLOW (l/s)	LGTH (km)	ACC.LGTH (km)	INFILT. (l/s)	ACC. INFILT. (l/s)	TOT. FLOW (l/s)	ACC. TOT FLOW (l/s)	LENGTH (m)	SLOPE (m/m)	PIPE DIAM (mm)	CAPACITY (l/s)	VELOCITY (m/s)	% of CAPACITY	CHECK	
Existing Area E of Warrington (Area A)		175					770	770							15.70	15.70								
Ashton Meadows Area (Area C)		175					1890	2660							37.30	53.00								
Sunnidale Area (Area D)		175					800	3460							16.00	69.00								
Existing Area W of Warrington (Area B)		930					1985	5445							45.60	45.60								
Mowat Street Trunk	175	930		2.9			0	5445	3.21	3.21	0.00	0.0057	12.6209	0.010	14.754	0.01	69.09	5.7	0.0060	300	74.92	1.06	92.22%	
Mowat Street Trunk	930	931	1	2.9			3	5448	3.21	3.21	0.05	0.0638	12.6847	0.133	14.887	0.18	112.64	63.8	0.0062	375	138.09	1.25	81.57%	
Mowat Street Trunk	931	932	6	2.9			17	5466	3.21	3.21	0.29	0.1024	12.7871	0.213	15.100	0.50	113.14	102.4	0.0062	375	138.09	1.25	81.93%	
Mowat Street Trunk	932	933	5	2.9			15	5480	3.21	3.21	0.24	0.103	12.8901	0.215	15.315	0.46	113.60	103.0	0.0062	375	138.09	1.25	82.26%	
Mowat Street Trunk	933	934	4	2.9			12	5492	3.21	3.21	0.19	0.103	12.9931	0.215	15.530	0.41	114.01	103.0	0.0062	375	138.09	1.25	82.56%	
Mowat Street Trunk	934	935		2.9			0	5492	3.21	3.21	0.00	0.103	13.0961	0.215	15.744	0.21	114.22	103.0	0.0062	375	138.09	1.25	82.71%	
Mowat Street Trunk	935	936		2.9			0	5492	3.21	3.21	0.00	0.103	13.1991	0.215	15.959	0.21	114.44	103.0	0.0062	375	138.09	1.25	82.87%	
Mowat Street Trunk (plus Areas E & F)	936	937	1429	2.9	7.1		4145	9637	2.97	2.97	66.76	0.0763	13.2754	16.247	32.206	83.00	197.44	76.3	0.0027	525	223.53	1.03	88.33%	
Mowat Street Trunk (plus infill)	937	938	100	2.9			290	9927	2.96	2.96	4.47	0.0725	13.3479	1.218	33.424	5.69	203.13	72.5	0.0027	525	223.53	1.03	90.87%	
Mowat Street Trunk	938	939		2.9			0	9927	2.96	2.96	0.00	0.1115	13.4594	0.325	33.749	0.33	203.45	111.5	0.0027	525	223.53	1.03	91.02%	
Mowat Street Trunk	939	940		2.9			0	9927	2.96	2.96	0.00	0.1115	13.5709	0.325	34.075	0.33	203.78	111.5	0.0027	525	223.53	1.03	91.16%	
Mowat Street Trunk	940	941		2.9			0	9927	2.96	2.96	0.00	0.1115	13.6824	0.325	34.400	0.33	204.10	111.5	0.0027	525	223.53	1.03	91.31%	
Mowat Street Trunk	941	942		2.9			0	9927	2.96	2.96	0.00	0.1115	13.7939	0.325	34.725	0.33	204.43	111.5	0.0027	525	223.53	1.03	91.45%	
Mowat Street Trunk	942	943		2.9			0	9927	2.96	2.96	0.00	0.1115	13.9054	0.325	35.050	0.33	204.75	111.5	0.0027	525	223.53	1.03	91.60%	
Mowat Street Trunk	943	944		2.9			0	9927	2.96	2.96	0.00	0.111	14.0164	0.324	35.374	0.32	205.08	111.0	0.0081	525	387.17	1.79	52.97%	
Mowat Street Trunk	944	945		2.9			0	9927	2.96	2.96	0.00	0.111	14.1274	0.324	35.698	0.32	205.40	111.0	0.0081	525	387.17	1.79	53.05%	
Mowat Street Trunk	945	946		2.9			0	9927	2.96	2.96	0.00	0.111	14.2384	0.324	36.021	0.32	205.72	111.0	0.0027	525	223.53	1.03	92.03%	
Mowat Street Trunk	946	947		2.9			0	9927	2.96	2.96	0.00	0.111	14.3494	0.324	36.345	0.32	206.05	111.0	0.0027	525	223.53	1.03	92.18%	
Mowat Street Trunk	947	948		2.9			0	9927	2.96	2.96	0.00	0.079	14.4284	0.230	36.576	0.23	206.28	79.0	0.0027	525	223.53	1.03	92.28%	
Mowat Street Trunk	948	949		2.9			0	9927	2.96	2.96	0.00	0.081	14.5094	0.236	36.812	0.24	206.52	81.0	0.0027	525	223.53	1.03	92.39%	
Mowat Street Trunk	949	950		2.9			0	9927	2.96	2.96	0.00	0.063	14.5724	0.184	36.996	0.18	206.70	63.0	0.0027	525	223.53	1.03	92.47%	

**SANITARY SEWER DESIGN SHEET**

MANNING'S "n"= 0.013  
 AVG DAILY PER CAP CONS: Q= 450 (l/c/d)  
 LIGHT USE INDUSTRIAL CONS: Q= 16 m3/ha/day  
 INDUSTRIAL PEAKING FACTOR= 2

PROJ. NAME: Mowat Street Trunk Sewer  
 Emerald Creek Trunk Sewer

$Q=(P^*q^*M/86.4)+INFIL$   
 $M=1+[14/(4+(P^*0.5))]$   
 $P=POPULATION/1000$   
 INFILTRATION= 2.0000 l/mm dia./100 m/hr  
 or INFILTRATION= 0.2300 L/ha/s  
 or INFILTRATION= 300.00 L/cap/d

Range  
 (0.72 - 2.03)  
 (0.10 - 0.28)  
 (212 - 593)

Date: 18-Jul-14  
 Prepared By: R. Kerr

Diversion  
 Philips St A Y  
 Perry St B Y  
 Centre St B1 N  
 Elm St 71-12 B2 N  
 Main/Brock 94-9: B3 N  
 Debby St C1 N  
 Stayner St C2 N

Checked By:

LOCATION STREET NAME	FROM MH	TO MH	UNITS (No)	DENSITY (ppu)	AREA (Ha)	DENSITY (ppHa)	POPULATION	ACCUM POP	PEAKING FACTOR	SEW.FLOW (l/s)	LGTH (km)	ACC.LGTH (km)	INFILT. (l/s)	ACC. INFILT. (l/s)	TOT. FLOW (l/s)	ACC. TOT FLOW (l/s)	LENGTH (m)	SLOPE (m/m)	PIPE DIAM (mm)	CAPACITY (l/s)	VELOCITY (m/s)	% of CAPACITY	CHECK	
Other (infill)		1E					1900	1900							40.00	40.00								
Cappuccitti (Area I)		1E					490	2390							19.20	59.20								
Bridle Park (Area J)		1E					2260	4650							60.50	119.70								
Birchwood (Area H)		14E					260	4910							9.50	129.20								
Emerald Creek (Area G)		27E					520	5430							13.50	142.70								
Emerald Creek Trunk	27E	28E		2.9			0	5430	3.21	3.21	0.00	0.1088	0.1088	0.272	0.272	0.27	142.97	108.8	0.0033	450	163.83	1.03	87.27%	
Emerald Creek Trunk	28E	29E		2.9			0	5430	3.21	3.21	0.00	0.11	0.2188	0.275	0.547	0.28	143.25	110.0	0.0033	450	163.83	1.03	87.44%	
Emerald Creek Trunk	29E	30E		2.9			0	5430	3.21	3.21	0.00	0.11	0.3288	0.275	0.822	0.28	143.52	110.0	0.0033	450	163.83	1.03	87.61%	
Emerald Creek Trunk	30E	31E		2.9			0	5430	3.21	3.21	0.00	0.11	0.4388	0.275	1.097	0.28	143.80	110.0	0.0033	450	163.83	1.03	87.77%	
Emerald Creek Trunk	31E	32E		2.9			0	5430	3.21	3.21	0.00	0.11	0.5488	0.275	1.372	0.28	144.07	110.0	0.0033	450	163.83	1.03	87.94%	
Emerald Creek Trunk	32E	33E		2.9			0	5430	3.21	3.21	0.00	0.11	0.6588	0.275	1.647	0.28	144.35	110.0	0.0033	450	163.83	1.03	88.11%	
Emerald Creek Trunk	33E	950		2.9			0	5430	3.21	3.21	0.00	0.078	0.7368	0.228	1.875	0.23	144.57	78.0	0.0025	525	215.09	0.99	67.21%	
SPS#2 + Mowat + Emerald	950	SPS#2		2.9			0	15357	2.77	2.77	0.00	0.008	15.3172	0.030	38.900	0.03	351.30	8.0	0.0025	675	420.42	1.17	83.56%	

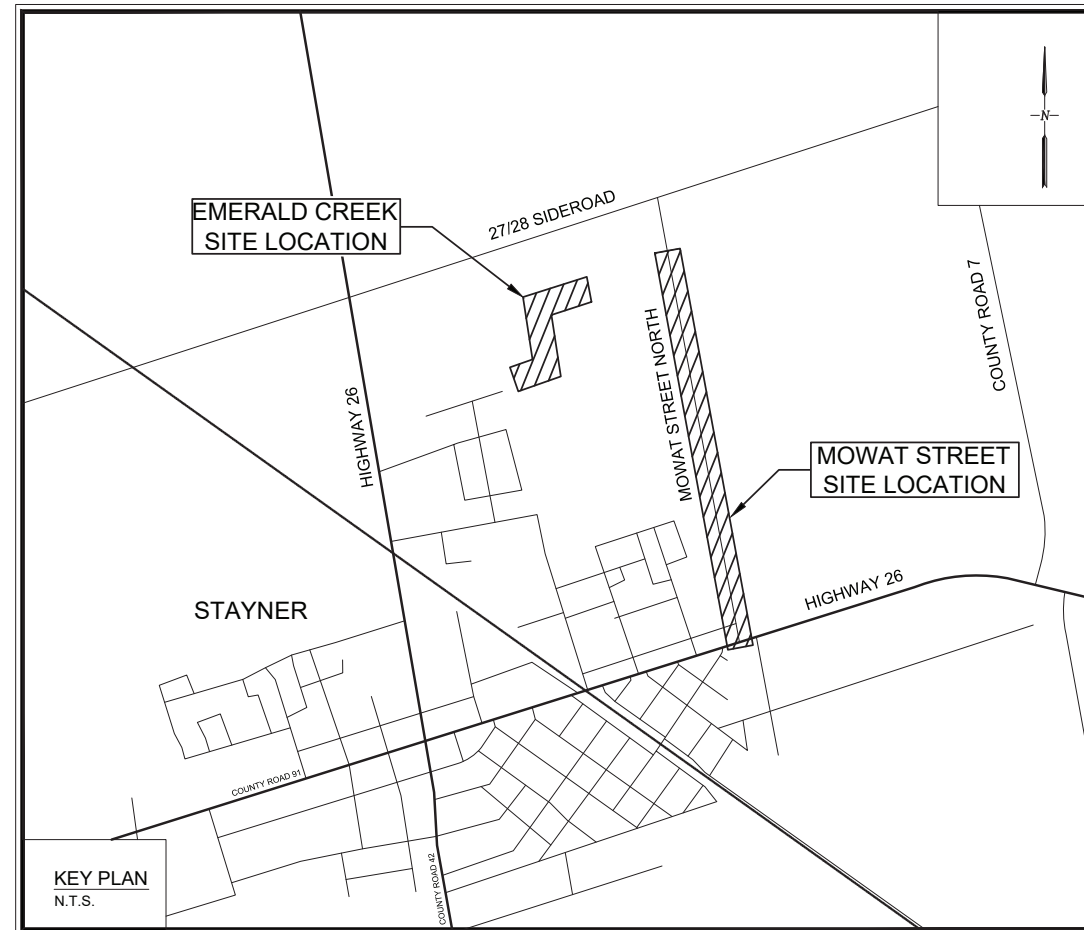
TOWNSHIP OF CLEARVIEW

# MOWAT STREET & EMERALD CREEK SANITARY TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP

CONTRACT NO. 300034781



R.J. Burnside & Associates Limited  
3 Ronell Crescent,  
Collingwood, Ontario, L9Y 4J6  
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TOWNSHIP OF CLEARVIEW  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

Burnside Project No. 300034781 & 300034784

AS-BUILT - 16/04/20

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C-003	PLAN AND PROFILE	MOWAT STREET	STA. 28+900 TO STA. 29+270
C-004	PLAN AND PROFILE	MOWAT STREET	STA. 29+270 TO STA. 29+640
C-005	PLAN AND PROFILE	MOWAT STREET	STA. 29+640 TO STA. 30+000
C-006	PLAN AND PROFILE	EMERALD CREEK	STA. 0+000 TO STA. 0+260
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# LEGEND

## EXISTING

	STD IRON BAR
	IRON BAR
	ROUND IRON BAR
	HYDRO POLE
	HYDRO POLE WITH TRANSFORMER
	UTILITY POLE WITH LIGHT STD
	UTILITY POLE WITH LIGHT STD AND TRANSFORMER
	BELL PED
	BELL/HYDRO POLE
	LIGHT STD
	DECIDUOUS TREE
	CONIFEROUS TREE
	MAIL BOX
	FENCE
	U/G BELL
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	U/G BELL & ROGER'S CABLE (SHARED TRENCH)
	GROUND ELEVATION

## REMOVALS

	CLEARING & GRUBBING
	TREE REMOVAL
	FENCE REMOVAL
	CULVERT REMOVAL

## NEW CONSTRUCTION

	GRADING LIMIT (FILL)
	GRADING LIMIT (CUT)
	DITCH WITH FLOW DIRECTION
	STEEL BEAM GUIDE RAIL
	LIGHT-DUTY SILT FENCE (OPSD 219.110)
	HEAVY-DUTY SILT FENCE (OPSD 219.130)
	GRAVEL DRIVEWAY
	ASPHALT DRIVEWAY
	CONCRETE DRIVEWAY
	INTERLOCKING BRICK DRIVEWAY
	BOREHOLE

# NOTES

## GENERAL NOTES:

- ALL MEASUREMENTS ARE IN METRES. PIPE SIZES IN MILLIMETERS, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES AND SERVICES TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND THE ONTARIO PROVINCIAL DRAWINGS, TOWNSHIP OF CLEARVIEW ENGINEERING DEPT. AND TOWNSHIP OF CLEARVIEW STANDARDS SHALL APPLY TO THIS CONTRACT.
- MAINTENANCE HOLE SAFETY PLATFORMS SHALL CONFORM TO OPSD 404.020.
- MAINTENANCE HOLE TOPS (FRAMES) AND CATCHBASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. (SEE ROAD NOTES 11, 12, 13, 14)
- THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND THE ONTARIO PROVINCIAL DRAWINGS, TOWNSHIP OF CLEARVIEW ENGINEERING DEPT. AND TOWNSHIP OF CLEARVIEW STANDARDS SHALL APPLY TO THIS CONTRACT.
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY TOWNSHIP OF CLEARVIEW STANDARD DRAWINGS (STD), AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD). A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY TOWNSHIP RIGHT-OF-WAY.
- NATIVE MATERIAL SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS OTHERWISE NOTED. ENGINEERING FILL (ON LOTS), SHALL BE COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- GRANULAR MATERIAL AND BEDDING MATERIAL SHALL BE PLACED IN LAYERS 150mm IN DEPTH AND COMPACTED TO 95% (ROAD GRAN 'A' & GRAN 'B') OR 95% (PIPE BEDDING AND COVER) STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.
- ALL DISTURBED AREAS ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE TOWNSHIP OF CLEARVIEW.
- ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE, AND THE GRASS HAS ESTABLISHED GROWTH; SUBJECT TO APPROVAL BY THE TOWNSHIP OF CLEARVIEW.
- UTILITY CROSSING, WHERE REQUIRED, AND ANY EXISTING STRUCTURES SHALL BE PROPERLY SUPPORTED. ALL UTILITY CROSSINGS TO BE REVIEWED BY THE TOWNSHIP OF CLEARVIEW.
- DRIVEWAY ACCESS TO OCCUPIED RESIDENCES SHALL BE RESTORED AT THE END OF EACH WORKING DAY.
- CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT HE DOES NOT INTERFERE WITH WORK BEING UNDERTAKEN BY A UTILITY COMPANY.
- ALL GRADING MUST CONFORM TO THE TOWNSHIP OF CLEARVIEW LOT GRADING POLICIES CURRENTLY IN EFFECT.

## WATERMAIN NOTES:

- WATERMAIN MATERIAL TO BE PVC (CLASS 150, DR-18) AND, SHALL SATISFY AWWA C900 SPECIFICATION. DIAMETER TO BE AS INDICATED ON THE DRAWINGS. ALL FITTINGS TO BE PVC PUSH-ON OR DUCTILE IRON, MECHANICAL JOINT CW SACRIFICIAL NUTS ON EACH BOLT. THE USE OF DUCTILE IRON WATERMAIN MUST BE APPROVED BY ENGINEER AND THEN TOWNSHIP OF CLEARVIEW.
  - WATERMAIN SHALL BE CONSTRUCTED WITH BEDDINGS AS PER OPSD 802.010 (GRANULAR 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AS OPSD 802.030 OR 802.031 CLASS 'B' (GRANULAR 'A' BEDDING MATERIAL, GRANULAR 'A' OR SELECT NATIVE COVER MATERIAL FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING DEPT.)
  - ALL WATER SERVICES TO BE P.E. WITH A MINIMUM PRESSURE RATING OF 160 psi, 19mm IN DIAMETER (UNLESS OTHERWISE NOTED) AND SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPSD 1004.05.05
- CONTRACTOR SHALL INFORM THE TOWNSHIP OF CLEARVIEW A MINIMUM OF 48 HOURS IN ADVANCE OF THEIR INTENTIONS TO COMMENCE WORK.
- CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION AND MATERIALS TO INSTALL ONE INITIAL TIE-IN REQUIRED TO FACILITATE THE TESTING OF THE NEWLY INSTALLED DISTRIBUTION SYSTEM PRIOR TO CONNECTION TO THE EXISTING SYSTEM. WATERMAIN TO BE PRESSURE TESTED, SWABBED AND CHLORINATED BY THE CONTRACTOR, UPON SUCCESSFUL TEST RESULTS, THE FINAL TIE-IN TO BE COMPLETED BY CONTRACTOR WITH TOWNSHIP OF CLEARVIEW SUPERVISION AND ASSISTANCE WITH OPERATING THE EXISTING WATER SYSTEM FOR A WATER SYSTEM SHUT OFF. RISER PIPES ARE TO BE INSTALLED AS PER STANDARD, AND REMOVED AS DIRECTED. SWABBING SCHEDULE TO BE SUPPLIED BY THE CONTRACTOR FOR THE TOWNSHIP OF CLEARVIEW TO REVIEW AND APPROVE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SWABBING, PRESSURE TEST, CHLORINATE AND FLUSH THE NEW WATERMANS. ANY ADDITIONAL SWABBING, PRESSURE TESTING, CHLORINATING AND FLUSHING BEYOND THE INITIAL PROCEDURE WILL BE AT THE CONTRACTOR EXPENSE AND AT THE DISCRETION OF THE TOWNSHIP OF CLEARVIEW. THE CONTRACTOR WILL MAKE ALL CONNECTIONS TO THE EXISTING WATERMANS INCLUDING EXCAVATION, BACKFILLING AND MATERIALS AS REQUIRED, UNDER TOWNSHIP OF CLEARVIEW SUPERVISION.
- NO WATERMAIN IS TO BE LAID ON FILL UNTIL THE DENSITY REPORT HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER. FILL TO BE PLACED TO 0.6m MINIMUM ABOVE THE TOP OF THE WATERMAIN GRADED AND COMPACTED AS PER OPSD 591. TESTS SHALL BE TAKEN ALONG THE CENTRE LINE OF THE WATERMAIN AND 2.5m EITHER SIDE OF THE WATERMAIN AT A MAXIMUM INTERVAL OF 30m FOR EACH 0.6m LIFT. ALL TEES, HORIZONTAL BENDS, AND BRANCH VALVES IN FILL AREAS TO BE TIED WITH THE TIE RODS IN ADDITION TO CONCRETE BLOCKING ACCORDING TO NOTE 8.
- THRUST BLOCKING, CONCRETE THRUST BLOCKS AND RESTRAINERS ARE TO BE INSTALLED AT ALL TEES, BENDS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER AS PER OPSD 1103.010 AND 1103.020. AT ALL THRUST BLOCK LOCATIONS, WHERE COMPACTED FILL RATHER THAN UNDISTURBED GROUND EXISTS BEHIND THE THRUST BLOCK, THE FOLLOWING ADDITIONAL PROCEDURES SHALL BE FOLLOWED IN ADDITION TO THOSE SPECIFIED IN THE ABOVE STANDARDS.
  - ALL SEGMENTS OF THE FITTING AND THE WATERMAIN AT THE THRUST BLOCK LOCATION SHALL BE RESTRAINED. WHERE THE DEFLECTION ANGLES AT THE THRUST BLOCK IS MORE THAN 1/4" AT LEAST 10m EACH OF THE THRUST BLOCK, THE RODS AND CLAMPS SHALL BE GIVEN TWO COATS OF BITUMASTIC PAINT.
- IMPORTED GRANULAR FILL (OPSD GRANULAR 'A' OR EQUIVALENT) IS TO BE USED BEHIND THE THRUST BLOCK AND TO A MINIMUM DISTANCE OF 2m EACH SIDE OF THE THRUST BLOCK. THIS IMPORTED GRANULAR FILL IS TO BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR MAXIMUM DRY DENSITY. PRIOR TO CONSTRUCTION OF THE THRUST BLOCKS THE CONTRACTOR SHALL OBTAIN THE WRITTEN APPROVAL OF THE BACKFILL FROM A QUALIFIED GEOTECHNICAL ENGINEER.
- TRACING WIRE TO BE INSTALLED ON TOTAL LENGTH OF PVC WATERMAIN (#12 TWIN STROINED COPPER FOR OPEN CUT CONSTRUCTION OR #8 TWIN FOR DIRECTIONAL BORING INSTALLATION), BROUGHT TO SURFACE AT ALL WATER VALVE BOXES AND COILED UNDER THE VALVE BOX CAPS.
- MINIMUM DEPTH OF COVER OVER WATERMAIN TO BE 1.8 METERS.
- WHERE WATERMAIN CONFLICTS WITH SEWER PIPES, DEFLECT WATERMAIN OVER OR UNDER SEWERS. DO NOT USE BENDS IF POSSIBLE. PROVIDE A MINIMUM OF 0.5 METERS CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER OF 1.7m AT ALL TIMES.
- MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS TO BE 2.5 METERS.
- ALL VALVES TO BE RESILIENT SEAT GATE VALVES.
- VALVES IN EXCESS OF 1.7m IN DEPTH SHALL REQUIRE A VALVE STEM EXTENSION.
- RISER PIPES ARE TO BE INSTALLED AS PER STANDARD, AND REMOVED AS DIRECTED.

## ROADS NOTES:

- CURB AND GUTTER TO BE BARRIER CURB AS PER OPSD-600.040 IN ALL ROADS.
- ROAD WORKS TO CONFORM TO STD-R3 FOR 20m R.O.W OR STD-R4 FOR A 26.0m R.O.W.
- PROVISIONS MUST BE MADE TO CLEAN THE ROADS IF NECESSARY, DURING CONSTRUCTION, AT THE CONTRACTOR'S EXPENSE.
- SINGLE STAGE CURB AND GUTTER TO COMPLY WITH OPSD 600.040.
- SIDEWALKS TO COMPLY WITH OPSD 310.010 AND ARE TO BE 1.5 METERS WIDE. MINIMUM THICKNESS AS FOLLOWS:
  - RESIDENTIAL DRIVEWAY 150mm
  - COMMERCIAL/INDUSTRIAL DRIVEWAY 200mm (REINFORCEMENT AS PER OPSD IF REQUIRED)
- NATIVE SUBGRADE SHALL HAVE A CROSSFALL OF 3% AND THE MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT WITH THE REVIEW OF A PROOF ROLL WITH A LOADED TANDEM AXLE DUMP TRUCK AND IS SUBJECT TO APPROVAL BY THE TOWNSHIP OF CLEARVIEW.
- ALL CURB RADI TO BE MINIMUM 10.0 METRES AT THE EDGE OF ASPHALT.
- NATIVE SUBGRADE TO BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY AND SHALL BE TESTED BY THE GEOTECHNICAL CONSULTANT.
- THE ROAD AND CROSS FALL SHALL INCORPORATE 100mm DIA. SUBRAIN WITH FACTORY INSTALLED FILTER FABRIC (OPSD 216.021).
- GRADE AND CROSS FALL ADJUSTMENT OF MAINTENANCE HOLE AND CATCHBASIN FRAMES WILL BE MADE USING PRODUCTS SPECIFICALLY MANUFACTURED FOR THAT PURPOSE. THE TOP ADJUSTMENT UNIT OF ALL CATCHBASIN AND MAINTENANCE HOLES SHALL BE CAST IRON.
- ADJUSTMENT UNITS MUST BE CERTIFIED TO MEET ALL PERTINENT OPS, CSA, ASTM, AND MTO-DSM LIST, OR OTHER INDUSTRY GUIDELINES FOR MATERIALS, PERFORMANCE AND USE AS APPLICABLE.
- ADJUSTMENT UNITS AND JOINTS WILL BE SEALED AND OR PARPED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND GUIDELINES.
- MORTAR IS USED FOR LEVELING OF PRECAST UNITS ONLY. THE THICKNESS OF MORTAR WILL BE 10mm TO FILL ALL VOIDS CREATED BY IRREGULARITIES IN THE PRECAST UNITS TO ENSURE AN EVEN SURFACE ONLY.
- NON-COMPRESSIBLE BACKFILL WILL BE USED DURING REBUILDING, ADJUSTING, OR ANY OTHER APPLICABLE CATCHBASIN OR MAINTENANCE HOLES WORKS.
- DRIVEWAY APPROXS TO BE CONSTRUCTED:
  - RESIDENTIAL - MIN. 50mm HL3 ON MIN. 200mm GRAN 'A'
  - COMMERCIAL - MIN. 50mm HL3 ON MIN. 250mm GRAN 'A'
- UNDERGROUND CONDUIT:
  - THE CONTRACTOR SHALL SUPPLY AND INSTALL 100mm "HEAVY-WALLED" RIGID PVC CONDUIT, SCOTRE/CANRON TYPE 2 OR APPROVED EQUIVALENT AS PER CSA STANDARDS C22. NO 212.2 ALL COUPLINGS, ELBOWS, ETC. SHALL BE BONDED WITH ADHESIVES RECOMMENDED BY THE CONDUIT MANUFACTURER IN A MANNER THAT PREVENTS THE ENTRY OF MOISTURE AND BACKFILL MATERIAL, ETC. THE CONDUIT SHALL BE INSTALLED IN LOCATIONS, AS NOTED ON THE CONTRACT DRAWINGS, AT A MINIMUM DEPTH OF 0.8m BELOW FINISHED GRADE. BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF P.S.S. FORM 1010. GRANULAR 'A' AND GRANULAR 'B' TYPE 1 AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. EARTH BACKFILL WILL BE COMPACTED TO 95% MAXIMUM DRY DENSITY.
  - A 40N TEST STRENGTH NYLON ROPE "FISH LINE" WILL BE PLACED WITHIN EACH RUN OF CONDUIT WITH 1.5m OF EXCESS ROPE LEFT COILED WITHIN THE CHAMBERS AT EACH END OF THE CONDUIT.
- CONCRETE ELECTRICAL HANDHOLES:
  - HANDHOLES SHALL INCLUDE CAST IRON COVERS, SONO TUBES AND CONCRETE. THE INSIDE DIAMETER SHALL BE 0.6m. DAPS PRECAST OR APPROVED EQUIVALENT HANDHOLES THAT CONFORM TO OPSD 2112.02 MAY BE USED. CAST IN PLACE HANDHOLES MUST HAVE INSIDE CHAMBER SONO TUBE REMOVED WHEN CONCRETE HAS HARDENED. THE NUMBER AND ORIENTATION OF CHAMBER ENTRY SLEEVES SHALL BE IN ACCORDANCE WITH THE CONTRACT DRAWINGS. THE TOP OF THE JUNCTION BOX SHALL BE SET TO AN ELEVATION THAT CONFORMS TO THE SURROUNDING ELEMENTS (E.G. CURBS, SIDEWALK, ETC.). ALL HANDHOLES SHALL HAVE LIDS FASTENED AND LIFT RINGS REMOVED.
  - EACH CHAMBER PROVIDES FOUR (4) SQUARE AND CAPPED ENTRY SLEEVES SPACED EVENLY AT NINETY DEGREE INTERVALS AROUND THE CIRCUMFERENCE OF THE CHAMBER IN ADDITION TO THE ENTRY POINTS FOR THE ROAD CROSSING CONDUITS.
- DURING INSTALLATION OF UNDERGROUND CONDUIT AND CONCRETE ELECTRICAL HANDHOLES FOR THE TRAFFIC SIGNALS, A REPRESENTATIVE FROM THE TOWNSHIP OF CLEARVIEW TRAFFIC DEPARTMENT IS TO BE PRESENT.

## SANITARY NOTES:

- SANITARY GRAVITY SEWER SHALL BE PVC (CLASS DR35 OR DR28) WITH RUBBER GASKET JOINTS WHICH CONFORM TO C.S.A. B-182.2.3.4.
- SEWERS SHALL BE CONSTRUCTED WITH BEDDINGS AS PER OPSD-802.010 (GRAN 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE TOWNSHIP OF CLEARVIEW.
- PRECAST SANITARY MAINTENANCE HOLES SHALL CONFORM WITH OPSD 701.010 (1200mm) OR 701.011(1500mm), WITH FRAME & COVER OPSD 401.010 TYPE 'A' AND SOLID RECTANGULAR RUNGS, OPSD 405.020.
- SANITARY MAINTENANCE HOLE BENCHING AS PER OPSD 701.021.
- SANITARY SERVICE CONNECTIONS (SEE TOWNSHIP OF CLEARVIEW STANDARD STD-SAN1)
  - SANITARY LATERAL CONNECTION TO BE LOCATED 2.5 m RIGHT OF CENTRE OF THE LOT
  - LOCATION OF LATERAL TO BE MARKED AT PROPERTY LINE WITH A 6x100mm WOOD MARKER, PAINTED GREEN, EXTENDING FROM THE SERVICE INVERT TO 300mm ABOVE GROUND LEVEL.
  - PIPE TO BE MINIMUM 125mm PVC DR28, RUBBER GASKET TYPE JOINTS AND SHALL CONFORM CSA (B-182.2.3.4)(COLOURED) FOR A RESIDENTIAL HOUSE AND MINIMUM 150mm PVC DR28 FOR INDUSTRIAL, COMMERCIAL DEVELOPMENT.
  - MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.6m MEASURED FROM THE SEWER OVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS NOTED OTHERWISE.
  - ALL CONNECTION TO THE NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES, CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERT-A-TEES IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES.
  - MINIMUM PIPE SLOPE TO BE 2.0% MAXIMUM 0.8% AS PER OPSD-1006.020.
  - MAXIMUM DEFLECTION FROM COMBINED LINE AND DEAD LOADING SHALL NOT EXCEED AND C.S.A., O.P.S. OR MANUFACTURERS RECOMMENDED SPECIFICATIONS.
- MAINTENANCE HOLES TOPS (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. REFER TO ROAD NOTES 10, 11, 12, AND 13. ALL MAINTENANCE HOLES INSTALLED IN GRAVEL SURFACE SHALL HAVE M1 FRAME AND GRATE PLACED DIRECTLY ON MANHOLE CAP COVERED IN FILTER CLOTH (TERRAFIX 270R OR APPROVED EQUIVALENT) TO MINIMUM 0.3m BELOW FINISHED GRADE.
- MINIMUM COVER 2.8m OVER TRUNK AND LOCAL SEWERS.

## SEDIMENT AND EROSION CONTROL NOTES:

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS TRACING WIRE TO BE INSTALLED ON TOTAL LENGTH OF PVC WATERMAIN (#12 TWIN STROINED COPPER FOR OPEN CUT CONSTRUCTION OR #8 TWIN FOR DIRECTIONAL BORING INSTALLATION), BROUGHT TO SURFACE AT ALL WATER VALVE BOXES AND COILED UNDER THE VALVE BOX CAPS.
- THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS ETC.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED BY THE CONTRACTOR BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT. INSPECTION REPORTS TO BE FORWARDED TO THE CONTRACT ADMINISTRATOR BI-WEEKLY. AREAS THAT ARE UNDEVELOPED FOR AN EXTENDED PERIOD OF TIME SHALL BE REVEGETATED WITH TOPSOIL AND HYDRAULIC SEED AND MULCH AS DIRECTED BY THE CONTRACT ADMINISTRATOR.

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No.	Issue / Revision	Date	Auth.
1	ISSUED FOR MOE APPROVAL	14/07/21	
2	ISSUED FOR TENDER	14/07/31	
3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT	16/04/20	

AS-BUILT

## AS-BUILT DRAWINGS

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Client  
**TOWNSHIP OF CLEARVIEW**  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

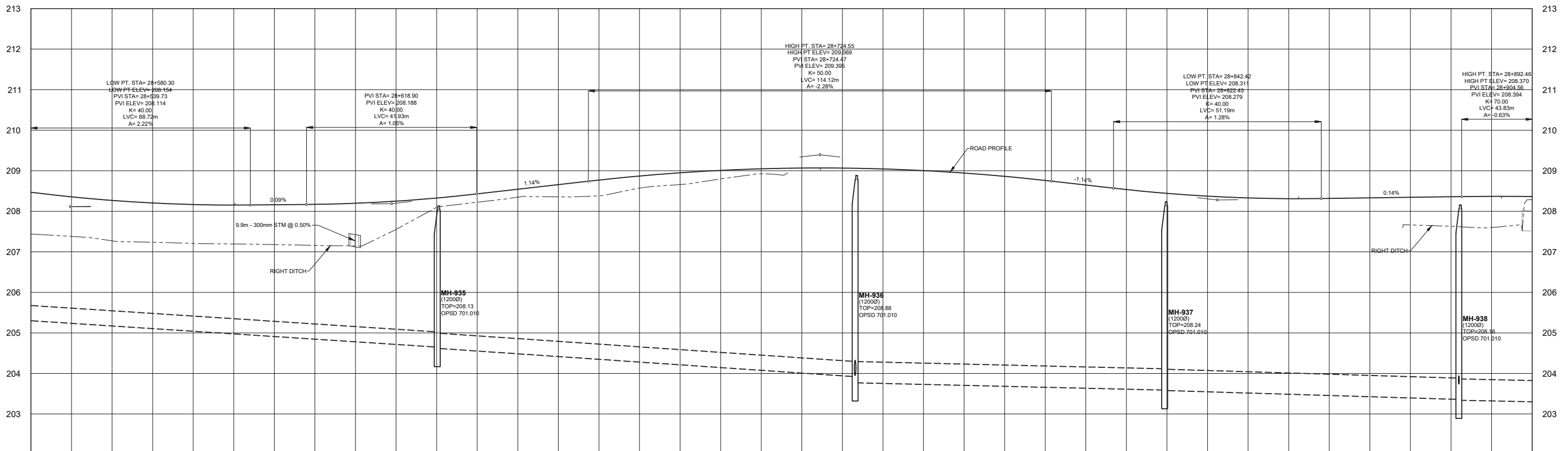
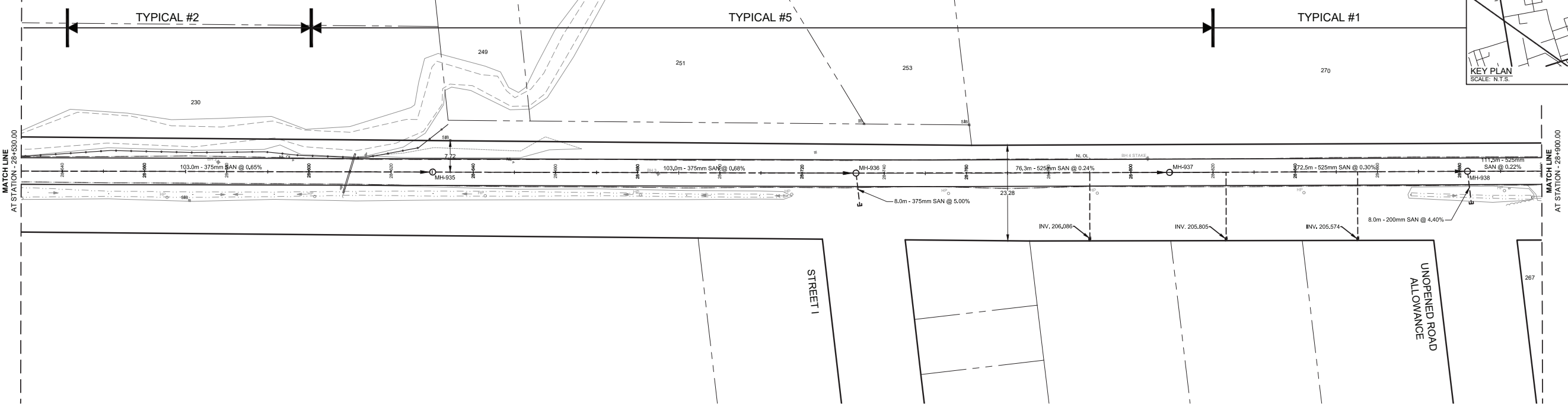
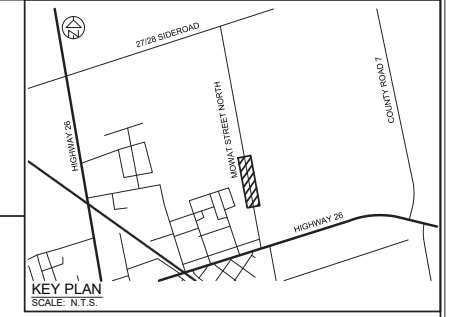
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Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	R.K.	T.L.	R.K.	16/04/20	
Project No.	300034781 & 300034784	Contract No.	300034781	Revision No.	5
					<b>C-000</b>
NOT TO SCALE					





# MOWAT STREET



SANITARY	103.0m - 375mm PVC SAN @ 0.65%															76.3m - 525mm PVC SAN @ 0.24%	72.5m - 525mm PVC SAN @ 0.30%			111.25m - 525mm PVC SAN @ 0.22%	SANITARY
CENTERLINE ELEVATION	206.470	206.357	206.205	206.154	206.171	206.250	206.430	206.609	206.871	206.909	206.987	206.945	206.944	206.762	206.535	206.373	206.311	206.331	206.359	206.306	CENTERLINE ELEVATION
CHAINAGE	28+540	28+560	28+580	28+600	28+620	28+640	28+660	28+680	28+700	28+720	28+740	28+760	28+780	28+800	28+820	28+840	28+860	28+880	28+900	28+920	CHAINAGE

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3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT	16/04/20	

TBM NO. 3  
SPIKE IN NORTH FACE OF HYDRO POLE  
LOCATED ON SOUTH SIDE OF 2728  
SIDEROAD AND APPROXIMATELY 200m  
WEST OF INTERSECTION OF 2728  
SIDEROAD AND MOWAT STREET  
STA. 2+135.43 - 2728 SIDEROAD  
OFFSET: 7.05m RT  
ELEV. 204.908m

### AS-BUILT DRAWINGS

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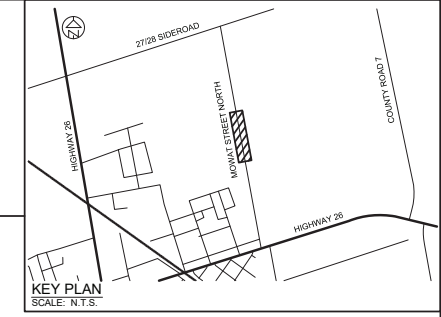
Client  
**TOWNSHIP OF CLEARVIEW**  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

Drawing Title  
**MOWAT STREET & EMERALD CREEK SANITARY TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP PLAN AND PROFILE**  
MOWAT STREET  
STA. 28+530 TO STA. 28+900

Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	R.K.	T.L.	R.K.	16/04/20	
Project No.	Contract No.	Revision No.			
300034781 & 300034784	300034781	5			
Scale					
H 1:500 V 1:50					

**AS-BUILT**

**C-002**

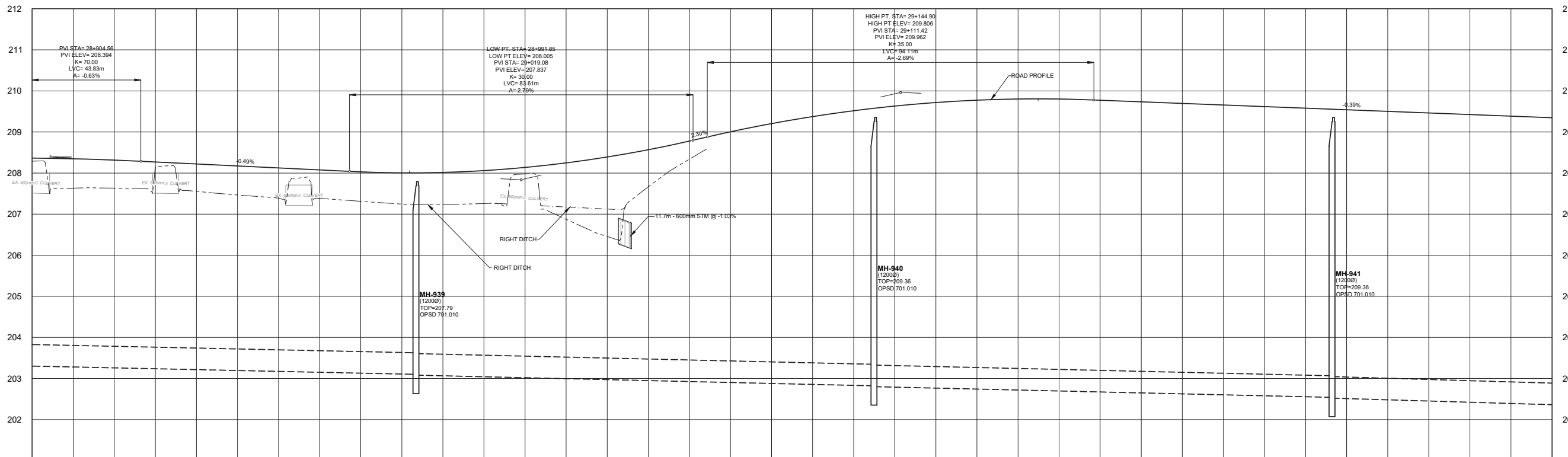
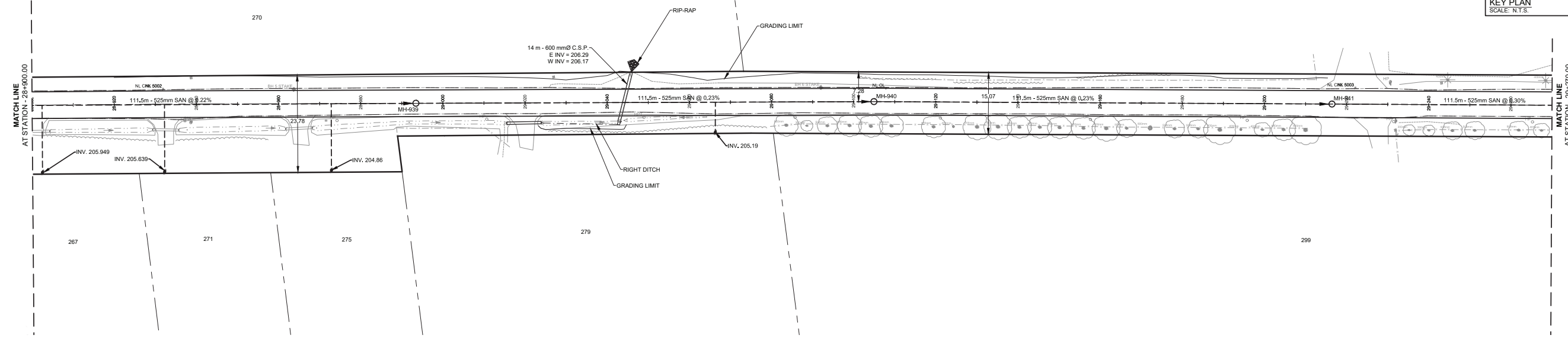


# MOWAT STREET

TYPICAL #1

TYPICAL #4

TYPICAL #1



SANITARY	111.5m - 525mm PVC SAN @ 0.22%															SANITARY					
CENTERLINE ELEVATION	208.396	208.316	208.221	208.124	208.028	208.016	208.137	208.361	208.779	209.204	209.518	209.717	209.803	209.774	209.696	209.619	209.541	209.463	209.386	209.347	CENTERLINE ELEVATION
CHAINAGE	28+920	28+940	28+960	28+980	29+000	29+020	29+040	29+060	29+080	29+100	29+120	29+140	29+160	29+180	29+200	29+220	29+240	29+260	29+280	29+300	CHAINAGE

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3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT	16/04/20	

IBM NO. 3  
SPIKE IN NORTH FACE OF HYDRO POLE  
LOCATED ON SOUTH SIDE OF 27/28  
SIDEROAD AND APPROXIMATELY 200m  
WEST OF INTERSECTION OF 27/28  
SIDEROAD AND MOWAT STREET  
STA. 2+135.43 - 27/28 SIDEROAD  
OFFSET: 7.051m RT  
ELEV: 204.908m

### AS-BUILT DRAWINGS

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**TOWNSHIP OF CLEARVIEW**  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

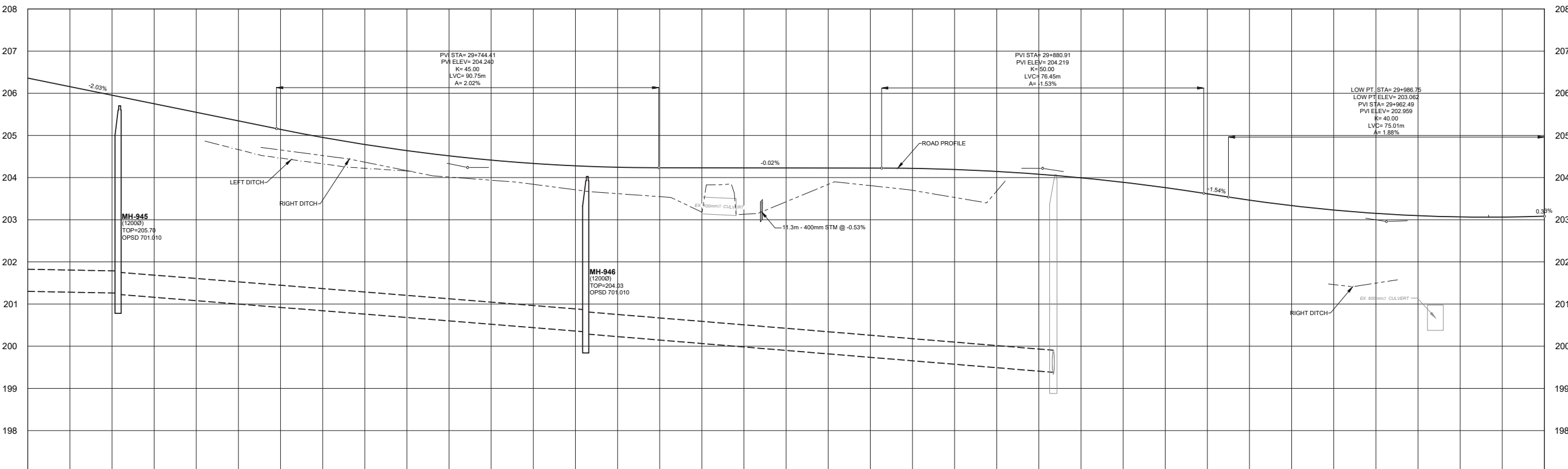
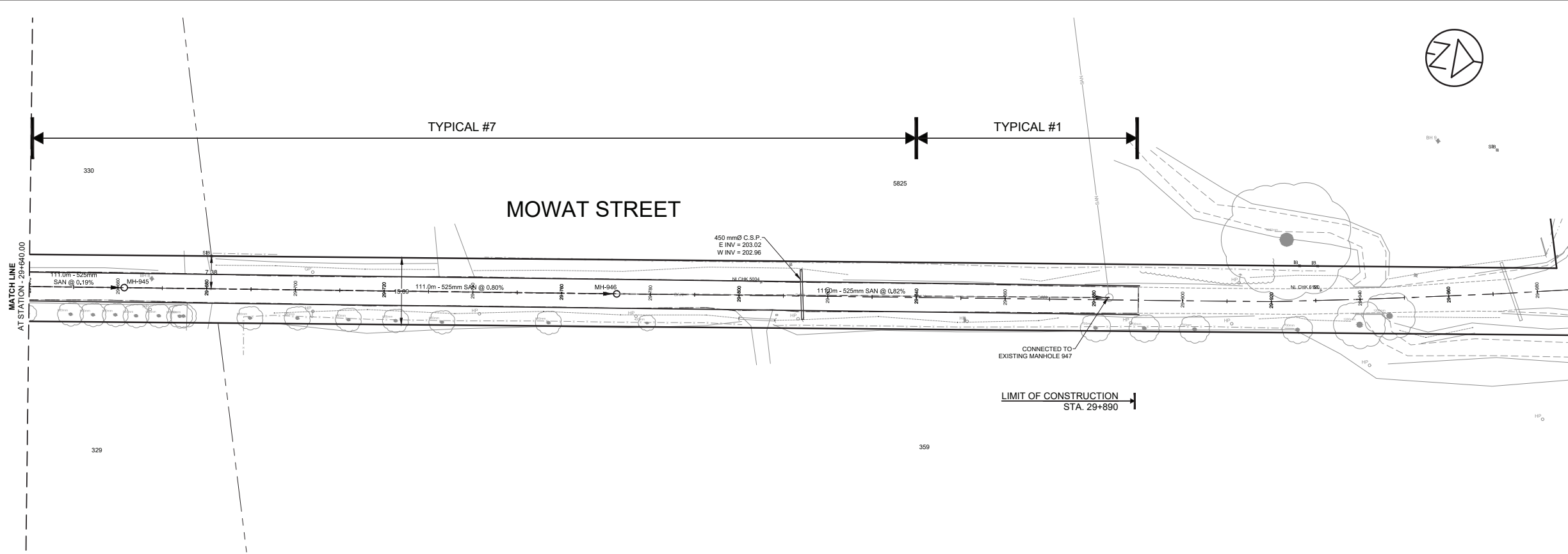
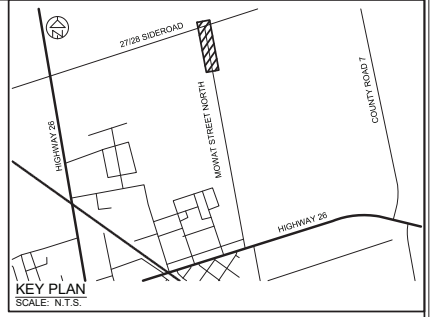
Drawing Title  
**MOWAT STREET & EMERALD CREEK SANITARY TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP PLAN AND PROFILE**  
MOWAT STREET  
STA. 28+900 TO STA. 29+270

Drawn A.H.	Checked R.K.	Designed T.L.	Checked R.K.	Date 16/04/20	Drawing No.
Project No. 300034781 & 300034784	Contract No. 300034781	Revision No. 5	Scale 1:500	Scale 1:500	<b>C-003</b>

## AS-BUILT







SANITARY	111.0m - 525mm PVC SAN @ 0.19%	111.0m - 525mm PVC SAN @ 0.90%	111.0m - 525mm PVC SAN @ 0.92%	SANITARY													
CENTERLINE ELEVATION	206.961	205.948	205.142	204.080	203.014												
CHAINAGE	29+660	29+680	29+700	29+720	29+740	29+760	29+780	29+800	29+820	29+840	29+860	29+880	29+900	29+920	29+940	29+960	29+980

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No.	Issue / Revision	Date	Auth.
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2	ISSUED FOR TENDER	14/07/31	
3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT	16/04/20	

IBM NO. 3  
 SPIKE IN NORTH FACE OF HYDRO POLE LOCATED ON SOUTH SIDE OF 27/28 SIDEROAD AND APPROXIMATELY 200m WEST OF INTERSECTION OF 27/28 SIDEROAD AND MOWAT STREET STA. 2+135.43 - 27/28 SIDEROAD OFFSET: 7.051m RT ELEV: 204.998m

AS-BUILT DRAWINGS  
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Client: **TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
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 L0M 1S0

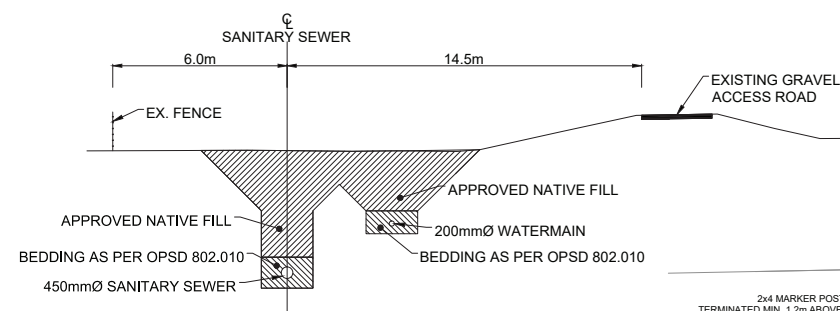
Drawn by: **MOWAT STREET & EMERALD CREEK SANITARY TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP PLAN AND PROFILE MOWAT STREET STA. 29+270 TO STA. 29+640**

Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	R.K.	T.L.	R.K.	16/04/20	
Project No.	Contract No.	Revision No.			
300034781 & 300034784	300034781	5			

Scale: H 1:500 V 1:50

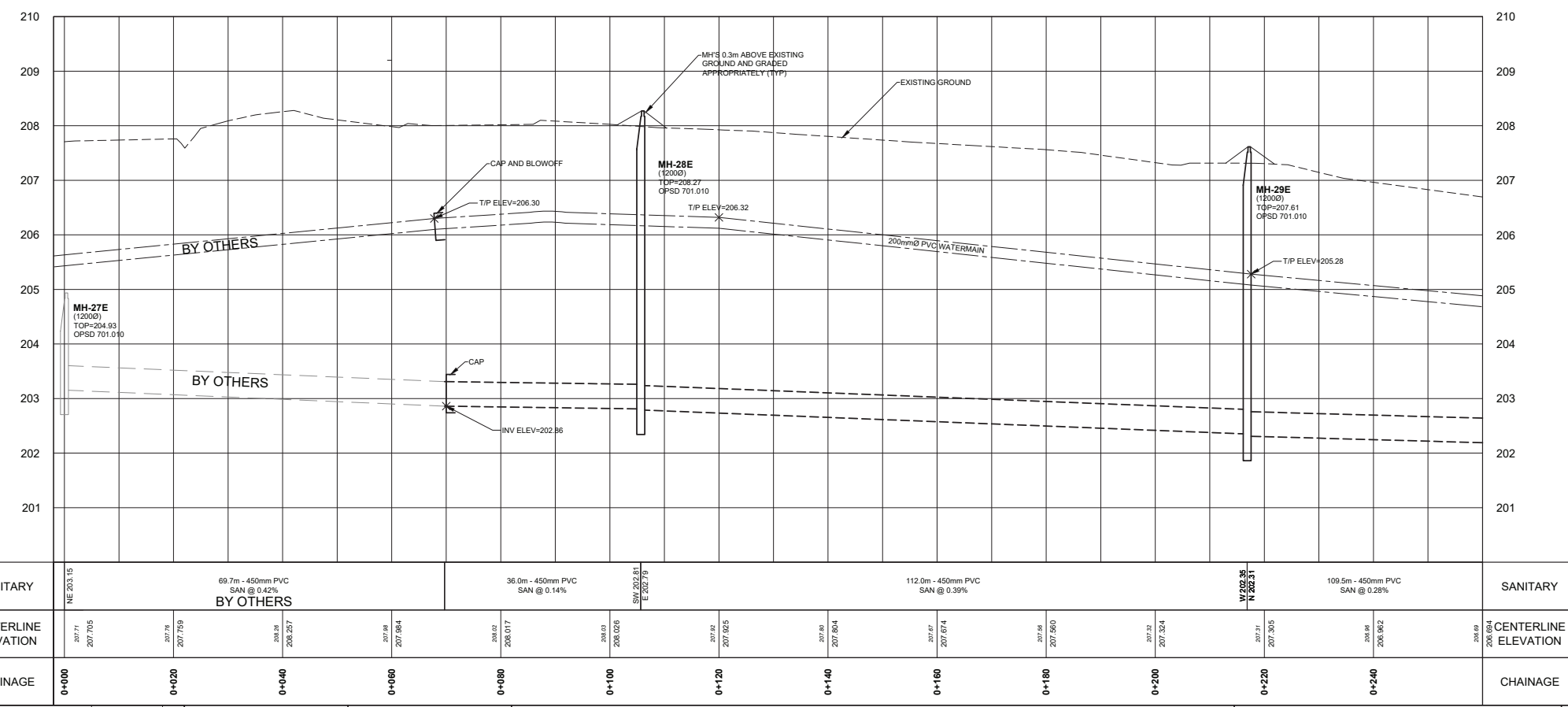
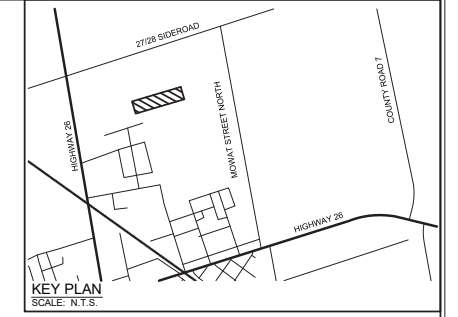
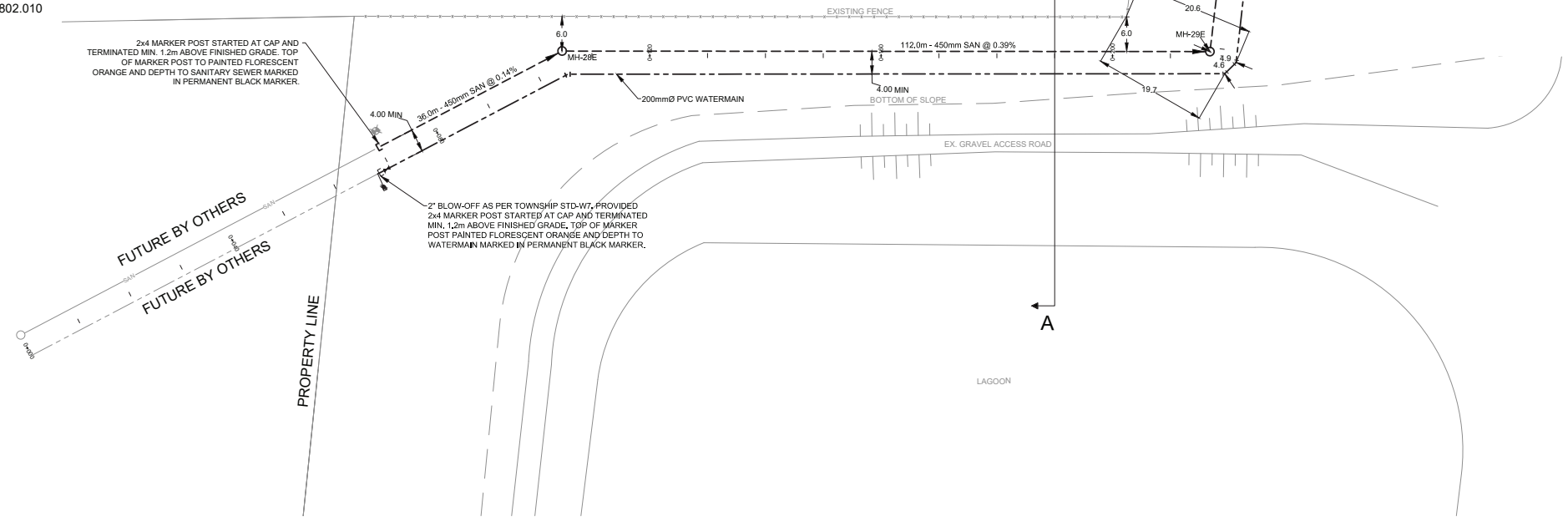
**C-005**

AS-BUILT



SECTION A-A  
N.T.S.

EMERALD CREEK  
SUBDIVISION



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3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	EMERALD SANITARY & WATERMAIN REALIGNMENT	15/01/07	
6	AS-BUILT	16/04/20	

IBM NO. 3  
SPIKE IN NORTH FACE OF HYDRO POLE  
LOCATED ON SOUTH SIDE OF 27/28  
SIDEROAD AND APPROXIMATELY 200m  
WEST OF INTERSECTION OF 27/28  
SIDEROAD AND MOWAT STREET  
STA. 2+135.43 - 27/28 SIDEROAD  
OFFSET: 7.051m RT  
ELEV: 204.908m

AS-BUILT DRAWINGS

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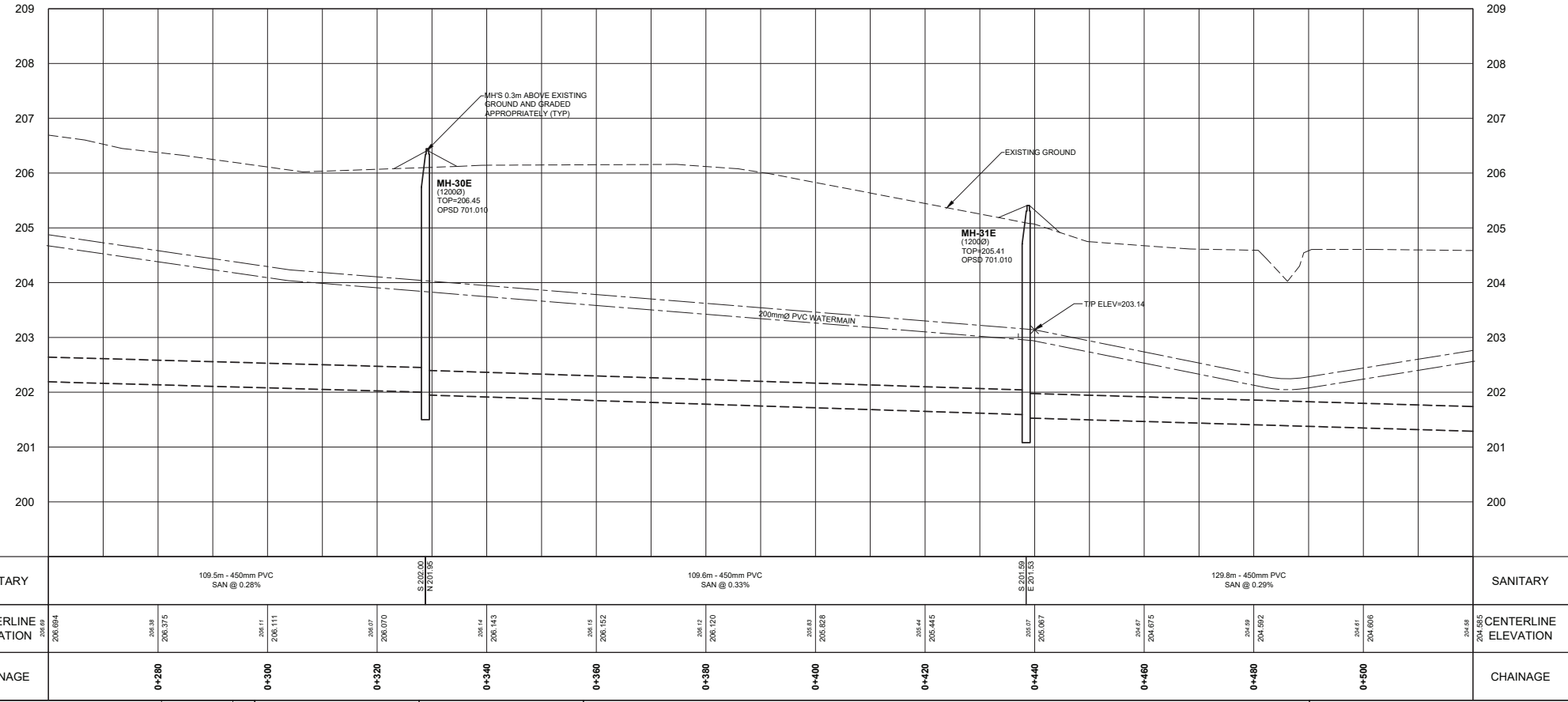
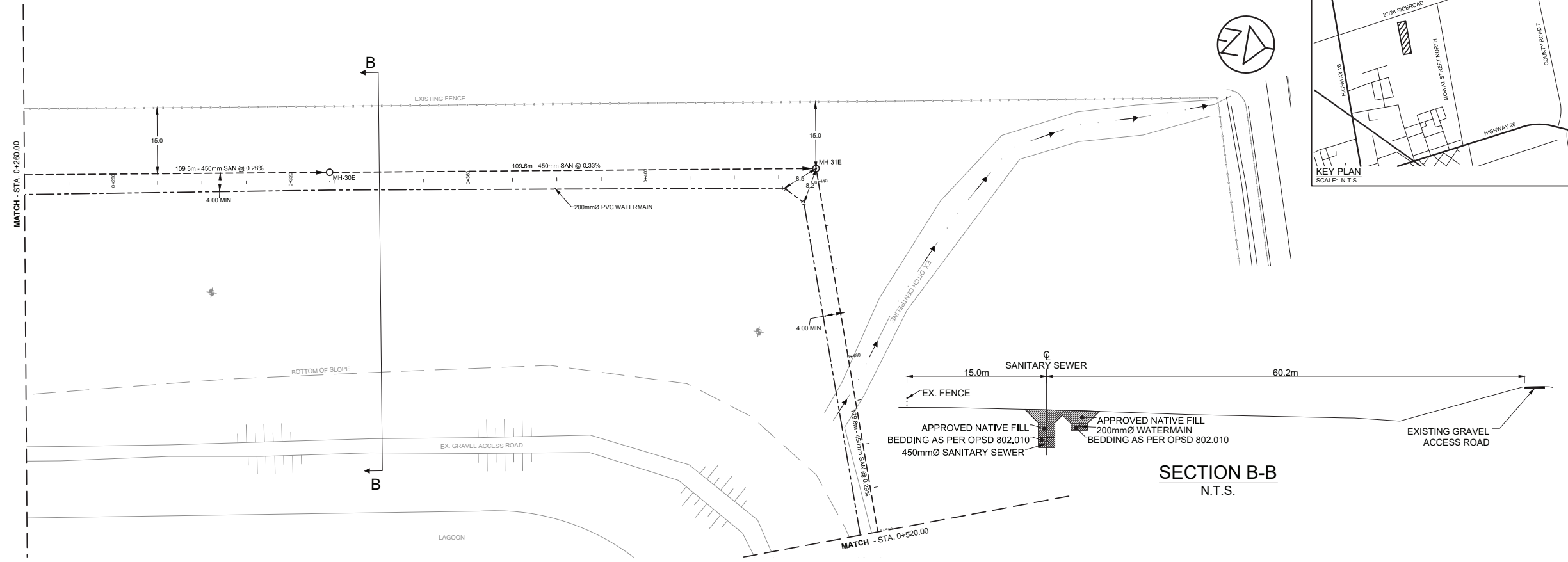


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Project Title: MOWAT STREET & EMERALD CREEK SANITARY SEWER TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP  
PLAN & PROFILE  
EMERALD CREEK  
STA. 0+000 TO STA. 0+260

Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	P.H.	T.L.	R.K.	16/04/20	C-006
Project No.	Contract No.	Revision No.			
300034781 & 300034784	300034781	6			
Scale	1:500				

AS-BUILT



SANITARY	109.5m - 450mm PVC SAN @ 0.28%													S 202.00 N 201.95	109.6m - 450mm PVC SAN @ 0.33%													S 201.95 E 201.83	129.8m - 450mm PVC SAN @ 0.29%													SANITARY
CENTERLINE ELEVATION	206.894	206.38	206.375	206.11	206.11	206.07	206.070	206.14	206.143	206.15	206.12	206.120	206.83	206.828	206.44	206.45	206.07	206.87	206.67	206.675	206.48	206.482	206.41	206.406	206.48	204.855	CENTERLINE ELEVATION															
CHAINAGE	0+260			0+300			0+320			0+340			0+360			0+380			0+400			0+420			0+440			0+460			0+480			0+500	CHAINAGE							

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5	EMERALD SANITARY & WATERMAIN REALIGNMENT	15/01/07	
6	AS-BUILT	16/04/20	

IBM NO.3  
 SPIKE IN NORTH FACE OF HYDRO POLE  
 LOCATED ON SOUTH SIDE OF 27/28  
 SIDEROAD AND APPROXIMATELY 200m  
 WEST OF INTERSECTION OF 27/28  
 SIDEROAD AND MOWAT STREET  
 STA. 2+135.43 - 27/28 SIDEROAD  
 OFFSET: 7.051m RT  
 ELEV: 204.908m

AS-BUILT DRAWINGS  
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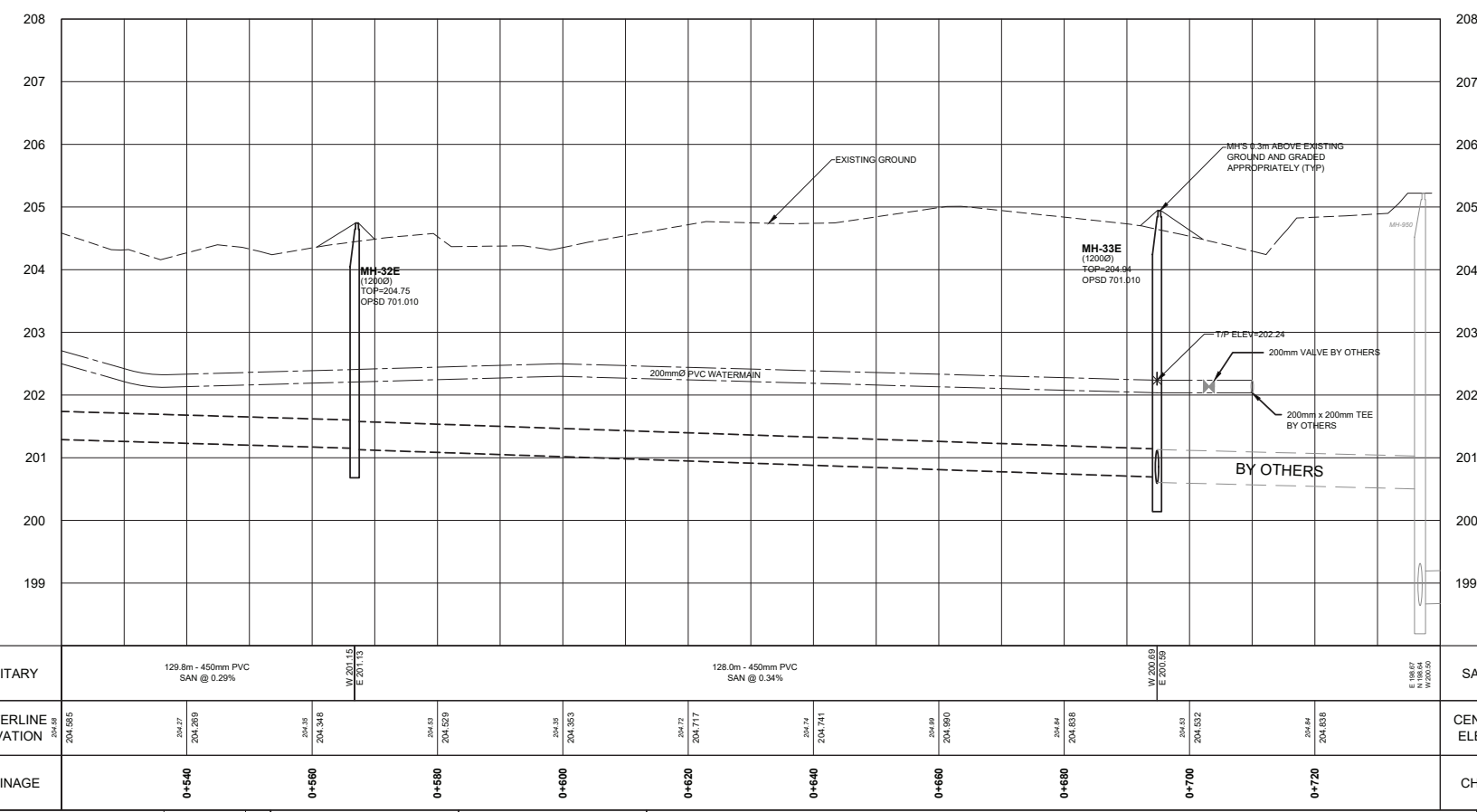
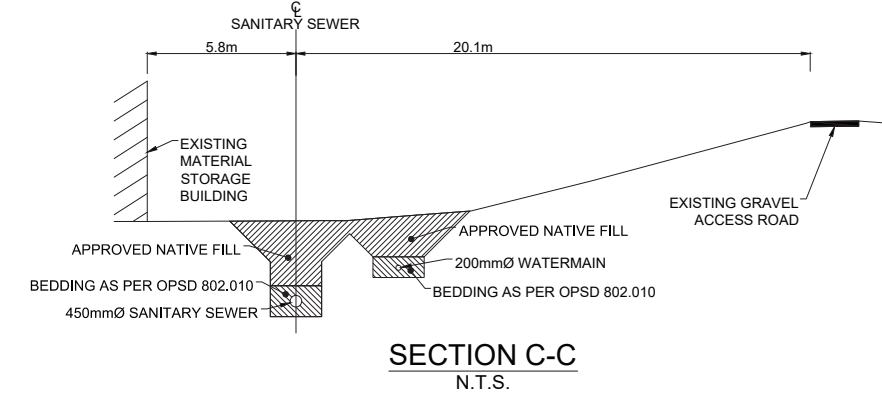
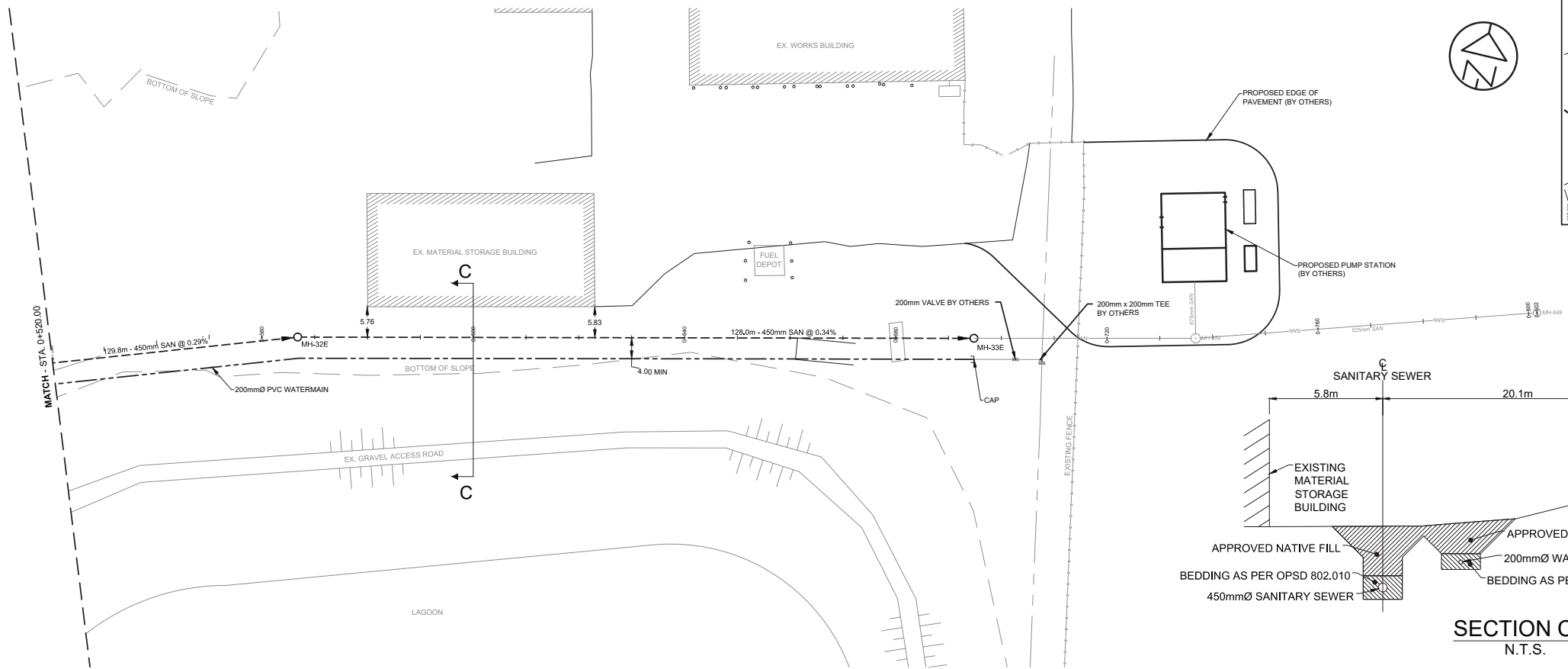
**BURNSIDE**  
 Client:  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

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Drawing Title:  
**MOWAT STREET & EMERALD CREEK SANITARY SEWER TRUNK & EMERALD CREEK WATERMAIN LOOP PLAN & PROFILE**  
 EMERALD CREEK  
 STA. 0+260 TO STA. 0+520

Drawn A.H.	Checked P.H.	Designed T.L.	Checked R.K.	Date 16/04/20	Drawing No.
Project No. 300034781 & 300034784	Contract No. 300034781	Revision No. 6	<b>C-007</b>		
Scale 1:500		Scale 1:500		Scale 1:500	

AS-BUILT



SANITARY	129.8m - 450mm PVC SAN @ 0.29%		W 201.15 E 201.13		128.0m - 450mm PVC SAN @ 0.34%		W 200.09 E 200.09		SANITARY			
CENTERLINE ELEVATION	204.85	204.27 204.289	204.35 204.348	204.63 204.629	204.39 204.353	204.72 204.717	204.74 204.741	204.89 204.890	204.84 204.838	204.83 204.832	204.84 204.838	204.89 204.890
CHAINAGE	0+540	0+560	0+580	0+600	0+620	0+640	0+660	0+680	0+700	0+720		

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No.	Issue / Revision	Date	Auth.
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2	ISSUED FOR TENDER	14/07/31	
3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	EMERALD SANITARY & WATERMAIN REALIGNMENT	15/01/07	
6	AS-BUILT	16/04/20	

IBM NO.3  
SPIRE IN NORTH FACE OF HYDRO POLE  
LOCATED ON SOUTH SIDE OF 27/28  
SIDEROAD AND APPROXIMATELY 200m  
WEST OF INTERSECTION OF 27/28  
SIDEROAD AND MOWAT STREET  
STA. 2+135.43 - 27/28 SIDEROAD  
OFFSET: 7.05m RT  
ELEV: 204.908m

**AS-BUILT DRAWINGS**

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**BURNSIDE**

Client: **TOWNSHIP OF CLEARVIEW**  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

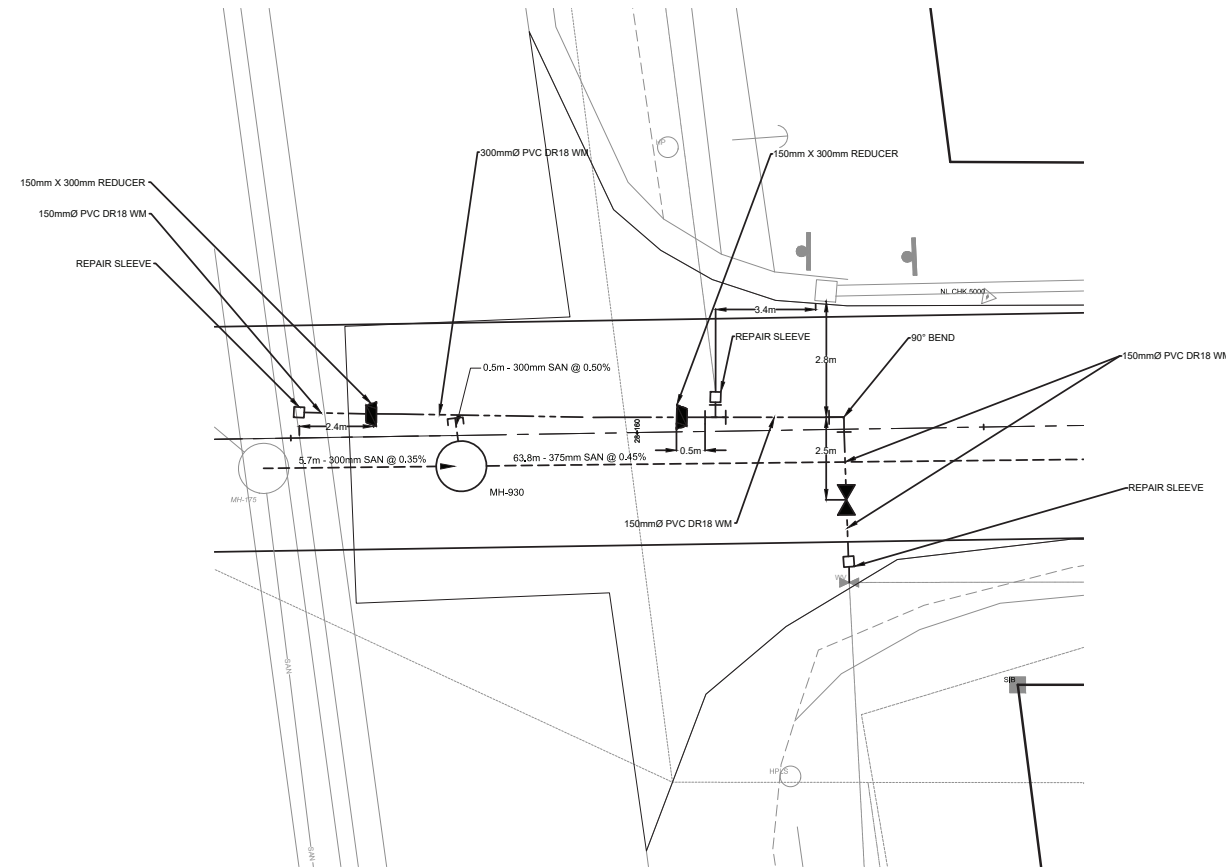
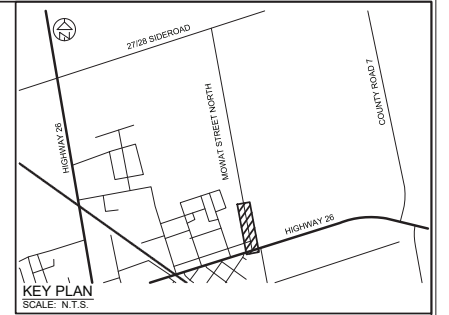
R.J. Burnside & Associates Limited  
3 Ronell Crescent,  
Collingwood, Ontario L9Y 4J6  
Telephone (705) 446-0515  
fax (705) 446-2399  
web www.rjburnside.com

Drawing Title: **MOWAT STREET & EMERALD CREEK SANITARY SEWER TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP**  
PLAN & PROFILE  
EMERALD CREEK  
STA. 0+520 TO STA. 0+740

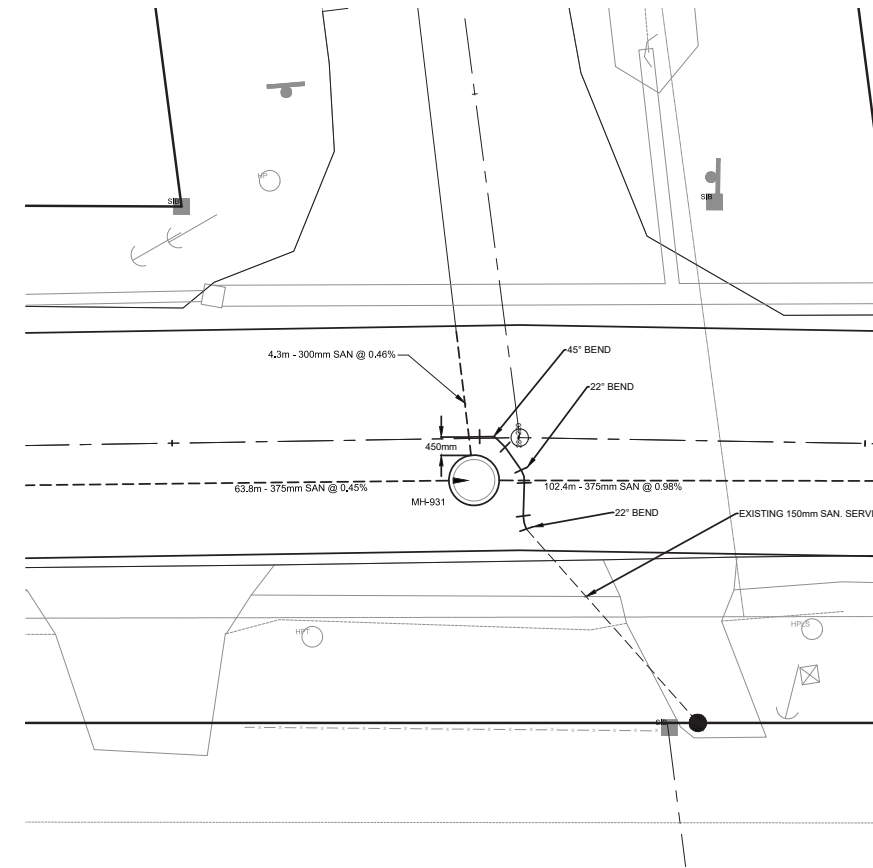
Drawn: A.H.	Checked: P.H.	Designed: T.L.	Checked: R.K.	Date: 16/04/20	Drawing No.:
Project No.: 300034781 & 300034784	Contract No.: 300034781	Revision No.: 6			
Scale: 1:500	Scale: 1:500				

**AS-BUILT**

**C-008**



**HIGHWAY 26 AND MOWAT STREET INTERSECTION**



**WEIR STREET AND MOWAT STREET INTERSECTION**

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 2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.  
 3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

No.	Issue / Revision	Date	Auth.
1	ISSUED FOR MOE APPROVAL	14/07/21	
2	ISSUED FOR TENDER	14/07/31	
3	ISSUED FOR AGENCY REVIEW	14/08/26	
4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT SUBMISSION	16/04/20	

**AS-BUILT**

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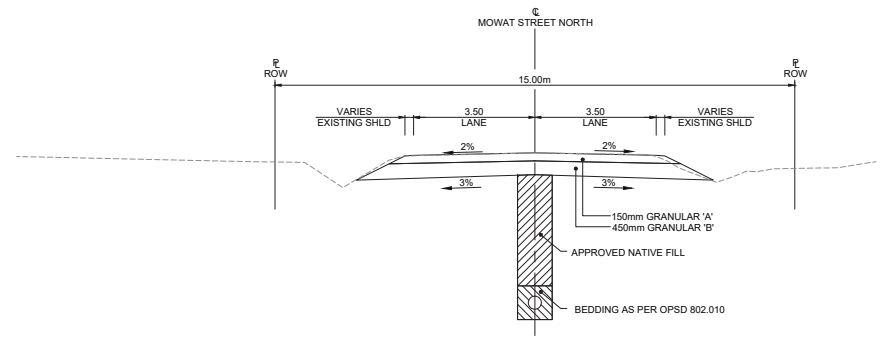
R.J. Burnside & Associates Limited  
 3 Ronell Crescent,  
 Collingwood, Ontario L9Y 4J6  
 Telephone (705) 446-0515  
 Fax (705) 446-2399  
 web www.rjburnside.com

Client  
**TOWNSHIP OF CLEARVIEW**  
 217 GIDEON STREET  
 STAYNER, ONTARIO  
 L0M 1S0

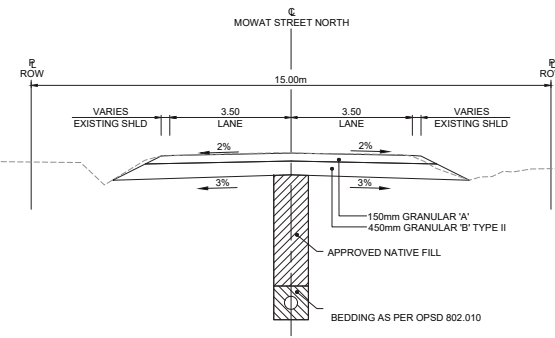
Drawing Title  
**MOWAT STREET & EMERALD CREEK SANITARY TRUNK SEWER & EMERALD CREEK WATERMAIN LOOP INTERSECTIONS**

Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	R.K.	T.L.	R.K.	16/04/20	
Project No.	Contract No.	Revision No.			
300034781 & 300034784	300034781	5			
Scale	1:100				

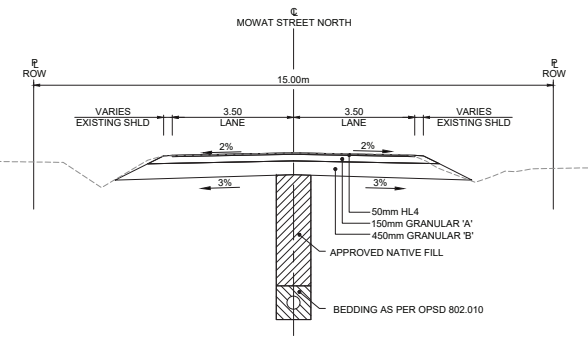
**C-009**



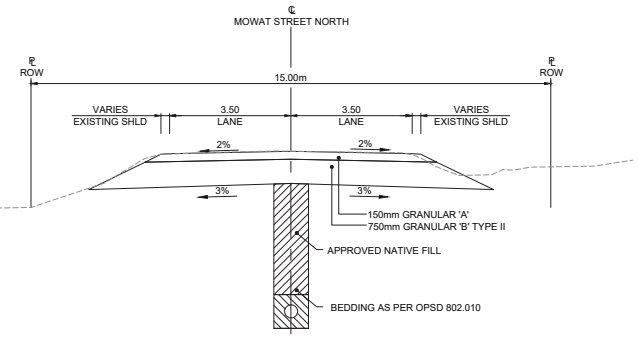
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SCALE 1:100  
STA. 28+820 TO 28+980  
STA. 29+080 TO 29+600  
STA. 29+840 TO 29+890



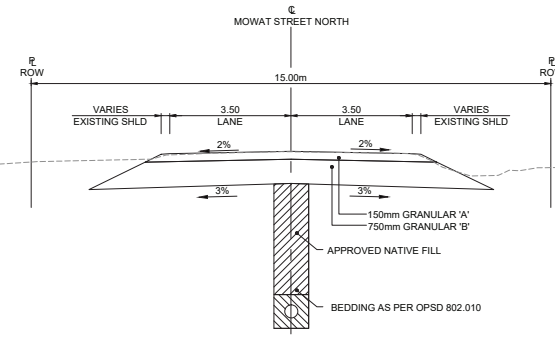
**MOWAT STREET TYPICAL #2**  
SCALE 1:100  
STA. 28+540 TO 28+600



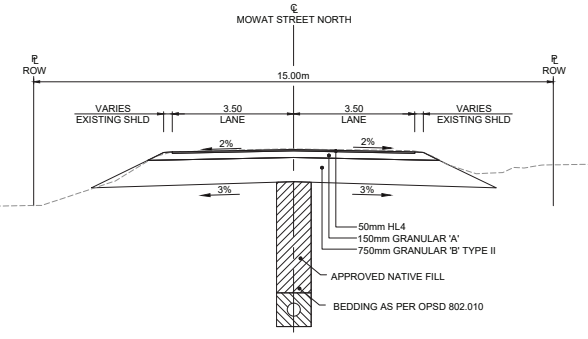
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SCALE 1:100  
STA. 28+170 TO 28+390



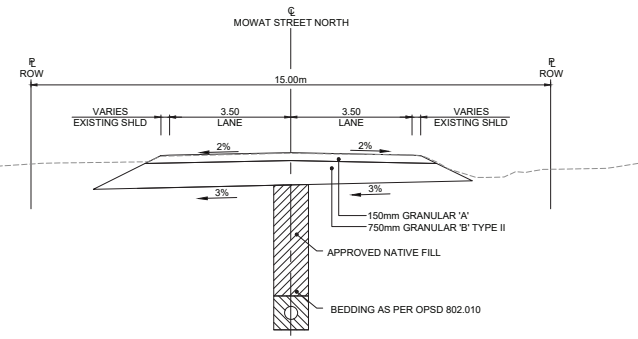
**MOWAT STREET TYPICAL #4**  
SCALE 1:100  
STA. 28+420 TO 28+540  
STA. 28+980 TO 29+080



**MOWAT STREET TYPICAL #5**  
SCALE 1:100  
STA. 28+600 TO 28+820



**MOWAT STREET TYPICAL #6**  
SCALE 1:100  
STA. 28+390 TO 28+420



**MOWAT STREET TYPICAL #7**  
SCALE 1:100  
STA. 29+600 TO 29+840

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4	ISSUED FOR CONSTRUCTION	14/10/24	
5	AS-BUILT	16/04/20	

**AS-BUILT**

**AS-BUILT DRAWINGS**

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Telephone (705) 446-0515  
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Web www.rjburnside.com

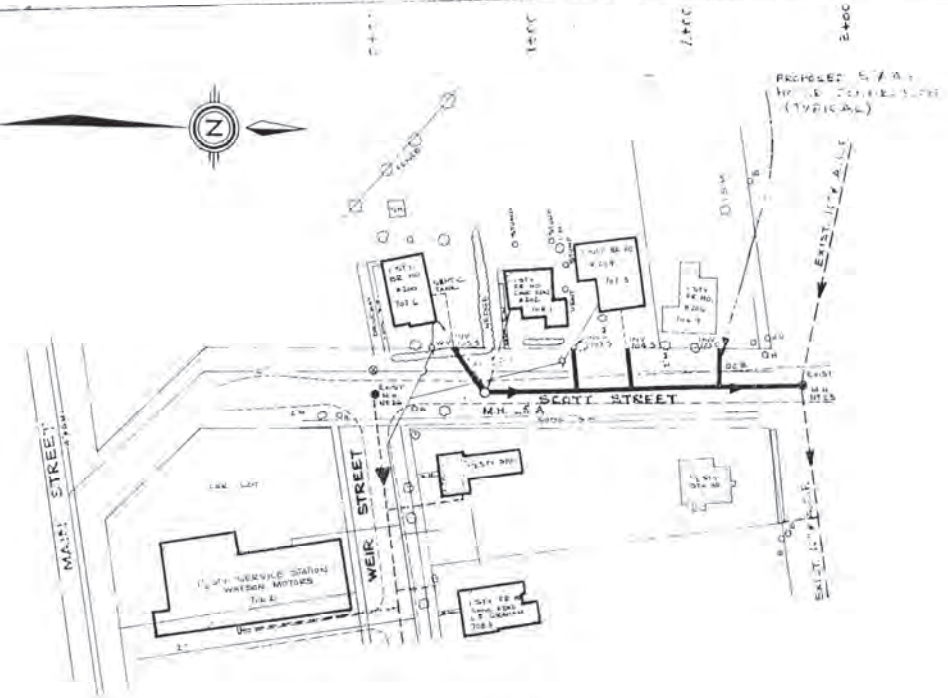
Client: **TOWNSHIP OF CLEARVIEW**  
217 GIDEON STREET  
STAYNER, ONTARIO  
L0M 1S0

Drawn	Checked	Designed	Checked	Date	Drawing No.
A.H.	R.K.	T.L.	R.K.	16/04/20	
Project No.	300034781 & 300034784	Contract No.	300034781	Revision No.	5
Scale	1:100	Scale	1:100		

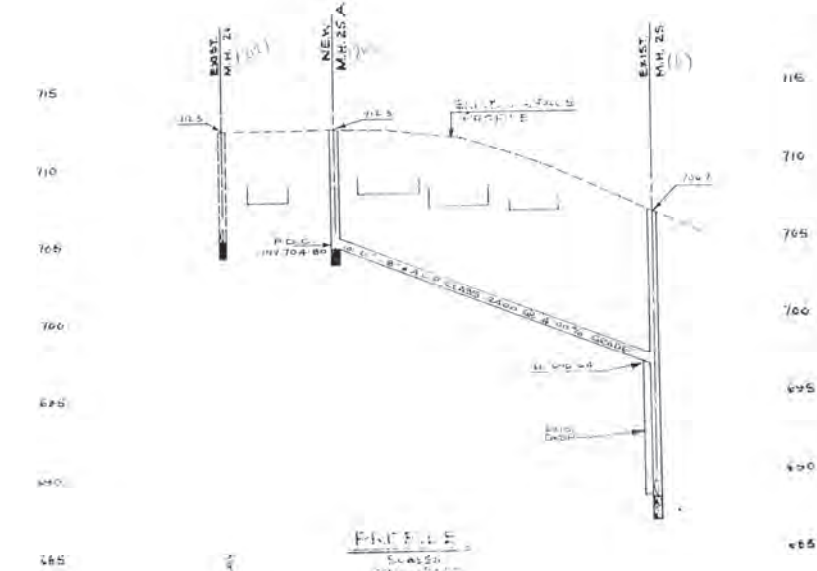
**C-1010**

File: 20200416 - Burnside - Sanitary Trunk Sewer & Emerald Creek Watermain Loop - Typical Sections.dwg, Date Plotted: 16/04/20 10:43:58 AM



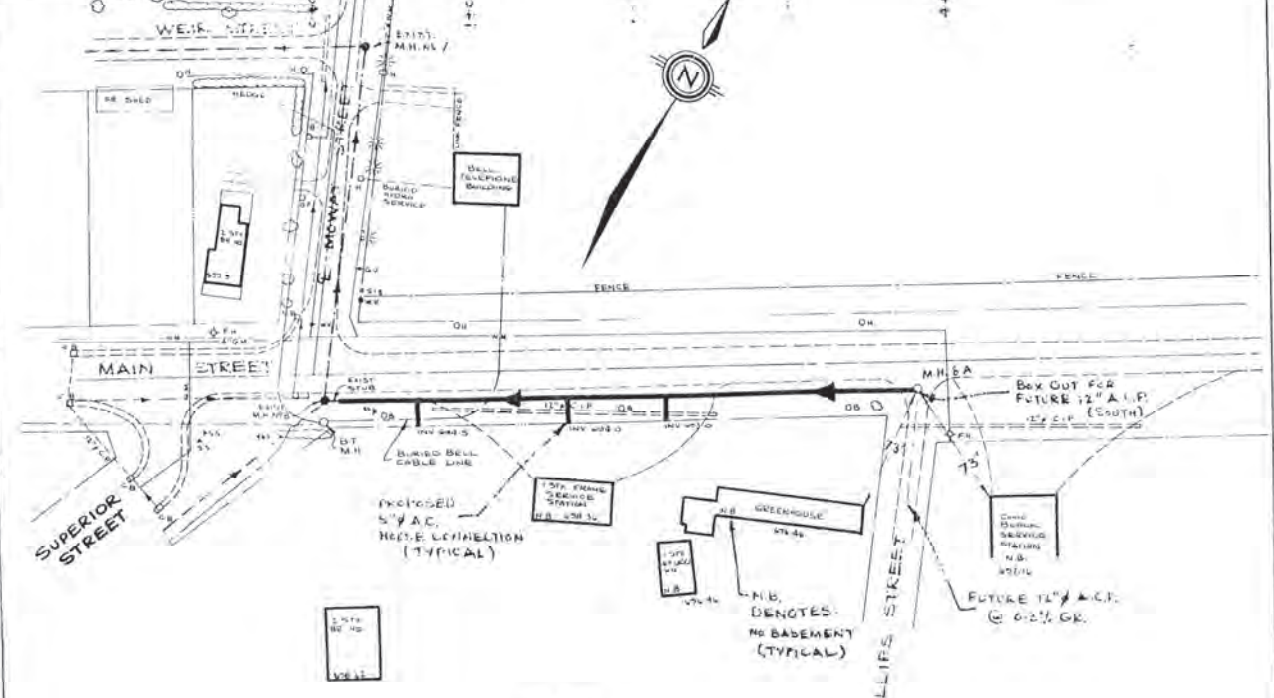


PLAN  
SCALE: 1" = 50'

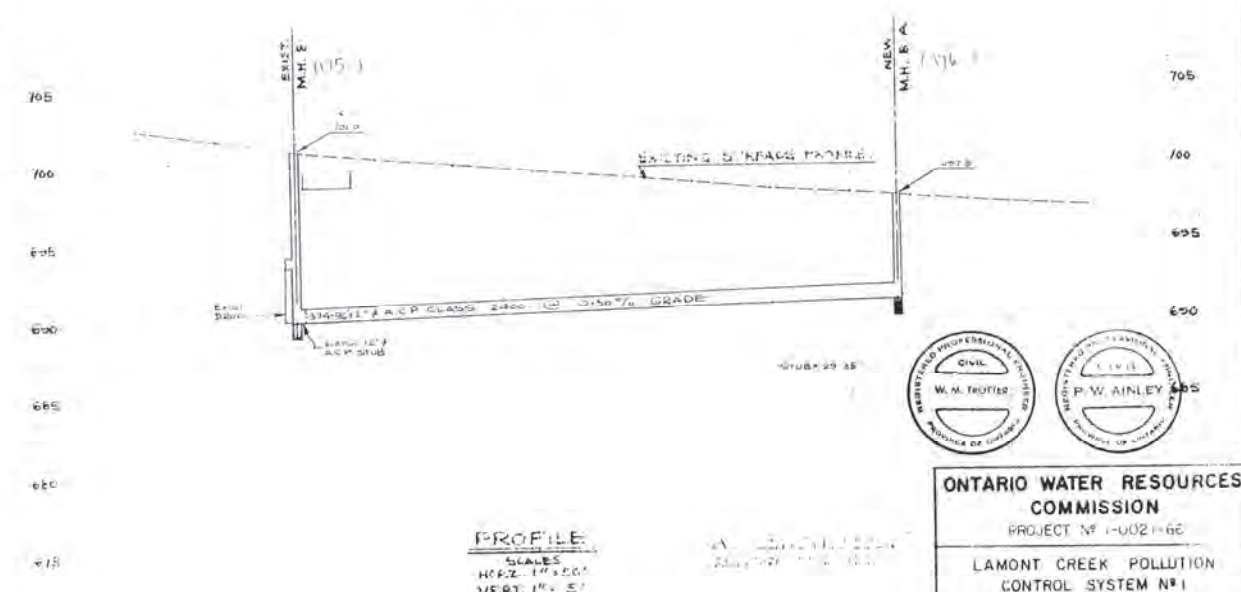


PROFILE  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'

PROPOSED SEWER INVERT ELEVATION	698.5	702.5	707.5	712.5	714.5	716.5	718.5	720.5	722.5	724.5	726.5	728.5	730.5	732.5	734.5	736.5	738.5	740.5	742.5	744.5	746.5	748.5	750.5
SURFACE ELEVATION	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0	705.0
CHAINAGE	10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50	14+00	14+50	15+00	15+50	16+00	16+50	17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00



PLAN  
SCALE: 1" = 50'

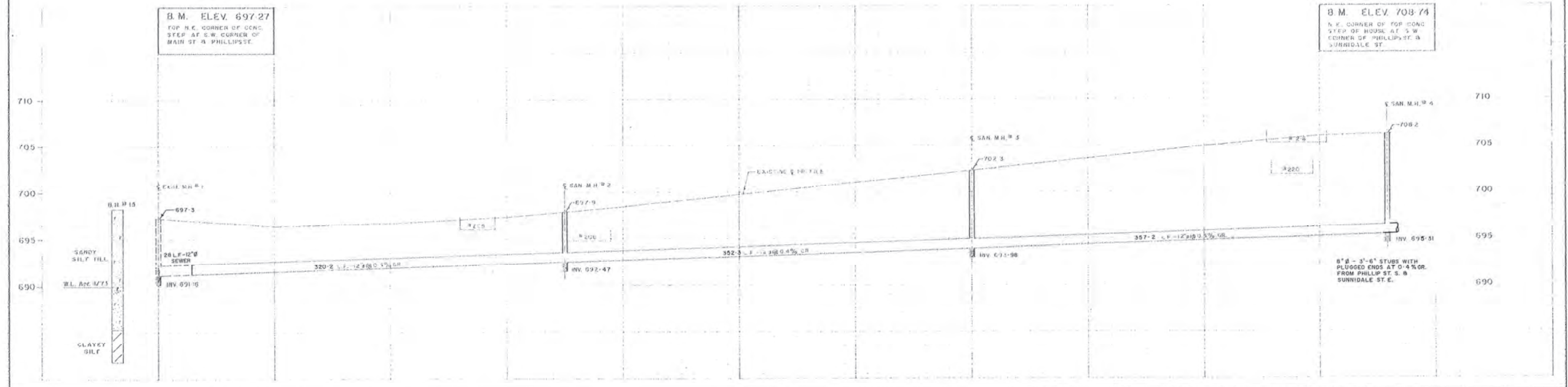
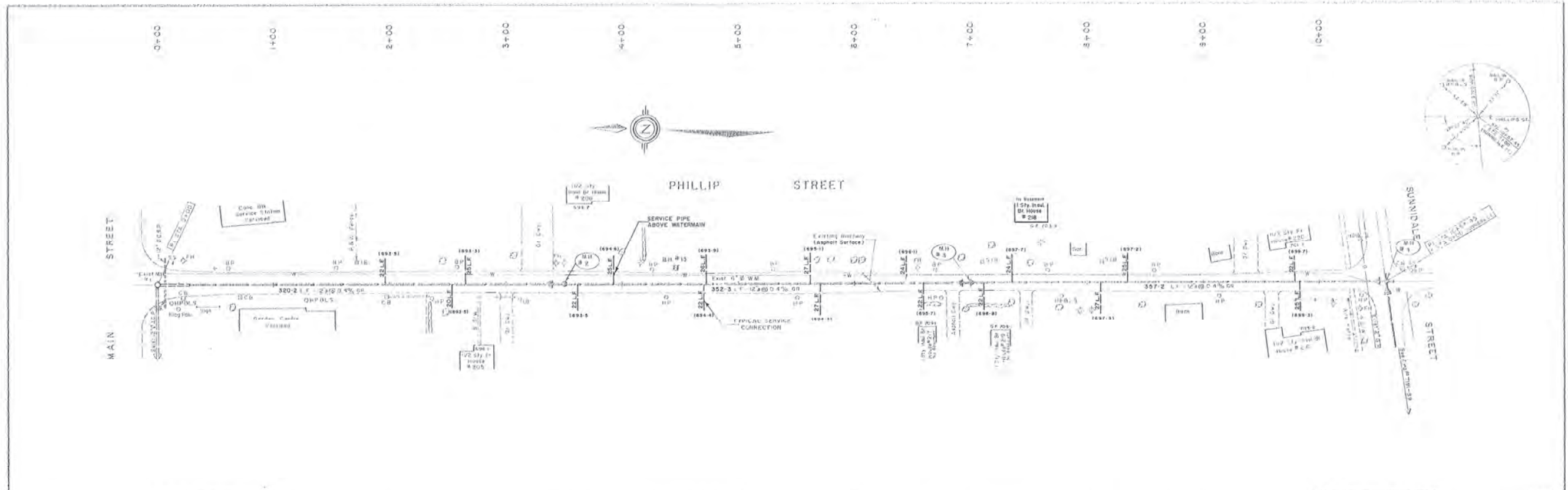


PROFILE  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'



**ONTARIO WATER RESOURCES COMMISSION**  
PROJECT NO. 1-002-1-62  
LAMONT CREEK POLLUTION CONTROL SYSTEM #1  
TOWN OF JAYNER  
ALONG SCOTT ST. FROM WEIR ST. TO M.H. 25, AND ALONG MAIN ST. (EAST) FROM M.H. 25 TO PHILLIPS ST.  
**AINLEY and ASSOCIATES Ltd.**  
Consulting Engineers  
COLLINGWOOD  
DESIGN: W.M. TRUITER  
CHECKED: P.W. AINLEY  
DATE: SEPT. 1962  
Dwg. No. S-25





**"AS CONSTRUCTED"**

STATIONING	0+00	0+280	1+00	2+00	3+00	3+482	4+00	5+00	6+00	7+00	7+500	8+00	8+00	10+00	10+00
ELEVATION	697.5	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4	697.4

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>1 Storey Frame House</li> <li>No Basement</li> <li>Ground Floor Elev. + 204.1</li> <li>1 Storey Frame House</li> <li>Basement Elev. + 206.0</li> <li>House Elev. Right of Center Line</li> <li>House Elev. Left of Center Line</li> <li>Service Connection Elev. at Property Line</li> </ul>	<p><b>Revisions</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>INITIAL</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PHILIP ST. SANITARY SEWER</td> <td>AUG 27/78</td> <td>R.G.R.</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	INITIAL	1	PHILIP ST. SANITARY SEWER	AUG 27/78	R.G.R.	<p><b>Approved</b></p> <p>MINISTRY OF THE ENVIRONMENT ONTARIO TOWN OF STAYNER PROVINCIAL SEWAGE WORKS PROGRAM N<sup>o</sup> 1-0021-55</p> <p style="text-align: center;"><b>PLAN AND PROFILE</b> PHILIP ST. - MAIN ST. TO SUNNIDALE ST.</p>	<p><b>AINLEY and ASSOCIATES LTD.</b> Consulting Engineers Box 66 - Colongwood</p> <p>SCALE: HORIZ. 1" = 30' VERT. 1" = 5'</p> <p>DESIGN: G.H.M. CHECKED: C.C.T. DRAWN: G.W.M. DATE: JAN 1979</p> <p>DWG. N<sup>o</sup> 7191-58</p>
NO.	REVISIONS	DATE	INITIAL								
1	PHILIP ST. SANITARY SEWER	AUG 27/78	R.G.R.								



BURNSIDE

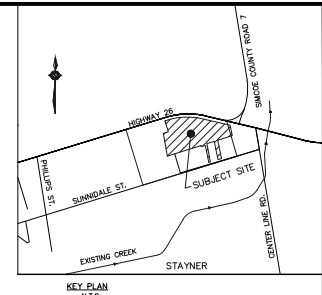
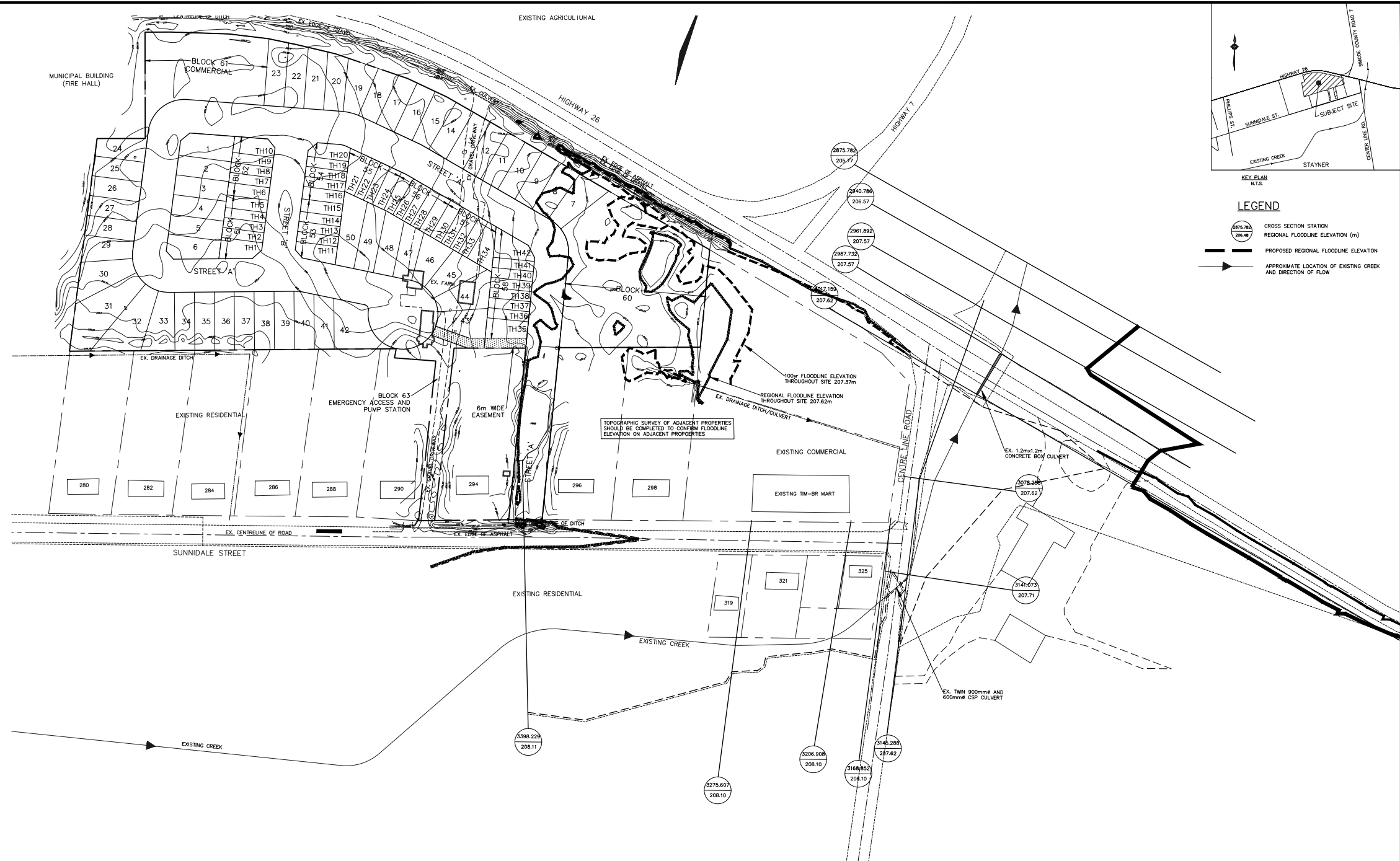
[ THE DIFFERENCE IS OUR PEOPLE ]

---

## Appendix D

### NVCA, Floodlines and WHPS Figures

P:\Autocad\Work\Projects\14066-Subdiv\14066-BAS-REV1-FSR Working Drawing - MB.dwg, Layout:1-1 Printed Mar 14, 2016 @ 1:49pm by adawson @ PEARSON ENGINEERING LTD.



**LEGEND**

- 2875.782  
205.97 CROSS SECTION STATION
- 2940.786  
206.57 REGIONAL FLOODLINE ELEVATION (m)
- PROPOSED REGIONAL FLOODLINE ELEVATION
- APPROXIMATE LOCATION OF EXISTING CREEK AND DIRECTION OF FLOW

TOPOGRAPHIC SURVEY OF ADJACENT PROPERTIES SHOULD BE COMPLETED TO CONFIRM FLOODLINE ELEVATION ON ADJACENT PROPERTIES

NO.	REVISION NOTE	DATE	BY
1	AS PER UPDATED DRAFT PLAN	03/14/16	AMC

**BENCHMARK:**  
SITE BENCHMARK IS THE TOP OF THE IB AT THE SOUTH SIDE OF THE KING'S HIGHWAY NO. 26 HAVING AN ELEVATION OF 209.69.

SIDELL RESIDENTIAL SUBDIVISION  
CLEARVIEW TOWNSHIP

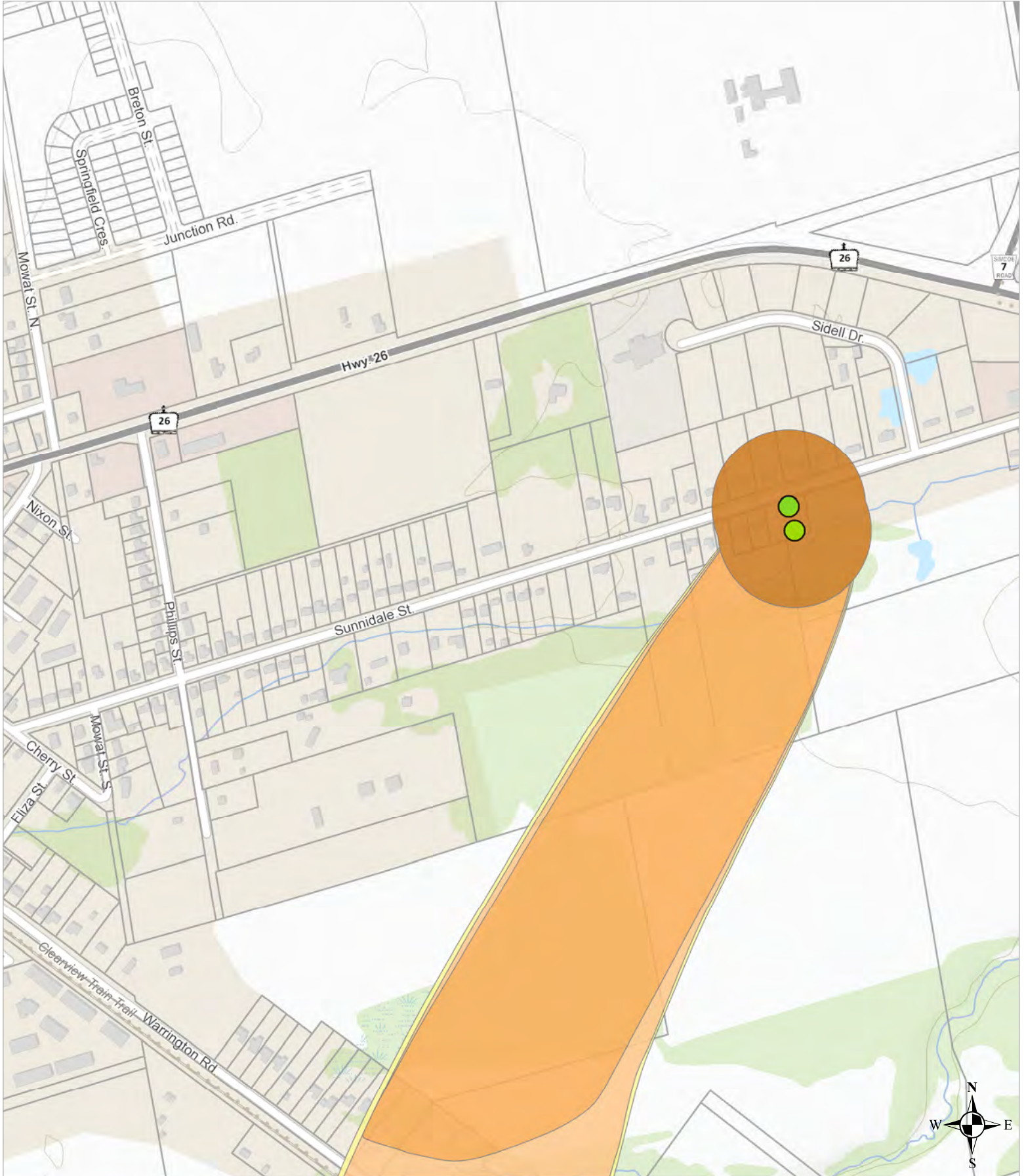
FLOODLINE LOCATION PLAN

**PEARSON ENGINEERING LTD.**  
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	MWD	HORIZ SCALE	1:1000	PROJECT #	14066
DRAWN BY	TJCA	VERT SCALE		DRAWING #	FL-1
CHECKED BY	GMP	DATE	MAY 2015	REVISION #	1



# County of Simcoe - Web Map



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0 0.125 0.25 0.5 km

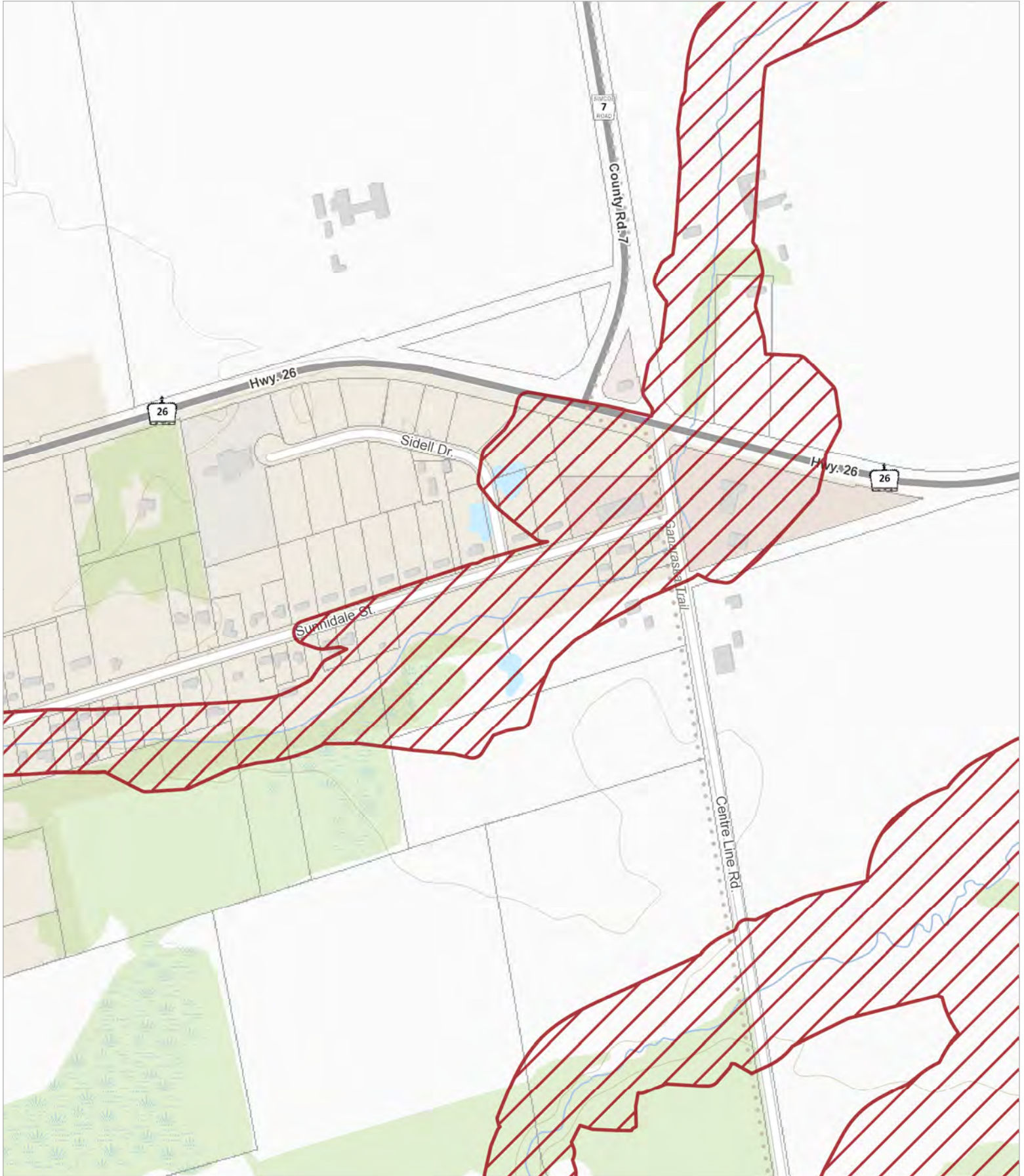
1:9,028



April 1, 2020



# NVCA - Web Map



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0 0.125 0.25 0.5 km

1:9,028



April 1, 2020



BURNSIDE

[ THE DIFFERENCE IS OUR PEOPLE ]

---

## Appendix E

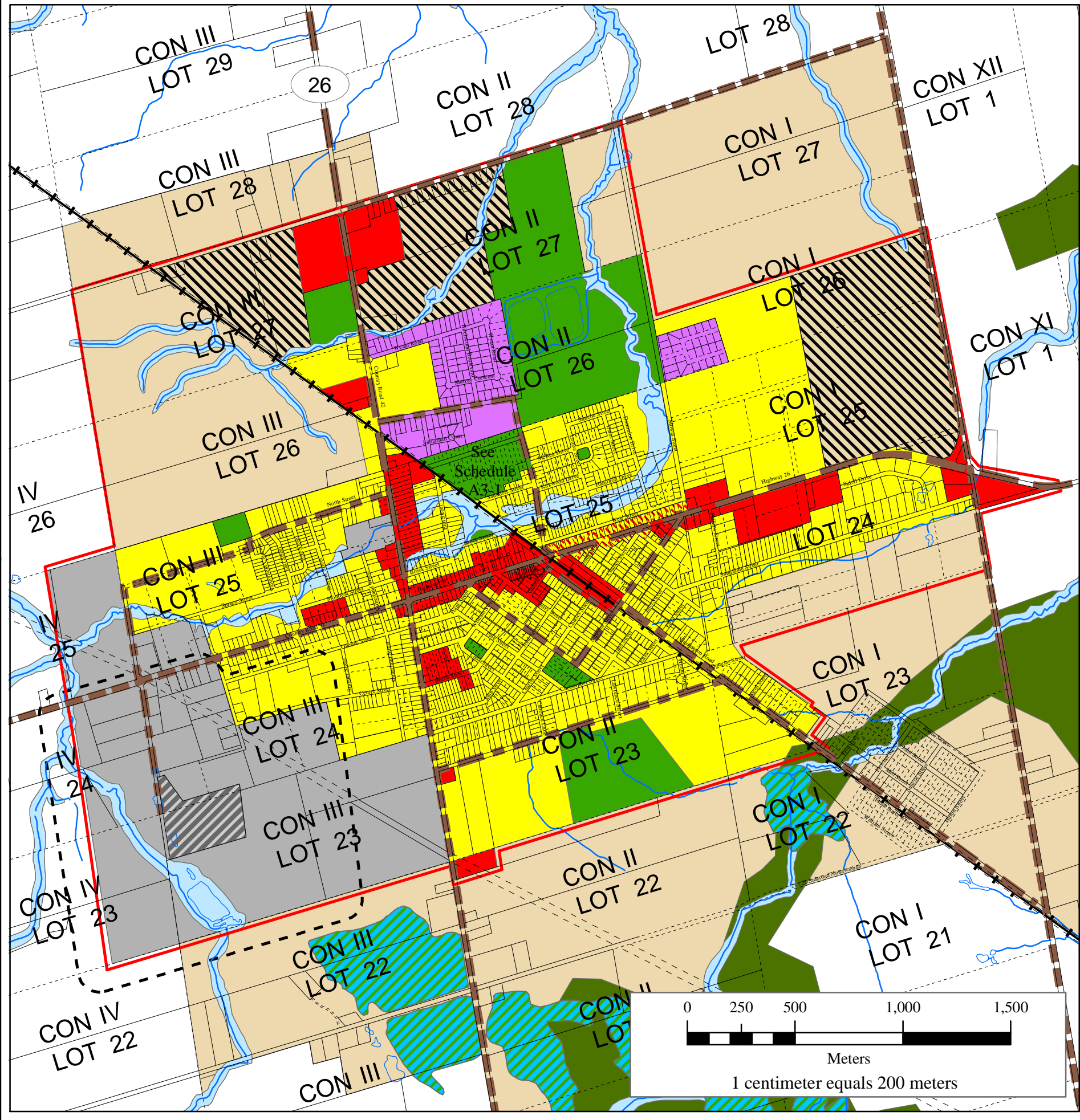
### Official Plan Land Use Designation





# OFFICIAL PLAN of the TOWNSHIP OF CLEARVIEW

## Schedule A3 Stayner Land Use and Transportation Plan Urban Settlement Area



**Land Use - General**

- Greenland - Hazard Land Areas
- Greenland - Natural Heritage Areas
- Greenland - Wetland Areas
- Open Space
- Agriculture
- Rural
- Residential
- Estate Residential
- Special Policy Residential
- Future Development
- Commercial
- Commercial Transition Area
- Future Commercial
- Extractive Industrial
- Industrial
- Mineral Aggregate Resource Area
- Waste Disposal Industrial

**Land Use - Niagara Escarpment Plan Area**

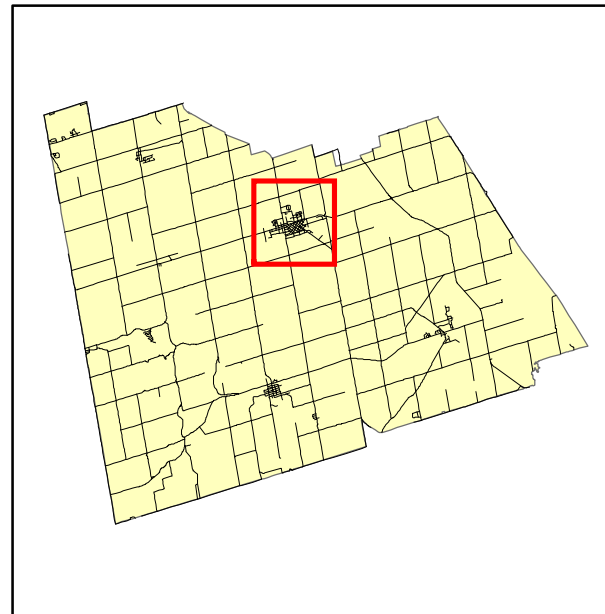
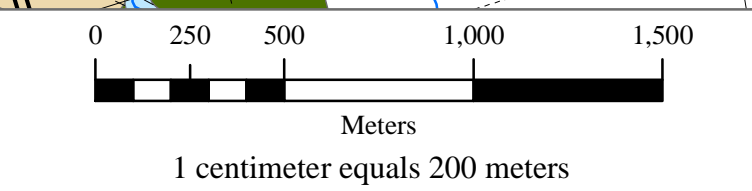
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Recreation Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Public Land in the Parks System

**Boundary Classifications**

- Waste Disposal Assessment Area
- Boundary of the Niagara Escarpment Plan
- Special Development Area - Collingwood Airport
- Urban Settlement Area Boundary
- Special Servicing Area
- Recreational District

**Transportation**

- Provincial Highways
- Arterial Roads
- Collector Roads
- Local Roads
- Railway Lands / Water Transmission Line
- Lamont Creek Regulatory Floodline

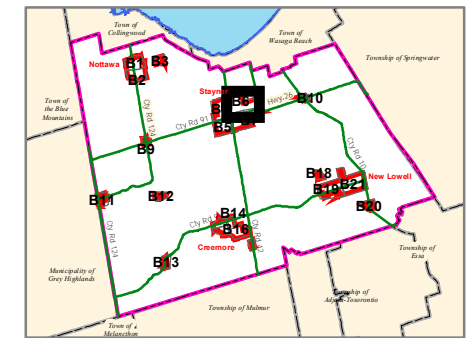


Projection: Universal Transverse Mercator  
Mapping Date: 21 March, 2002  
Parcel and hydrological data provided by  
Simcoe County  
Land Information Network Co-Operative.  
NOTE: This map is not a legal survey.



# CLEARVIEW TOWNSHIP COMPREHENSIVE ZONING BY-LAW

## SCHEDULE B6 NORTH EAST STAYNER AREA



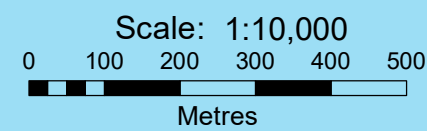
<b>AGRICULTURAL</b>	AG AGRICULTURAL	AGC AGRICULTURALLY RELATED COMMERCIAL	AG-EL AGRICULTURAL LIVESTOCK USE EXCEPTION	AG-ER AGRICULTURAL RESIDENTIAL USE EXCEPTION	AGI AGRICULTURALLY RELATED INDUSTRIAL	AGK AGRICULTURAL KENNEL	MG INDUSTRIAL GENERAL	MP INDUSTRIAL PRESTIGE	MR INDUSTRIAL RESTRICTED	MW INDUSTRIAL WASTE DISPOSAL
<b>COMMERCIAL</b>	C1 COMMERCIAL GENERAL	C2 COMMERCIAL HIGHWAY	C3 COMMERCIAL SERVICE	C4 COMMERCIAL LARGE FORMAT	C5 COMMERCIAL NEIGHBOURHOOD	C6 COMMERCIAL COUNTRY	CT1 COMMERCIAL TRANSITION 1	CT2 COMMERCIAL TRANSITION 2	RECC COMMERCIAL RECREATION LANDS	<b>NIAGARA ESCARPMENT</b>
<b>ENVIRONMENTAL</b>	EP ENVIRONMENTAL PROTECTION	<b>DEVELOPMENT AREA</b>	DA DEVELOPMENT AREA	<b>INSTITUTIONAL</b>	IN INSTITUTIONAL	INR1 INSTITUTIONAL RESIDENTIAL 1	INR2 INSTITUTIONAL RESIDENTIAL 2	<b>INDUSTRIAL</b>	MA INDUSTRIAL AIRPORT	REC RECREATION LANDS
<b>RECREATION</b>	REC RECREATION LANDS	RECT RECREATIONAL TRAIL	<b>RESIDENTIAL</b>	RE RESIDENTIAL ESTATE	RS RESIDENTIAL HAMLET	RS1 RESIDENTIAL LARGE LOT	RS2 RESIDENTIAL LOW DENSITY	RS3 RESIDENTIAL MULTIPLE LOW DENSITY	RS4 RESIDENTIAL MEDIUM DENSITY	RS5 RESIDENTIAL MULTIPLE MEDIUM DENSITY
<b>RURAL</b>	RU RURAL	RUK RURAL KENNEL	RS6 RESIDENTIAL HIGH DENSITY	RSBB SETTLEMENT AREA B&B						

- Settlement Area Boundary
- Commercial Transition 1 Area
- FP Hazard Land Area
- FPSP Hazard Land Special Policy
- MARA Mineral Aggregate Resource Area
- WDAA Waste Disposal Assessment Area
- WHPA Well Head Protection Area
- RJB 50m Arch Buffers
- Subject to Appeal Before OMB
- Niagara Escarpment Boundary
- Zone Boundary
- Parcel Boundary
- Utility Line
- Railway
- Abandoned Railway

By-Law 06-54  
As Approved by Council, October 23, 2006

*Fran Sainsbury*  
Fran Sainsbury, Mayor  
*Robert Campbell*  
Robert Campbell, Clerk

**LINC**  
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Note: All the elements in the legend may not appear on the map.  
SCHEDULE B6 NORTH EAST STAYNER.PDF





**BURNSIDE**

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## Appendix A2

**Technical Memorandum - Terrestrial and Natural Heritage  
Assessment', Burnside, November 17, 2020**



# Technical Memorandum – Terrestrial and Natural Heritage Assessment

---

**Date:** November 17, 2020 **Project No.:** 300044062.0000

**Project Name:** Natural Heritage Memo - SE Stayner Sanitary Servicing EA

**Client Name:** Township of Clearview

**Submitted To:** File

**Submitted By:** Sylvia Radovic, B.E.S.

**Reviewed By:** Deanna De Forest, B.Sc., E.P. and Kevin Butt, B.Sc. (Env)., Eco. Rest. Cert.

---

R.J. Burnside & Associates Limited (Burnside) was retained by the Township of Clearview to complete a Municipal Class Environmental Assessment (EA) to address the need for Sewage Collection to service the existing unserved area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'.

A component of the EA includes the characterization of the natural environment within the Study Area to evaluate the alternative solutions including do nothing; build a new sanitary pumping station (SPS) on a new site to service the study area or build a new pumping station on a new site to service the Manortown Homes development. The characterization of the natural environment is included herein.

## 1.0 Study Area

The Study Area is bounded by Phillips Street and Mowat Street to the west, Centre Line Road to the east, Hwy 26 to the north and extending south from to Hwy 26, approximately 0.65 km, including Sunnidale Street and beyond. (Figure 1).

In the greater area, adjacent lands include primarily low density residential to the west and agriculture communities to the north, east and south, with a portion of a larger natural forest and wetland communities southwest of the Study Area.

## 2.0 Methodology

A review of existing data was conducted to obtain secondary source information relating to the Study Area. Sources reviewed included:

- Aerial photography;
- Natural heritage GIS data layers made public by Land Information Ontario (“LIO”);
- Ontario Breeding Bird Atlas (Square 17NK71);
- Ontario Reptile and Amphibian Atlas (ORAA) (Square 17NK71);
- Ministry of Natural Resources and Forestry (MNRF) Aquatic Resources Area mapping.
- MNRF Natural Heritage Information Centre (NHIC) online map viewer/database (Square 17NK7318 & 17NK7319); and
- NVCA correspondence, July 10, 2019.

Burnside completed a field assessment of the Study Area on September 9, 2019, from publicly accessible locations, to characterize vegetation communities according to the Ecological Land Classification (ELC) System for Southern Ontario, First Approximations (Lee et al., 1998), updated<sup>1</sup>. The field assessment included the assessment of the potential for habitat of Species at Risk (SAR), including breeding bird, bat, and reptile habitat, and incidental wildlife observations.

### 3.0 Vegetation Communities

Within the Study Area, lands are comprised of riparian vegetation associated with McIntyre Creek, as well as open and treed vegetation communities. A total of thirteen vegetation communities were identified in the Study Area as follows:

- Mixed Mineral Meadow Marsh (MAMM3)
- Cattail Graminoid Mineral Meadow Marsh (MAMM1-2)
- Naturalized Deciduous Hedge-row (FODM11)
- Residential – Rural Property (CVR\_4)
- Open Water Body (OAO)
- Graminoid Meadow (MAMM1)
- Fresh-moist Graminoid Meadow (MEGM4)
- Naturalized Coniferous Plantation (FOCM6)
- Mixed Forest (FOM)
- Agricultural (AG)
- Right-of-Way – Transportation (CVI\_1)
- Residential – Low Density (CVR\_1)
- Commercial and Institutional (CVC)

These communities are described below and illustrated on Figure 1. All of the communities identified are considered to be relatively common in Ontario. Sensitive vegetation communities or provincially significant plant species were not observed within the Study Area during the field assessment.

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<sup>1</sup> Lee, H.T., et al. (1998). Ecological Land Classification for Southern Ontario: First Approximation and Its Application. Ontario Ministry of Natural Resources, Southcentral Science Section, Science Development and Transfer branch. SCSS Field Guide FG-02.

### Mixed Mineral Meadow Marsh (MAMM3)

A Mixed Mineral Meadow Marsh (MAMM3) is located in the north eastern portion of the Study Area south of Hwy 26. The meadow marsh is divided by a commercial property (CVC) and is bounded to the west by an institutional property (CVC), occupied by the Clearview Fire Station #1, and to the east by another commercial property (CVC), occupied by the Stayner Timbermart. Bordering the southern limits of the marsh is a low density residential (CVR\_4) community and a cattail graminoid mineral meadow marsh (MAMM1-2) community.



**Photo 1:** MAMM3 as viewed looking northeast towards Centre Line Road from southern edge of community (September 9, 2019)

This site is comprised of a Mixed Mineral Meadow Marsh that is dominated by forbs and grasses. This MAMM3 is dominated by Flat-topped goldenrod (*Euthamia graminifolia*) forb and Redtop (*Agrostis gigantea*) grass. Occasional self-seeded, non-native vegetation including Manitoba Maple (*Acer negundo*), Common Buckthorn (*Rhamnus cathartica*) and River-bank Grape (*Vitis riparia*) were noted. Groundcover is a mix of native and invasive plants commonly found in disturbed areas and are tolerant of periodic flooding. Noted vegetation included Swamp Agrimony (*Agrimonia parviflora*), Panicked Aster (*Symphotrichum lanceolatum*), New England Aster (*Symphotrichum novae-angliae*), Common Milkweed (*Asclepias syriaca*), Curly Dock (*Rumex crispus*), Tall Lettuce (*Lactuca canadensis*), Queen-Anne's-lace (*Daucus carota*), Bull Thistle (*Cirsium vulgare*) and Hemp Dogbane (*Apocynum cannabinum*).

### **Cattail Graminoid Mineral Meadow Marsh (MAMM1-2)**

A Cattail Graminoid Mineral Meadow Marsh (MAMM1-2) is located south of MAMM3 and extending south to Sunnidale Street, bounded by residential properties (CVR-1) to the west and east.



**Photo 2:** Meadow Marsh as viewed looking north towards MAMM3 (towards Hwy 26) (September 9, 2019).

The Cattail Graminoid Mineral Meadow Marsh community is dominated by Cattails (*Typha sp.*). A low-lying area within the marsh had no standing water during the field assessment. Canopy cover over the low-lying area included White Willow (*Salix alba*), and Peach-leaved Willow (*Salix amygdaloides*) trees. Vegetation in the low-lying area included Bullrush (*Scirpus atrovirens*) and Arum-leaved Arrowhead (*Sagittaria cuneate*). Groundcover within the meadow marsh included Bull Thistle, Common Milkweed, Queen Anne's Lace, Common Dandelion (*Taraxacum officinale*), Butter-and-eggs (*Linaria spartea*), Timothy Grass (*Phleum pratense*), and Goldenrod (*Solidago sp.*).



### **Naturalized Deciduous Hedge-row (FODM11) and Residential – Rural Property (CVR\_4)**

A Naturalized Deciduous Hedge-row (FODM11) vegetation community is located adjacent to the south side of Sunnidale Street right-of-way (ROW), in the eastern portion of the Study Area. Further to the south, beyond the hedge-row, is a Residential – Rural Property (CVR\_4) community.



**Photo 3:** Mown rural residential area as viewed looking north towards the hedge-row community along Sunnidale Street from open maintained area within the CVR\_4.

The Naturalized Deciduous Hedge-row (FODM11) community is dominated by Apple (*Malus sp.*) and White Cedar (*Thuja occidentalis*) with White Willow and Red-osier Dogwood (*Cornus sericea*) shrubs and Common Lilac (*Syringa vulgaris*), a shrub associated with old habitation.

The Residential-Rural Property (CVR\_4) community appears to be partially mown to provide access to an agricultural field further to the south, leaving unmaintained areas naturalized. Vegetation in this community is a combination of water tolerant and vegetation typical of disturbed areas. Canopy included water tolerant trees such as Green Ash (*Fraxinus pennsylvanica*), American Elm (*Ulmus americana*) and Walnut (*Juglans nigra*). Trees in the latter stages of decay with loose bark were noted. Shrubs are dominated by Red-osier dogwood. Late Goldenrod (*Solidago gigantea*) and Reed Canary Grass comprise the water tolerant dominant vegetation. Vegetation typically found in disturbed areas included observations of Timothy Grass, Crown-vetch (*Securigera varia*), Curly Dock, Common Dandelion, Avens, and Common Milkweed.

## Open Water Body (OAO)

An Open Water Body (OAO) tributary of McIntyre Creek, the watercourse is identified by MNRF as an intermittent cold water watercourse and was observed to be dry during the field assessment. The watercourse is inferred to flow from west to east through the limits of the Study Area, south of Sunnidale Street, based on the topography of the area.

In the western portion of the Study Area, McIntyre Creek tributary meanders through CVR\_1 communities. As it progresses east in the Study Area, the tributary is bordered to the north by CVR\_4 and CVR\_1 communities; agricultural fields, FOCM6 and FOM to the south.



**Photo 4:** OAO as seen looking east towards Centre Line Road from the bridge crossing McIntyre Creek south of Sunnidale Street (September 9, 2019).

A Moss species was noted as carpeting the creek bed. The canopy cover was dominated by White Willow trees. Red-osier dogwood dominated the shrub layer with Maple-leaved Viburnum (*Viburnum acerifolium*). Cattails, Reed Canary Grass (*Phalaris arundinacea*) and Canada Goldenrod (*Solidago canadensis*) dominated the groundcover. Avens (*Geum sp.*), Spotted Touch-me-not (*Impatiens canadensis*), Panicked Aster and Herb Robert (*Geranium robertianum*) were also observed.



### **Graminoid Mineral Meadow Marsh (MAMM1) Fresh-Moist Graminoid Meadow (MEGM4)**

The Graminoid Mineral Meadow Marsh (MAMM1) is located in the easternmost extension of the Study Area, south of Hwy 26 and adjacent to the east of Centre Line Road ROW.

The McIntyre Creek tributary crosses under the Centre Line Road ROW, via a culvert and continues west and north through the MAMM1 to the northern extent of the Study Area at Hwy 26.



**Photo 5:** Meadow as viewed looking southeast from Centre Line Road Road (September 9, 2019)

The intermittent McIntyre Creek tributary within the Graminoid Meadow and ROW was dry at the time of the field assessment. Vegetation is comprised of the occasional self-seeded Manitoba Maple and Common Buckthorn. Groundcover included water tolerant vegetation and vegetation typical of disturbed areas including Smooth Brome, Timothy (*Phleum pretense*), Flat-topped Goldenrod, Elecampane (*Inula helenium*), Lesser Burdock (*Arctium minus*) and Chicory (*Chichorium intybus*).

East of the MAMM1, there is a Commercial and Institutional (CVC) property, beyond which is a Fresh-moist Graminoid Meadow (MEGM4) vegetation community. The MEGM4 vegetation was observed to be mown.



### **Naturalized Coniferous Plantation (FOCM6)**

The Naturalized Coniferous Plantation (FOCM6) is located south of Sunnidale Street, south of the OAO, in the eastern portion of the Study Area. It is bordered by OAO to the north, CVR\_4 to the east, AG to the south and FOM to the west.



**Photo 6:** FOCM6 community looking west as viewed from a path (September 9, 2019).

The community is dominated by Red Pine (*Pinus resinosa*) and Scots Pine (*Pinus sylvannica*) trees with a sub-canopy of trees including Choke Cherry (*Prunus virginiana*), Green Ash, Balsam Fir (*Abies balsamea*) Walnut, and White Pine (*Pinus strobus*) sub-canopy. An understory of water tolerant shrubs including Red raspberry and Red-osier Dogwood was noted.

### **Mixed Forest (FOM)**

There are three FOM communities within the Study Area. Two of these communities are located in the western portion of the Study Area, south of Hwy 26 and separated by one of the two agricultural (AG) fields in the Study Area. The third FOM is centrally located in the Study Area south of Sunnidale Street and west of the FOCM6.

The vegetation is comprised of both coniferous and deciduous trees. White Pine, Scots Pine, Red Pine, White Spruce (*Picea glauca*) and White Cedars comprise the coniferous trees noted. Sugar Maple (*Acer saccharum*), Manitoba Maple, Trembling Aspen (*Populus tremuloides*), and Walnut trees comprise the deciduous trees noted. The understorey layer consisted of vegetation typically found in disturbed areas such as Honeysuckle (*Lonicera sp.*), River-bank Grape and Choke Cherry. Groundcover included Common milkweed, wild asparagus, Poison Ivy, Field Strawberry, Calico Aster (*Symphotrichum lateriflorum*) and Flat-topped Goldenrod.

### **Agricultural (AG)**

Two agricultural vegetation communities are present in the Study Area; in the northwest and southeast. The northeast AG community is between two FOM communities that extend from the northern limits of the Study Area at Hwy 26 south to a low-density residential community. A soy bean crop was observed in this northwest AG community. The AG community located in the southeast extends from the FOCM6 community east to Centre Line Road and south to the limits of the Study Area. A corn crop was observed in the southeast AG community.



**Photo 7:** FOM and AG looking south as viewed from the Hwy 26 (September 9, 2019).

### **Right-of-Way – Transportation (CVI\_1)**

Bordering the Study Area, the Right-of -Way – Transportation (CVI\_1) communities are found along Mowat Street, Hwy 26 and Centre Line Road. Within the Study Area, the CVI\_1 are found along Phillips Street and Sunnidale Street which runs west-east roughly parallel to Hwy 26 through the middle of the Study Area.



**Photo 8:** ROW as viewed looking west from Sunnidale Street (September 9, 2019).

The majority of vegetation within the ROW is mown with only minor shrub and tree encroachment. Shrubs from the FODM11 community on the south side of Sunnidale Street are within the ROW (see Photo 8).



Further west (on the north side of Sunnidale Street), mature Sugar maple trees with loose bark and holes, were noted within the ROW (see Photo 9).



**Photo 9:** Sugar Maple in ROW looking north as viewed from the south side of Sunnidale Street (September 9, 2019).

On Centre Line Road, south of Sunnidale Street, mature Sugar maples tree with loose bark and holes, were noted (see Photo 10).



**Photo 10:** Sugar Maple in ROW looking west as viewed from the east side of Centre Line Road (September 9, 2019).

### **Residential – Low Density (CVR\_1)**

The majority of the Residential – Low Density (CVR\_1) community is located along Sunnidale Street. The remaining CVR\_1 community is along Phillip Street.

### **Rural Property (CVR\_4)**

The majority of Rural Property (CVR\_4) communities are located in the southwestern limits of the Study Area. Two Rural Properties were observed fronting Hwy 26 and a single Rural Property is located south of McIntyre Creek tributary, west of Centre Line Road.

### **Commercial and Institutional (CVC)**

Six CVC communities were noted in the Study area. From the west to east limits of the site, all six communities fronted Hwy 26; from the Ultramar Gas Station to the Earth Power Tractors and Equipment Facility.

## **4.0 Wildlife and Habitat Observations**

Habitat features in the Study Area are considered to be suitable to support wildlife species habituated to anthropogenic landuse, including: Eastern Grey Squirrel (*Sciurus carolinensis*), Eastern Chipmunk (*Tamias minimus*), Raccoon (*Procyon lotor*) and Eastern Cottontail (*Sylvilagus floridanus*).

Wildlife species observed during the field assessment included Painted lady (*Vanessa cardui*), Cabbage Whites (*Pieris rapae*) and Monarch (*Danaus plexippus*) butterflies. Foraging mammal was heard in the CVR\_4, likely an Eastern Cottontail. Evidence of other wildlife observed in the Study Area included holes in trees and an abandoned nest a few feet off the ground in a willow shrub (likely flycatcher or sparrow) in the MAMM3.

The majority of these species are considered widespread and common in Ontario (i.e., provincial ranking of S5), with the exception of Monarch. Monarch is listed as a Special Concern species provincially and Threatened federally.

Monarch butterflies were observed feeding on nectar plants in the MAMM3 (See Photo 11) and CVR\_4 located south of McIntyre Creek tributary, west of Centre Line Road. Common milkweed is the sole food source for Monarch caterpillars was noted and in MAMM1-2, FOM edges, MAMM3 and CVR\_4.



**Photo 11:** Monarch Butterfly feeding on nectar plants in MAMM3 (September 6, 2019).

#### **4.1 Species at Risk (SAR)**

The Species at Risk in Ontario (SARO) List is Ontario Regulation 230/08 issued under the *Endangered Species Act, 2007* (ESA 2007). The ESA 2007 provides both species protection (Section 9) and habitat protection (Section 10) to species listed as “Endangered” or “Threatened” on the SARO List. If an activity or project will result in adverse effects to Endangered or Threatened species and/or their habitat, additional action would need to be taken by a proponent to remain in compliance with the ESA 2007. Species listed as “Special Concern” are not afforded legal protection under the ESA, however, they may receive protection by some agencies, such as provincial and national parks, or other acts, such as the Ontario Fish and Wildlife Conservation Act, and the Migratory Birds Convention Act (MBCA), which prohibits the killing, capturing, injuring, harassment and trapping of specially protected species.

##### **4.1.1 Birds**

A review of the OBBA (17NK71) indicated the potential for the following provincial SAR bird species in the general vicinity of the Study Area:

- Bank Swallow (*Riparia riparia*) – Threatened
- Barn Swallow (*Hirundo rustica*) – Threatened
- Bobolink (*Dolichonyx oryzivorus*) – Threatened
- Canada Warbler (*Cardellina canadensis*) – Special concern
- Eastern Meadowlark (*Sturnella magna*) – Threatened
- Eastern Wood-pewee (*Contopus virens*) – Special concern
- Golden-winged Warbler (*Vermivora chrysoptera*) – Special concern
- Wood Thrush (*Hylocichla mustelina*) – Special concern

Potential for SAR and SAR habitat in the Study Area is evaluated in the SAR Screening Table attached.

The Study Area may represent suitable habitat for Barn swallow in the CVR\_4 in barn structures. No bridge or culvert structures preferred by Barn Swallows were present and no Barn Swallows were observed during the site assessment.

FOM forests in the Study Area may represent potential habitat for Wood thrush, however suitable habitat in the Study Area is considered marginal in the absence of swamp communities. Aquatic features observed in the Study Area were limited to two small ponds on CVR\_4 communities and an intermittent watercourse known as McIntyre Creek.

Potential habitat for the remaining SAR birds listed above was not observed in the Study Area.

Bank Swallows were not observed during the field assessment. The creek banks did not possess the vertical slopes required by Bank Swallows.

Bobolink and Eastern Meadowlark, prefer large areas (minimum of 10 ha) of grassland habitat; the open meadow and meadow marsh areas of the Study Area are not considered to be of sufficient size or suitable habitat given the meadow marsh conditions.

Suitable habitat for identified SAR birds that require large areas of forest (Eastern Wood-pewee, Canada Warbler) or successional scrub (Golden-winged Warbler) was not observed in the Study Area.

#### **4.1.2 Candidate Bat Maternity Roosting Habitat**

Since 2013, four bat species have been listed as endangered under the Endangered Species Act 2007 due to rapid declining population sizes caused by White-nose Syndrome (WNS).

Among the four listed species, three are known to roost in forested habitats: Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Pipistrellus subflavus*). While Little Brown Bat typically choose maternity roosts in anthropogenic structures, according to MNRF and Environment Canada (2015), key features of significant bat maternity roosting habitat sites for Northern myotis and Tri-colored bat species, and to a lesser extent Little brown myotis, include:

- Deciduous Forest (FOD), Mixedwood Forest (FOM), Coniferous Forest (FOC), Deciduous Swamp (SWD), Mixedwood Swamp (SWM) and Coniferous Swamp (SWC) communities;
- Older forest stands that typically feature increased snag availability for roosting and foraging under a relatively closed canopy and mature large-diameter trees with >25 cm DBH;
- Cavities with small entrances/crevices or loose bark; and
- Cavities in tall tree snags of live trees that exhibit early to mid-stages of decay.

Trees which may be suitable for roosting bats, including trees with > 25 cm DBH with potential for cavities/snags, were observed within the Study Area.

Sugar maple trees >25 cm DBH, with dying limbs and preferred tree cavities/snags or peeling bark were observed within the ROW of the Study Area along the north side of Sunnidale Street and along Centre Line Street, south of Sunnidale Street.

Two of the 13 ELC vegetation community types present in the Study Area are considered to be key features preferred for bat roosting. Based on site observations and a review of aerial photographs, some suitable habitat for bats is present in the Study area, consisting of open

areas and preferred treed communities of FOCM6 and FOM that have some potential for large diameter trees with cavities/loose bark as well as two permanent ponds located in the southeastern portion of CVR\_4 that may be suitable for foraging.

#### **4.1.3 Amphibians and Reptiles**

A review of the ORAA Square 17NK71 indicated the potential for the following provincial SAR reptile species in the general vicinity of the Study Area:

- Northern Map Turtle (*Graptemys geographica*) (ORAA – 2014) – Special Concern
- Snapping Turtle (*Chelydra serpentina*) (ORAA – 2017) – Special concern

Observations of Northern Map Turtle and Snapping Turtle occurred in 2014 and 2017 respectively, as per the ORAA database, indicating recent presence in the vicinity of the Study Area.

The Study Area does not appear to provide suitable habitat for Northern Map Turtle and Snapping Turtle given the lack of the typical shallow, slow-moving creek watercourse characteristics, as well as the opportunity for basking areas associated with open areas on shorelines and in-stream boulders and rocks protruding from the water preferred by these turtles.

During the field assessment, reptiles or amphibians were not observed.

#### **4.1.4 Monarch Butterfly Habitat**

The Monarch was already assessed as a species of Special Concern when the Endangered Species Act took effect in 2008. The Monarch's range extends from Central America to southern Canada. In Canada, Monarchs are most abundant in southern Ontario and Quebec where milkweed plants and breeding habitat are widespread. Common milkweed was observed in the MAMM1-2, FOM edges, MAMM3 and CVR\_4. Monarch butterflies were observed within the MAMM3 and CVR\_4 during the field assessment.

## **5.0 Alternatives**

In addition to infrastructure improvements within the Sunnidale Street ROW, there are three Sites within the Study Area being considered as potential locations of a new SPS. The three sites, and their vegetation communities, are:

### **Manortown Homes, Sidell Drive – Site A**

Site A is located in the north eastern portion of the Study Area on the as yet to be constructed Sidell Drive, adjacent to and south of Hwy 26. Site A is located within the Mixed Mineral Meadow Marsh (MAMM3). The ROW to connect Site A to Sunnidale Street is located within a Cattail Graminoid Mineral Meadow Marsh (MAMM1-2). Site A, and its connecting ROW to Sunnidale Street is considered to support habitat for general habitat species as well as breeding



birds, based on observations of nests, and Species at Risk Monarch butterfly, based on observation of the species and the presence of host plant milkweed.

### **1046 Centre Line Road – Site B**

Site B is located in the south eastern portion of the Study Area at 1046 Centre Line Road, south of Sunnidale Street and west of Centre Line Road. Site B is located adjacent to the Naturalized Deciduous Hedge-row (FODM11), within the Residential – Rural Property (CVR\_4), north of the Open Water Body (OAO) of the intermittent tributary of McIntyre Creek. Site B is considered to support habitat for breeding birds with the presence trees in the hedge-row and Species at Risk Monarch butterfly based on observation of the species and the presence of host plant milkweed. General wildlife species are also considered to be supported in this site as noted during the Field Assessment.

### **6837 Highway 26 – Site C**

Site C is located within the eastern portion of the Study Area; east of Centre Line Road at 6837 Hwy 26. Site C is located within the Graminoid Mineral Meadow Marsh (MAMM1), Fresh-moist Graminoid Meadow (MEMG4), in close proximity to the Open Water Body (OAO) of the intermittent tributary of McIntyre Creek. This site is considered to support general wildlife species.

## **6.0 Preferred Alternative**

Project activities associated with the alternative solutions are anticipated to include, but are not limited to, tree removal and encroachment into vegetation communities as a result of construction of the force main and sanitary sewer within the ROW, and construction of the SPS. Minor impacts are anticipated within the disturbed road ROW or shoulder and will require vegetation removal, with potential impact to trees and shrubs that encroach into the ROW including possible impact to mature Maple trees that may represent potential habitat for roosting bats.

The alternative to build a new pumping station on a new site to service the Study Area was selected as the preferred solution. The preferred solution includes construction of a new SPS within the Manortown Homes development and forcemain sewer constructed within the Sunnidale Street ROW. Sanitary service to existing residents of Sunnidale Street would include construction of a gravity sewer within the Sunnidale Street ROW from the existing sewer at Sunnidale/Phillips Street, flowing eastwards towards the pumping station.

There are some anticipated impacts to the trees, and vegetation as well as terrestrial habitat for breeding birds, monarch butterfly and potential bats, as a result of construction activities in the Sunnidale Street road ROW and at the new pumping station location. Potential impacts are anticipated to be temporary and relatively short term.

## 6.1 Trees and Vegetation

### ***Effect***

- A. Loss of vegetation.
- B. Grading impacts. Trees adjacent to the ROW may be subject to impacts within the rootzones as a result of grading and other construction activities.

### ***Mitigation***

- A. Minimize disturbance to existing vegetation. Adjust access points and grading as part of the detailed design or prior to construction to reduce impacts to trees, where feasible.
  - Disturbed areas will be stabilized and re-vegetated using, at minimum, a seed mix comprised of native grasses and wildflowers upon project completion and restored to a pre-disturbed state where practical. An appropriate seed mix will be selected in consultation with the NVCA.
- B. Impacts to trees adjacent to the ROW should be re-evaluated for impacts on an individual basis as part of the detailed design stage of the project. Measures such as tree protection fence or ESC fence are recommended where construction is proposed to protect trees from grading impacts and when adjacent construction is occurring to prevent access, stockpile and storage within the adjacent vegetation communities and individual trees.
  - ESC measures and other specified protection measures must be installed prior to commencement of any grading or vegetation disturbance.
  - An Environmental Inspector shall be engaged during the construction phase to review ESC and other protection measures for deficiencies. Deficiencies must be resolved immediately.
  - No access, storage or stockpile of materials or equipment can occur within the area protected by the ESC and other protection measures.

## 6.2 Wildlife / Habitat

### ***Effect***

- A. Temporary displacement of and disturbance to migratory breeding birds, wildlife and wildlife habitat during the construction phase (i.e., vegetation removals, noise disturbance), including SAR and Species of Special Concern.
  - Possible minor impact to potential candidate bat roosting habitat with vegetation removals along the right-of-way during the construction phase.
  - Potential for disturbance or destruction of migratory breeding birds, their nests, and their habitat during the construction phase.
  - Habitat for Monarch (Special Concern) may be temporarily removed during the construction.

### ***Mitigation***

- A. Avoid vegetation clearing during sensitive times of the year for local wildlife, such as spring and early summer (when many animals bear their young or migrate between wintering and summer habitats).

To reduce the risk of contravening the federal Migratory Bird Convention Act, 1994 (MBCA) and potential impact to wildlife, including SAR, vegetation clearing should not be completed between April 1 to October 31 to avoid the active period for the following:

- Breeding birds and *Threatened* and *Special Concern* bird species – broadly from April 1 to August 31 for most species, regardless of the calendar year.
- Bat species – *Endangered* – considered to be between April 1 to October 31, of any calendar year
- Monarch Butterfly – *Special Concern* – *considered to be end of May to end of August (active egg laying and larval stages)*

The footprint of the proposed disturbed area shall be minimized as much as possible.

If a nesting migratory bird or SAR protected under ESA is identified within or adjacent to the construction site (or during operations and maintenance activities) and the activities are such that continuing works in that area would result in a contravention of the MBCA or ESA, all activities shall stop and the Contract Administrator (with assistance from an Avian Biologist) shall discuss mitigation measures with the Town. Should SAR be identified, all activities shall stop and MECP, responsible for administering SAR under the ESA, shall be contacted immediately to ensure compliance with the ESA. The Contract Administrator shall instruct the Contractor on how to proceed based on the mitigation measures established through discussions with the Town, the MECP and / or Environment Canada.

### **R.J. Burnside & Associates Limited**



Sylvia Radovic, B.E.S.  
Ecologist  
SAR:sd

Enclosure(s)      Figure 1 – Existing Conditions: ELC  
Appendix A – SAR Table

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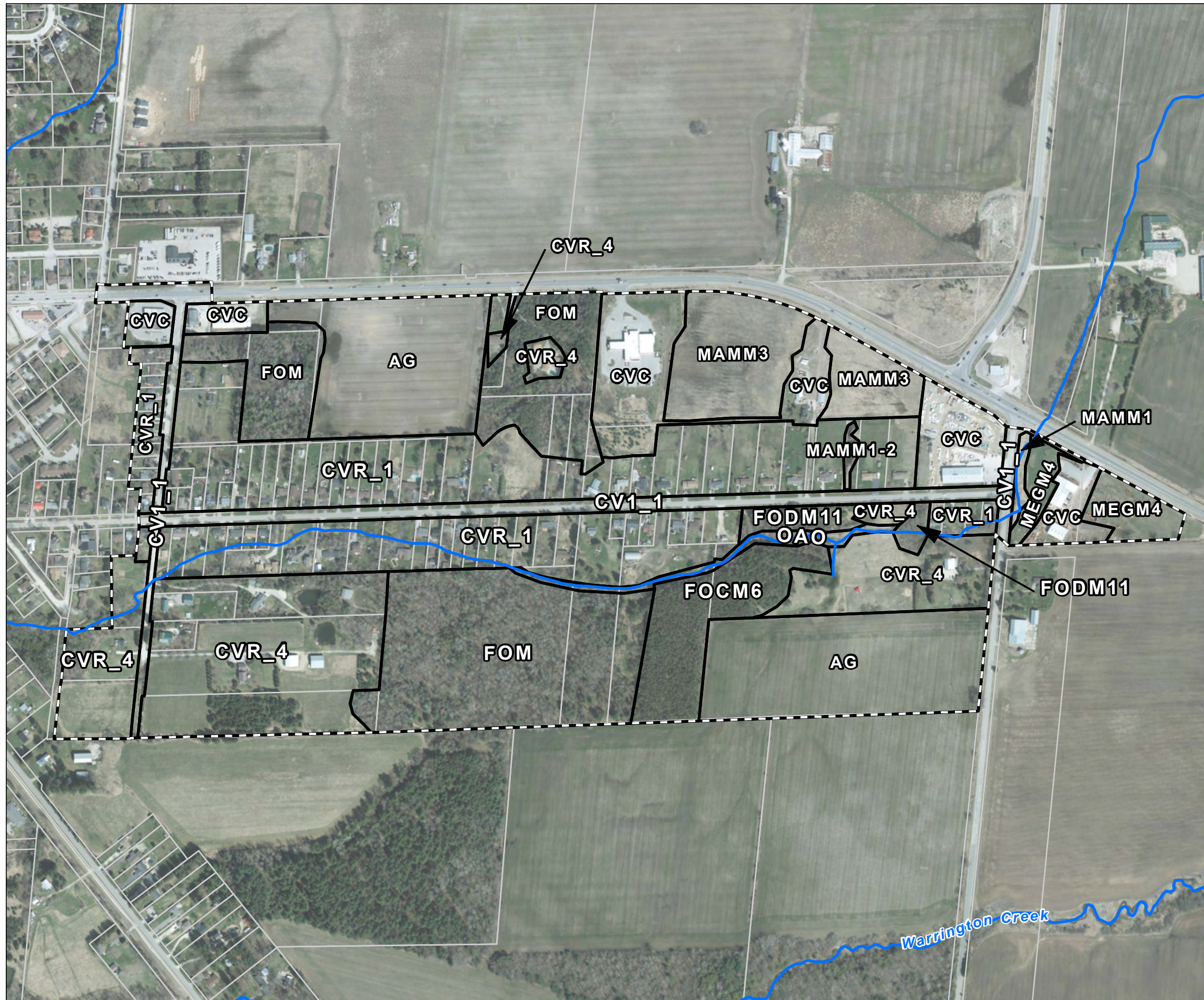
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[ THE DIFFERENCE IS OUR PEOPLE ]



**Figure**





- Watercourse
- ELC Boundary
- Study Area

**ELC Descriptions**

- AG: Agriculture
- CVC: Commercial and Institutional
- CV1\_1: Right-Of-Way Transportation
- CVR\_1: Low Density Residential
- CVR\_4: Rural Property
- FOCM6: Naturalized Coniferous Plantation
- FODM11: Naturalized Deciduous Hedge-row
- FOM: Mixed Forest
- MAMM1: Graminoid Mineral Meadow Marsh
- MAMM1-2: Cattail Graminoid Mineral Meadow Marsh
- MAMM3: Mixed Mineral Meadow Marsh
- MEGM4: Fresh - Moist Graminoid Meadow
- OAO: Open Waterbody

Sources:

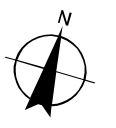
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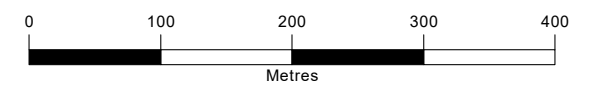
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Datum: North American 1983 CSRS	
Coord. System: NAD 1983 CSRS UTM Zone 17N	
Projection: Transverse Mercator	
Central Meridian: 81°0'0.00"W	
False Easting: 500,000m	False Northing: 0m
Page Orientation: 344.12°	Scale Factor: 0.99960



Grid North



Client

**TOWNSHIP OF CLEARVIEW**

Figure Title

**SOUTH EAST STAYNER SANITARY  
EA  
ECOLOGICAL LAND CLASSIFICATION**

Drawn	Checked	Date	Figure No. <b>1</b>
HN	SR	2019/12/16	
Scale	Project No.		
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**Appendix A**

**SAR Table**

Appendix A

**Appendix A: Screening Table - Background Review of Species at Risk and Species of Conservation Concern Potentially Present in the Study Area**

Stayner Sanitary EA, Stayner (300046602)

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
<b>BIRDS</b>									
Bank Swallow (Source: OBBA)	<i>Riparia riparia</i>	S4B	THR	THR	THR	1	In Ontario, Bank Swallows typically nest in exposed vertical earthen banks, created by erosion, along watercourses and lakeshores. It has also adapted to nesting in these banks in sand and gravel pits, along roadsides and in stockpiles of soil and other materials. The largest populations are supported by the shorelines of the lower Great Lakes and they can also be found throughout southern Ontario in the Carolinian and Lake Simcoe-Rideau regions. <sup>7</sup>	No.  No exposed, eroded riverbanks, pits, stockpiles and other suitable habitat are not present on site.	No.
Barn Swallow (Source: OBBA)	<i>Hirundo rustica</i>	S4B	THR	THR	THR	1	Barn Swallows usually build mud nests on ledges of walls in, or outside, of a barn or other man-made structures, including building and bridges. Natural nesting locations include caves and cliffs, but they are now rarely used. They often nest in small colonies in areas often associated with other insectivores. Foraging occurs in open areas where insects are present: over water, meadows, marshes, and agricultural fields. They are most abundant south of the Canadian Shield, within agricultural lands in the Carolinian and Lake Simcoe-Rideau regions. <sup>5</sup>	Low.  No culverts or bridge structures suitable for nesting on site. Possible barn structures on rural residential properties.	No.

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
Bobolink (Source: OBBA)	<i>Dolichonyx oryzivorus</i>	S4B	THR	THR	THR	1	Bobolinks generally prefer open grasslands and hay fields for nesting, typically featuring relatively tall vegetation. Sometimes uses large fields (>50 ha) of winter wheat and rye in southwestern Ontario. Sensitive to vegetation structure and composition, they are positively associated with high grass-to-forb ratios, and moderate litter depth. They tolerate wetter portions of fields and are more likely to nest closer to field centers rather than field margins. They have a lower tolerance to presence of patches of bare ground and appear to prefer larger fields (>10 ha). <sup>5,7</sup> This area sensitivity is also heavily influenced by the amount of regional grassland cover.	No.  Open grasslands featuring tall vegetation are present on site but do not meet the large field use requirement.	No.
Canada Warbler (Source: OBBA)	<i>Cardellina canadensis</i>	S4B	SC	THR	THR	1	Canada Warblers are an interior woodland species, requiring large forested regions of at least 30 ha. Habitats include dense mixed coniferous-deciduous forests, with closed canopies and well developed understories. Preference is given to low-lying areas, including wet bottomlands of cedar or alder, as well as cool moist mature woodlands and riparian habitat. Breeding occurs throughout southern Ontario, with most occurrences found within the Southern Shield region. However, distribution of population and breeding extends north, towards Moosonee and south, towards Rondeau and Lake St. Claire. <sup>5</sup>	No.  Coniferous and mixed forested habitat lies within the south and central part of the Study Area (FOCM6 and FOM), This woodland is continuous but is two thirds of the minimum 30 ha in size (approximately 20.6 ha).	No.
Eastern Meadowlark (Source: OBBA)	<i>Sturnella magna</i>	S4B	THR	THR	THR	1	Generally, prefers grassy pastures, meadows and hay fields. Prefers moderately tall grass with abundant litter cover, a high proportion of grass cover, moderate forb density, low proportions of shrub and woody vegetation cover, and low percent of bare ground. Prefers to nest in drier sites and frequently nests around field margins. <sup>5,7</sup>	No.  Field habitat suitable for nesting/foraging (i.e., tall grass pasture and meadows, etc.) is present on site but does not meet the large area (only ~5 ha and broken up by CVC) required and MAMM3 is wet (compared to the preferred drier meadows. There are larger areas of open space adjacent to /outside of the Study Area.	No.



Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
Eastern Wood-pewee (Source: OBBA)	<i>Contopus virens</i>	S4B	SC	SC	SC	1	This species is known to inhabit the mid-canopy layer of forest openings and edges of deciduous and mixed forests (MNR 2018). It is most abundant in intermediate-age mature forest stands with little understorey vegetation (MNR 2018). Eastern Wood-pewees generally nest in the interior of deciduous and mixed-wood forested habitats but are often found foraging along woodland edges and in within forest gaps. They do not require large habitats, but occurrences are noted less frequently in woodlots surrounded by development than in those without. Species distribution is throughout southern and northern Ontario, occurring less in the Hudson's Bay Lowlands. <sup>5</sup>	No.  The wooded areas are FOM and FOCM6 but have little mid-canopy as the FOCM6 is naturalized and not maintained consequently has a thick understorey but is surrounded by open agriculture areas.	No.
Golden-Winged Warbler (Source: OBBA)	<i>Vermivora chrysoptera</i>	S4B	SC	THR	THR	1	Generally prefer areas of early successional vegetation, found primarily on field edges, hydro or utility right-of-ways, or recently logged areas. <sup>6</sup>  Early successional habitat; shrubby, grassy abandoned fields with small deciduous trees bordered by low woodland and wooded swamps; alder bogs; deciduous, damp woods; shrubby clearings in deciduous woods with saplings and grasses; brier-woodland edges; requires >10 ha of habitat <sup>12</sup>	No.  Marginal habitat with open cultural lands but low woodland, swamp and shrubby clearing not present. Prefers > 10 ha in size of habitat.	No.
Wood Thrush (Source: OBBA)	<i>Hylocichla mustelina</i>	S4B	SC	THR	THR	1	The Wood Thrush breeds in southeastern Canada, from southern Ontario, east to Nova Scotia. Nesting typically occurs in second-growth, mature deciduous and mixed forests. The presence of tall trees and a thick understory are usually prerequisites for site occupancy. <sup>6,8</sup> They prefer large forested areas, but they may also nest in small forest fragments. Nest building commonly occurs in Sugar Maples and American Beech saplings, trees or shrubs. <sup>8</sup> Wintering occurs in Central America, along the Atlantic and Pacific slopes. <sup>6</sup>	Low.  FOM has preferred Sugar Maples present in the study area and thick.	No.

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
<b>INSECTS</b>									
Monarch (Source: RJB)	<i>Danaus plexippus</i>	S2N,S4B	SC	END	SC	1	Monarchs can be found in areas that Milkweed ( <i>Asclepius sp.</i> ) and other wildflowers are present. This includes open spaces (fields), abandoned farmland, and roadsides. Pin-sized green eggs are laid on the underside of Milkweed species ( <i>Asclepias spp.</i> ), which are the primary food source of the Monarch caterpillar. Adult Monarchs migrate in late summer/early fall. Overwintering occurs along the California coast, and the Oyamel Fir Forest in central Mexico. <sup>8\1</sup>	Yes.  Appropriate foraging and breeding habitat was present in the open roadside area and on adjacent agricultural meadow within the study area.	Yes.  Monarch were observed feeding on milkweed plants in the MAMM3 and CVR_4.
<b>MAMMALS</b>									
Eastern Small-Footed Myotis (Source: MNRF)	<i>Myotis leibii</i>	S2S3	END	-	-	-	<p>Eastern Small-footed Myotis can be found from southern Georgian Bay to Lake Erie, and east to the Pembroke area. Record sightings also exist within the Bruce Peninsula, the Espanola area and Lake Superior Provincial Park.<sup>8</sup></p> <p>Roosting habitat: during the spring and summer they will roost under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines or hollow trees. They often change their roosting locations every day.<sup>8</sup></p> <p>Hibernacula: caves and abandoned mines that tend to be colder and drier than the hibernacula of similar bats, and they will return to the same hibernacula every year. As with Little Brown Myotis, Eastern Small-footed myotis populations have been declining rapidly due to a fungal infection (White-nose Syndrome) that affects bats while in hibernation.<sup>8</sup></p>	No.  Hibernacula is not present (i.e., caves/mines). Roosting habitat is not considered present, given its preference for open, sunny rocky habitats within close proximity to its hibernacula.	No.

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
Little Brown Myotis (Source: MNRF)	<i>Myotis lucifugus</i>	S3	END	END	END	1	<p>Population distribution within Canada includes the boreal forest, south of the tree line through to the U.S. border.<sup>10</sup></p> <p>Roosting habitat: mainly considered to be a cavity-roosting species, however, tree foliage and rock crevices may also be used for day and maternity roosting. Communal night roosts are used when temperatures are cool and tend to be in spaces that are warm or can be warmed by an accumulation of bats. Females prefer to roost in maternity colonies, preferring tree cavities, exfoliating bark, cracks and crevices in cliffs and small caves and crevices heated by hot springs. Temperature is the principal criterion for the selection of a maternity roost location. Maternity colonies form just after bats come out of hibernation (late April and early May) and are located within 1 kilometer of water.<sup>10</sup></p> <p>Hibernacula: hibernation typically takes place in caves or abandoned mines, with favorable temperatures and humidity conditions. Migration to hibernation sites can be up to 1,000km, and typically occurs in early September.<sup>11</sup> Little Brown Myotis populations in Ontario have declined dramatically in recent years due to White-nose Syndrome, a fungal infection caused by <i>Pseudogymnoascus destructans</i>, which infects bats while in hibernation.<sup>10</sup></p>	<p>Low.</p> <p>Preferred Sugar maple species present in FOM and within ROW in the study area but permanent water body sources for foraging are limited. Greater viability in surrounding areas with permanent bodies of water.</p>	No.
Northern Myotis (Source: MNRF)	<i>Myotis septentrionalis</i>	S3	END	END	END	1	<p>Roosting habitat: males and non-breeding females roost alone or in small groups, choosing trees, caves, and buildings. Breeding females roost in tree hollows, cavities, crevices or under loose bark of living or decaying trees, sometimes in groups of up to 60 adults. They often change roosting locations every few days. Prey mainly includes terrestrial insects such as flies, moths, beetles, caddisflies, lacewings and leafhoppers, as well as non-flying species, such as spiders and caterpillars. They</p>	<p>Low.</p> <p>Preferred Sugar maple species present in FOM and within ROW in the study area but permanent water body sources for foraging are limited. Greater viability in surrounding areas with permanent bodies of water.</p>	No.

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
							<p>tolerate cooler conditions than the Little Brown Myotis and are therefore not usually found near that species.<sup>10</sup></p> <p>Hibernacula: tend to enter hibernation later than other species, around late September to early November, and will emerge from hibernation sometime between March and May. They spend the summer relatively close to their hibernacula (56km between summer and winter sites).<sup>10</sup></p> <p>As with Little Brown Myotis, White-nose Syndrome has cause a dramatic decline in Ontario populations.<sup>10</sup></p>		
Tri-colored Bat (Source: MNRF)	<i>Perimyotis subflavus</i>	S3?	END	END	END	1	<p>Roosting habitat: females roost alone, or in small colonies, and have been shown to exhibit fidelity to small roosting areas. Foraging typically occurs in forested riparian areas, over open water and in relatively open areas. Studies have shown that Tri-coloured bats forage in forested areas with the greatest coverage, suggesting that they may avoid agricultural clearings, urban areas and areas where forest harvesting has occurred.<sup>10</sup></p> <p>Hibernacula: tends to hibernate in the deepest parts of caves or abandoned mines, where temperature is least variable and humidity levels are high. They hibernate solitarily and exhibit high fidelity to hibernacula.<sup>10</sup></p>	<p>Low.</p> <p>Preferred Sugar maple species present in FOM and within ROW in the study area but permanent water body sources for foraging are limited. Greater viability in surrounding areas with permanent bodies of water.</p>	No.
<b>REPTILES &amp; AMPHIBIANS</b>									
Northern Map Turtle (Source: MNRF)	<i>Graptemys geographica</i>	S3	SC	SC	SC	1	Inhabits both lakes and rivers, showing a preference for slow moving currents, muddy bottoms, and abundant aquatic vegetation. These turtles need suitable basking sites (such as rocks and logs) and exposure to the sun for at least part of the day (MNRF Guelph - Waterloo List, 2014).	<p>No.</p> <p>No permanent waterbody, or slow moving river habitat with suitable basking sites exists.</p>	No.

Common Name	Scientific Name	Provincial S-RANK <sup>1</sup>	Provincial SARO Status <sup>2</sup>	COSEWIC <sup>3</sup>	Federal SARA Status <sup>3</sup>	Federal SARA Schedule <sup>4</sup>	Habitat Description	Habitat Present in Study Area?	Species Observed In Study Area During Site Assessment?
Snapping Turtle (Source: ORAA)	<i>Chelydra serpentina</i>	S3	SC	SC	SC	1	Snapping Turtles generally inhabit shallow waters, where they can hide under the soft mud and leaf litter. Nesting sites usually occur on gravelly or sandy areas along streams. They often take advantage of man-made structures for nest sites, including roads (especially gravel shoulders), dams and aggregate pits. During nesting season, females travel overland in search of suitable nesting sites. <sup>8</sup>	No.  No permanent waterbody, or slow moving river habitat with suitable basking sites exists.	No.

\*\* Sources: Natural Heritage Information Centre (NHIC) database searched on May 1, 2019 for square 17MK6912; Ontario Reptile and Amphibian Atlas (ORAA) for Square 17MK61, searched online on May 1, 2019; Ontario Breeding Bird Atlas (OBBA) 2001-2005 database for Square 17MK61 searched online on May 1, 2019.

**<sup>1</sup>S-Ranks (provincial)**

Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are not legal designations. Provincial ranks are assigned in a manner similar to that described for global ranks, but consider only those factors within the political boundaries of Ontario (Please refer to: <http://explorer.natureserve.org/nsranks.htm>). S-Ranks obtained from the NHIC updated June 28, 2018.

**SX — Presumed Extirpated** - Species or community is believed to be extirpated from the province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

**SH — Possibly Extirpated (Historical)** - Species or community occurred historically in the province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20–40 years. A species or community could become SH without such a 20-40 year delay if the only known occurrences in a province were destroyed or if it had been extensively and unsuccessfully looked for. The SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.

**S1 — Critically Imperiled** - Critically imperiled in the province or state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the province.

**S2 — Imperiled** - Imperiled in the province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the province.

**S3 — Vulnerable** - Vulnerable in the province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

**S4 — Apparently Secure** - Uncommon but not rare; some cause for long-term concern due to declines or other factors.

**S5 — Secure** - Common, widespread, and abundant in the province.

**SNR — Unranked** - Province conservation status not yet assessed.

**SU — Unrankable** - Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.

**SNA — Not Applicable** - A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

**S#S# — Range Rank** - A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

**S#? — Inexact or Uncertain** - Denotes inexact or uncertain numeric rank.

**Breeding Status Qualifiers**

**B** – Breeding Conservation status refers to the breeding population of the species in the nation or state/province.

**N** – Nonbreeding Conservation status refers to the non-breeding population of the species in the province.

**M** – Migrant species occurring regularly on migration at particular staging areas or concentration spots where the species might warrant conservation attention. Conservation status refers to the aggregating transient population of the species in the province.

**<sup>2</sup>SARO Endangered Species Act, 2007**

(Provincial status from <https://www.ontario.ca/page/species-risk-ontario#section-1> updated November 13, 2018)

The provincial review process is implemented by the Committee on the Status of Species at Risk in Ontario (COSSARO).

**Extinct** - A species that no longer exists anywhere.

**Extirpated (EXT)** - Lives somewhere in the world, and at one time lived in the wild in Ontario, but no longer lives in the wild in Ontario.

**Endangered (END)** - Lives in the wild in Ontario but is facing imminent extinction or extirpation.

**Threatened (THR)** - Lives in the wild in Ontario, is not endangered, but is likely to become endangered if steps are not taken to address factors threatening it.

**Special concern (SC)** - Lives in the wild in Ontario, is not endangered or threatened, but may become threatened or endangered due to a combination of biological characteristics and identified threats.

**Not at Risk (NAR)** - A species that has been evaluated and found to be not at risk.

**Data Deficient (DD)** - A species for which there is insufficient information for a provincial status recommendation.

**<sup>3</sup>SARA (Federal Species at Risk Act) Status and Schedule (includes COSEWIC Status)**

The Act establishes Schedule 1, as the official list of wildlife species at risk. It classifies those species as being either Extirpated, Endangered, Threatened, or Special Concern. Once listed, the measures to protect and recover a listed wildlife species are implemented. Obtained from the Species at Risk Public Registry on December 10, 2018.

**Extinct** - A wildlife species that no longer exists.

**Extirpated (EXT)** - A wildlife species that no longer exists in the wild in Canada, but exists elsewhere.

**Endangered (END)** - A wildlife species facing imminent extirpation or extinction.

**Threatened (THR)** - A wildlife species that is likely to become an endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

**Special Concern (SC)** - A wildlife species that may become threatened or endangered because of a combination of biological characteristics and identified threats.

**Data Deficient (DD)** - A category that applies when the available information is insufficient (a) to resolve a wildlife species' eligibility for assessment or (b) to permit an assessment of the wildlife species' risk of extinction.

**Not At Risk (NAR)** - A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances.

#### **4SARA Schedule**

Obtained from the Species at Risk Public Registry on December 10, 2018.

**Schedule 1:** is the official list of species that are classified as extirpated, endangered, threatened, and of special concern.

**Schedule 2:** species listed in Schedule 2 are species that had been designated as endangered or threatened, and have yet to be re-assessed by COSEWIC using revised criteria. Once these species have been re-assessed, they may be considered for inclusion in Schedule 1.

**Schedule 3:** species listed in Schedule 3 are species that had been designated as special concern, and have yet to be re-assessed by COSEWIC using revised criteria. Once these species have been re-assessed, they may be considered for inclusion in Schedule 1.

The Act establishes Schedule 1 as the official list of wildlife species at risk. However, please note that while Schedule 1 lists species that are extirpated, endangered, threatened and of special concern, the prohibitions do not apply to species of special concern.

Species that were designated at risk by COSEWIC prior to October 1999 (Schedule 2 & 3) must be reassessed using revised criteria before they can be considered for addition to Schedule 1 of SARA. After they have been assessed, the Governor in Council may on the recommendation of the Minister, decide on whether or not they should be added to the List of Wildlife Species at Risk.

#### **Sources:**

<sup>5</sup> Cadman, M.D., et al. (eds). 2007. *Atlas of the Breeding Birds of Ontario, 2001-2005*. Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of Natural Resources, and Ontario Nature, Toronto, xxii + 706 pp

<sup>6</sup> Species at Risk Public Registry <http://www.sararegistry.gc.ca>

<sup>7</sup> McCracken, J.D. et al. 2013. Recovery Strategy for the Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*) in Ontario. Ontario Recovery Strategy Series. Prepared for the Ontario Ministry of Natural Resources and Forestry, Peterborough, Ontario, viii + 88 pp.

<sup>8</sup> MNRF SARO List Species Descriptions (<https://www.ontario.ca/page/species-risk-ontario#section-1>)

<sup>9</sup> COSEWIC Species Assessment Reports

<sup>10</sup> Naughton, Donna. 2012. *The Natural History of Canadian Mammals*. Canadian Museum of Nature and University of Toronto Press, Toronto, + 784 pp

<sup>11</sup> Farrar, John Laird, 2017, *Trees in Canada*, Natural Resources Canada | Canada Forest Services, and, Fitchery & Whiteside Limited, pp.238 – 239

<sup>12</sup> Significant Wildlife Habitat Technical Guide – Appendix G – Table G-3





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## Appendix A3

**Cultural Heritage Resource Assessment: Built Heritage  
Resources and Cultural Heritage Landscapes, by ASI,  
November 2020**

**CULTURAL HERITAGE RESOURCE ASSESSMENT:  
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES  
EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT**

**SUNNIDALE STREET SANITARY IMPROVEMENTS  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT**

**TOWN OF STAYNER, CLEARVIEW TOWNSHIP, ONTARIO**

**FINAL REPORT**

Prepared for:

**R.J. Burnside & Associates Ltd.**  
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ASI File: 19CH-133

October 2019 (Revised November 2020)



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**CULTURAL HERITAGE RESOURCE ASSESSMENT:  
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT**

**SUNNIDALE STREET SANITARY IMPROVEMENTS  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT**

**TOWN OF STAYNER, CLEARVIEW TOWNSHIP, ONTARIO**

**EXECUTIVE SUMMARY**

ASI was contracted by R.J. Burnside & Associates Ltd. to conduct a Cultural Heritage Resource Assessment (CHRA) as part of the Sunnidale Street Sanitary Improvements under the 'Schedule B' Municipal Class Environmental Assessment (EA) process. The Sunnidale Street study area is in the Town of Stayner, bounded by Highway 26 to the north, just west of Phillips Street, lot lines in agricultural land to the south and roughly Centre Line Road to the east. The study area is generally located in a rural residential context associated with the Town of Stayner.

The results of background historical research and a review of secondary source material, and a field review revealed a study area that is historically and contextually associated with late nineteenth and early twentieth century development of rural residential lots along Sunnidale Street in the Town of Stayner. A field review was conducted for the entire study area to confirm the location of previously identified cultural heritage resources and to document any new potential resources.

The background research, data collection, and field review conducted for the study area determined that seven cultural heritage resources are located within and/or adjacent to the Sunnidale Street study area. Based on the results of the preliminary impact assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. Baseline vibration monitoring should be undertaken in advance of construction. Should this monitoring assessment determine that the structures at 292 Sunnidale Street (BHR 2), 230 Sunnidale Street (BHR 3), and 226 Sunnidale Street (BHR 4) will be adversely affected by vibration impacts, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the contractor must make a commitment to repair any damages caused by vibrations. The area should be monitored for



vibration during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.

3. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on known and potential heritage resources.
4. This report should be submitted to planning staff with the Township of Clearview, the Ministry of Heritage, Sport, Tourism and Culture Industries, and any other local heritage stakeholders that may have an interest in this project.



## PROJECT PERSONNEL

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## 1.0 INTRODUCTION

ASI was contracted by R.J. Burnside & Associates Ltd. to conduct a Cultural Heritage Resource Assessment (CHRA) as part of the Sunnidale Street Sanitary Improvements under the 'Schedule B' Municipal Class Environmental Assessment (EA) process. The Sunnidale Street study area is in the Town of Stayner, roughly bounded by Highway 26 to the north, Phillips Street to the west, agricultural land to the south and Centre Line Road to the east. The study area is generally located in a rural residential context associated with the Town of Stayner in Clearview Township (Figure 1).

The purpose of this report is to describe the existing conditions of the study area, present an inventory of above ground built heritage resources and cultural heritage landscapes, assess potential impacts of the proposed undertaking, and propose appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources. This research was conducted by Tara Jenkins, Cultural Heritage Specialist, and Kirstyn Allam, Cultural Heritage Assistant, under the project management of Tara Jenkins and Johanna Kelly, Cultural Heritage Associate, under the senior project management of Lindsay Graves, Senior Cultural Heritage Specialist, all of ASI.

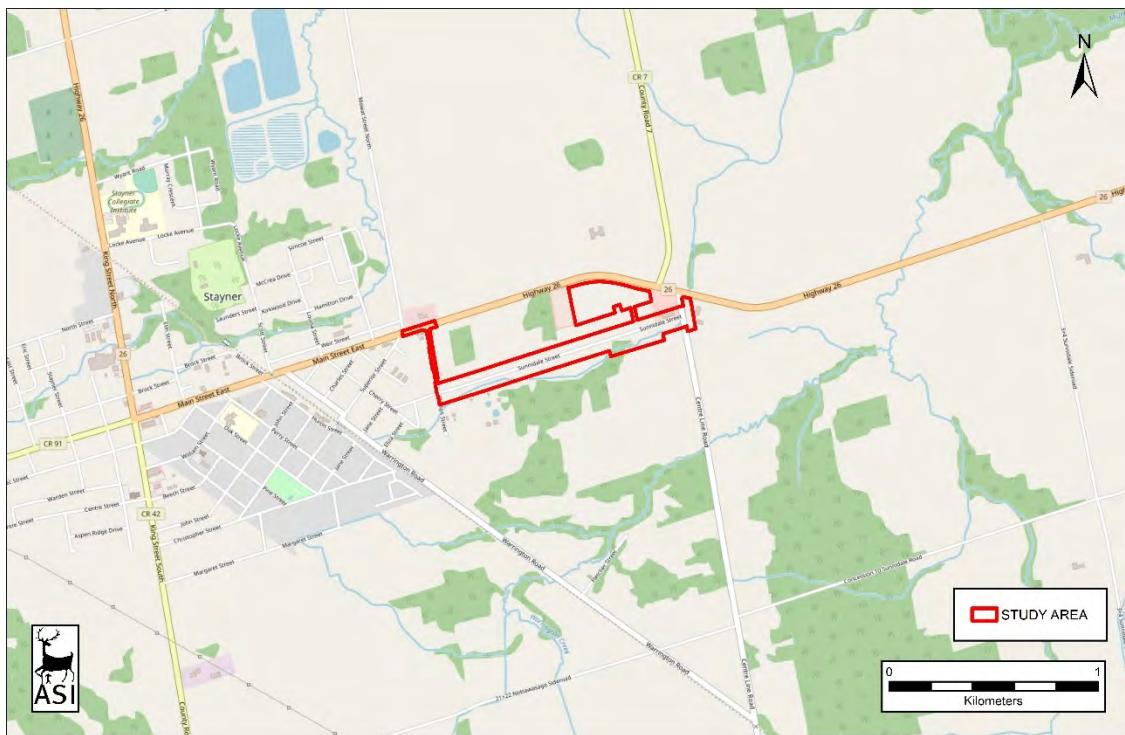


Figure 1: Location of the study area in Stayner, Ontario

Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)

## 2.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT CONTEXT

### 2.1 Policy Framework

The analysis throughout the study process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines. This cultural heritage assessment considers cultural heritage resources in the context of improvements to specified areas, pursuant to the *Environmental Assessment Act* (EAA). The EAA (1990) provides for the protection, conservation and management of Ontario's environment. Under the EAA, "environment" is defined in Subsection 1(c) to include:

- cultural conditions that influence the life of man or a community; and,
- any building, structure, machine, or other device or thing made by man.

The *Ontario Heritage Act* (OHA) (Ministry of Culture 1990; now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) gives the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) the responsibility for the conservation, protection, and preservation of Ontario's cultural heritage resources. The MHSTCI is charged under Section 2.0 of the OHA with the responsibility to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario and has published two guidelines to assist in assessing cultural heritage resources as part of an environmental assessment: *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (Ministry of Culture and Communications 1992; now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries), and *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Ministry of Culture and Recreation 1980; now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries). Accordingly, both guidelines have been utilized in this assessment process.

The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (Section 1.0) states the following:

When speaking of man-made heritage we are concerned with the works of man and the effects of his activities in the environment rather than with movable human artifacts or those environments that are natural and completely undisturbed by man.

In addition, environment may be interpreted to include the combination and interrelationships of human artifacts with all other aspects of the physical environment, as well as with the social, economic and cultural conditions that influence the life of the people and communities in Ontario. The *Guidelines on the Man-Made Heritage Component of Environmental Assessments* distinguish between two basic ways of visually experiencing this heritage in the environment, namely as cultural heritage landscapes and as cultural features.

Within this document, cultural heritage landscapes are defined as the following (Section 1.0):

The use and physical appearance of the land as we see it now is a result of man's activities over time in modifying pristine landscapes for his own purposes. A cultural landscape is perceived as a collection of individual man-made features into a whole. Urban cultural landscapes are sometimes given special names such as townscapes or streetscapes that



describe various scales of perception from the general scene to the particular view. Cultural landscapes in the countryside are viewed in or adjacent to natural undisturbed landscapes, or waterscapes, and include such land uses as agriculture, mining, forestry, recreation, and transportation. Like urban cultural landscapes, they too may be perceived at various scales: as a large area of homogeneous character; or as an intermediate sized area of homogeneous character or a collection of settings such as a group of farms; or as a discrete example of specific landscape character such as a single farm, or an individual village or hamlet.

A cultural feature is defined as the following (Section 1.0):

...an individual part of a cultural landscape that may be focused upon as part of a broader scene, or viewed independently. The term refers to any man-made or modified object in or on the land or underwater, such as buildings of various types, street furniture, engineering works, plantings and landscaping, archaeological sites, or a collection of such objects seen as a group because of close physical or social relationships.

The Ministry of Tourism and Culture also published *Standards and Guidelines for Conservation of Provincial Heritage Properties* (2010; now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) (hereinafter "*Standards and Guidelines*"). These *Standards and Guidelines* apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest. The *Standards and Guidelines* provide a series of guidelines that apply to provincial heritage properties in the areas of identification and evaluation; protection; maintenance; use; and disposal. For the purpose of this CHRA, the *Standards and Guidelines* provide points of reference to aid in determining heritage significance in the evaluation of these properties.

Similarly, the *Ontario Heritage Toolkit* (Ministry of Culture 2006a; now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) provides a guide to evaluate heritage properties. To conserve a cultural heritage resource, the Ontario Heritage Toolkit states that a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development.

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement (PPS)* (2020), make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2.(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest



Part 4.6 of the *PPS* states that:

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Those policies of relevance for the conservation of heritage features are contained in Section 2- Wise Use and Management of Resources, wherein Subsection 2.6 - Cultural Heritage and Archaeological Resources, makes the following provisions:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

In addition, significance is also more generally defined. It is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas. With regard to cultural heritage and archaeology resources, significant means “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario 2020).

Accordingly, the foregoing guidelines and relevant policy statement were used to guide the scope and methodology of the cultural heritage assessment.

## **2.2 Clearview Township Municipal Heritage Policies**

As the study area is located within the Township of Clearview, the Township’s municipal policies regarding cultural heritage resources from the *Official Plan of the Township of Clearview* (Township of Clearview 2001, Consolidated 2019) were reviewed as part of this assessment. Select applicable policies have been included in Appendix A.

## **3.0 ASSESSMENT METHODOLOGY**

### **3.1 Introduction**

For the purpose of this CHRA, the following summarizes the tasks that were undertaken:

- The identification of major historical themes and activities within the study area through background research and review of available historical mapping (Section 4.0);



- A review to identify properties within and/or adjacent to the study area that have been designated under Part IV or V of the *OHA*, or listed on a Municipal inventory or heritage register (Section 4.2.1);
- Consultation with members of the community with knowledge regarding the community in general or potential cultural heritage resources (Section 4.2.2);
- A field review to confirm the location and condition of previously identified cultural heritage resources. The field review is also used to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases (Section 4.2.3);
- A preliminary analysis of potential impacts of the undertaking on identified potential cultural heritage resources (Section 4.3.1);
- Development of appropriate mitigation measures and recommendations for minimizing and avoiding negative impacts on identified cultural heritage resources (Section 4.3.1);
- Mapping of all cultural heritage resource locations (Section 9.0); and,
- Preparation of the Cultural Heritage Resource Assessment report.

This assessment addresses above-ground cultural heritage resources over 40 years old. Use of a 40-year-old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (Ministry of Heritage, Tourism and Sport 2016, now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

For the purposes of this assessment, the term cultural heritage resource is used to describe both built heritage resources and cultural heritage landscapes.

A built heritage resource is defined as the following (Government of Ontario 2020:41):

...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community".

A cultural heritage landscape is defined as the following (MHSTCI 2010:25):

... a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.





### 3.2 Data Collection

In the course of the cultural heritage assessment, all potentially affected cultural heritage resources are subject to inventory. Generally, when conducting an identification of cultural heritage resources within a study area, three stages of research and data collection are undertaken to appropriately establish the potential for and existence of cultural heritage resources in a geographic area.

Background historical research, which includes consultation of primary and secondary source research and historical mapping, is undertaken to identify early settlement patterns and broad agents or themes of change in a study area. This stage in the data collection process enables the researcher to determine the presence of sensitive heritage areas that correspond to nineteenth and twentieth century settlement and development patterns. To augment data collected during this stage of the research process, federal, provincial, and municipal databases and/or agencies are consulted to obtain information about specific properties that have been previously identified and/or designated as retaining cultural heritage value. Typically, resources identified during these stages of the research process are reflective of architectural styles, associated with an important person, place, or event, and contribute to the contextual facets of a particular place, neighbourhood, or intersection.

A field review is then undertaken to confirm the location and condition of previously identified cultural heritage resources. The field review is also used to identify cultural heritage resources that have not been previously identified on federal, provincial, or municipal databases.

Several investigative criteria are utilised during the field review to appropriately identify new cultural heritage resources. These investigative criteria are derived from provincial guidelines, definitions, and experience. During the EA, a built structure or landscape is identified as a cultural heritage resource if it is considered to be 40 years or older, and if the resource has potential to meet at least one of the following criteria:

#### Design/Physical Value:

- It is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- It displays a high degree of craftsmanship or artistic merit.
- It demonstrates a high degree of technical or scientific achievement.
- The site and/or structure retains original stylistic features and has not been irreversibly altered to destroy its integrity.
- It demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in each period.

#### Historical/Associative Value:

- It has a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to: the Town of Stayner; the Province of Ontario; or Canada.
- It yields, or has the potential to yield, information that contributes to an understanding of the history of: the Town of Stayner; the Province of Ontario; or Canada.



- It demonstrates or reflects the work or ideas of an architect, artist builder, designer, or theorist who is significant to: the Town of Stayner; the Province of Ontario; or Canada.
- It represents or demonstrates a theme or pattern in Ontario's history.
- It demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.
- It has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historical, social, or cultural reasons or because of traditional use.
- It has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Contextual Value:

- It is important in defining, maintaining, or supporting the character of an area.
- It is physically, functionally, visually, or historically linked to its surroundings.
- It is a landmark.
- It illustrates a significant phase in the development of the community or a major change or turning point in the community's history.
- The landscape contains a structure other than a building (fencing, culvert, public art, statue, etc.) that is associated with the history or daily life of that area or region.
- There is evidence of previous historical and/or existing agricultural practices (e.g. terracing, deforestation, complex water canalization, apple orchards, vineyards, etc.).
- It is of aesthetic, visual or contextual important to the province.

If a resource meets one of these criteria it will be identified as a cultural heritage resource and is subject to further research where appropriate and when feasible. Typically, detailed archival research, permission to enter lands containing heritage resources, and consultation is required to determine the specific heritage significance of the identified cultural heritage resource.

When identifying cultural heritage landscapes, the following categories are typically utilized for the purposes of the classification during the field review:

Farm complexes:	comprise two or more buildings, one of which must be a farmhouse or barn, and may include a tree-lined drive, tree windbreaks, fences, domestic gardens and small orchards.
Roadscapes:	generally two-lanes in width with absence of shoulders or narrow shoulders only, ditches, tree lines, bridges, culverts and other associated features.
Waterscapes:	waterway features that contribute to the overall character of the cultural heritage landscape, usually in relation to their influence on historical development and settlement patterns.
Railscapes:	active or inactive railway lines or railway rights of way and associated features.



Historical settlements:	groupings of two or more structures with a commonly applied name.
Streetscapes:	generally consist of a paved road found in a more urban setting, and may include a series of houses that would have been built in the same time period.
Historical agricultural landscapes:	generally comprise a historically rooted settlement and farming pattern that reflect a recognizable arrangement of fields within a lot and may have associated agricultural outbuildings, structures, and vegetative elements such as tree rows.
Cemeteries:	land used for the burial of human remains.

Results of the desktop data collection and field review are contained in Section 4.2, while Sections 5.0 and 6.0 contain conclusions and recommendations with respect to potential impacts of the undertaking on the identified cultural heritage resource. A cultural heritage resource inventory is provided in Section 4.2.4, while location mapping is in Section 9.0.

#### **4.0 BUILT HERITAGE RESOURCE AND CULTURAL HERITAGE LANDSCAPE ASSESSMENT**

This section provides a brief summary of historical research and a description of identified above-ground cultural heritage resources that may be affected by the proposed undertaking.

##### **4.1 Background Historical Summary**

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of physiography, as well as Indigenous and Euro-Canadian land use and settlement.

###### **4.1.1 Physiography**

The Simcoe Lowlands physiographic region consists of low-lying belts of sand plain, which cover an area of 280,000 hectares, bordering Georgian Bay and Lake Simcoe. The area was once inundated by the waters of glacial Lake Algonquin, inland of the present-day shorelines. Remnant shoreline features (beaches, shorecliffs, bars, etc.) mark the former water level of Lake Algonquin. Topography is generally flat, and subsoil consists of variable sand, gravel, silt and clay deposits as formed on the lake bottom (Chapman and Putnam 1984:177–182). Sand plains and beach ridges are glaciolacustrine features and are products of the Late Wisconsin glacial stage (ca. 25,000-10,000 BP). Sand plains are formed in shallow waters and beach ridges mark the former shorelines (Karrow and Warner 1990:5).



#### 4.1.2 Indigenous Land Use and Settlements

Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the Township of Clearview has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 1 provides a general summary of the history of Indigenous land use and settlement of the area<sup>1</sup>.

**Table 1: Outline of Ontario Prehistory**

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
<b>PALEO-INDIAN PERIOD</b>			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
<b>ARCHAIC</b>			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
<b>WOODLAND PERIOD</b>			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
<b>POST-CONTACT PERIOD</b>			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibwa Euro-Canadian	CE 1650-1800's CE 1800-present	European settlement

The study area is within the Lake Simcoe-Nottawasaga Treaty No. 18 signed on October 17, 1818 by Chippewa chiefs who granted land along the shores of Lake Huron and southern Georgian Bay to the Crown (Crown-Indigenous Relations and Northern Affairs 2016).

#### 4.1.3 Historical Euro-Canadian Land Use: Township Survey and Settlement

Historically, the study area is in the former Township of Nottawasaga, Simcoe County, in part of Lot 24, Concession I.

<sup>1</sup> While many types of information can inform the precontact settlement of the Township of Clearview, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



### *Nottawasaga Township*

The township was named in 1832 after the Nottawasaga River, derived from the Ojibwa word *nahdowasaga*, meaning “outlet of the river of the Iroquois.” Early maps dating from 1828 and 1836 describe the north part of the township as Java, and the south part as Merlin (Rayburn 1997). The Township of Nottawasaga was first surveyed in 1833 by Thomas Kelly, a government surveyor. A second survey took place later in 1833, by Charles Rankin, who noted irregularities in the original survey. By 1834, the first settlers arrived in the township, many from the Island of Islay in Scotland, while others arrived from Ireland and Germany. Settlement was slow, largely because the 200 acre lots assigned to United Empire Loyalists were not all settled. Many Loyalists received the patent for their parcels, but held the land on speculation, or sold their rights to speculators. The first settlement in the township was located at Dunedin, on the banks of Noisy River, approximately 22 km southeast of Collingwood. This settlement had been previously named Bowerman’s Hollow, after early settler Israel Bowerman built the township’s first grist mill (Mika and Mika 1983).

The first roads in the township followed Indigenous trails. In exchange for supplies, early pioneers began clearing huge tracts of land including those areas for new roads. However, settlers had to carry goods on their backs from Barrie until a time when a government overseer was appointed. By 1842, the population was 420. Population began to increase in 1844, when a road linking Barrie, Bomore, Meaford and Owen Sound was completed (Mika and Mika 1983).

### *Town of Stayner*

First called Warrington, the community’s name was later changed to Nottawasaga Station when the Ontario, Simcoe and Huron Railway (later the Northern Railroad) was extended from Lake Simcoe to Georgian Bay ca. 1854-1857. In 1855, a post office with the same name was established by Donald Baine, a lumber merchant and storekeeper. In 1857, the village name was changed to Dingwall, and by 1864, both the post office and village took the name of Stayner. The name Stayner may have been in honour of Thomas Allen Stayner, a postmaster general of Upper and Lower Canada. Or perhaps his son, Sutherland Stayner, owned extensive properties in the area (Mika and Mika 1983; Rayburn 1997).

The first settlers arrived in the mid-1850s: Andrew Coleman built a roughhewn hotel for railway workers and Gideon Phillips built the first sawmill. Village lots were laid out by Edward Shortiss and Charles Lount who owned much of the land in Stayner. Due to the presence of the railway, the town flourished, becoming a centre for agricultural and lumber trade. Stayner was incorporated as a village in 1872, and by 1888, Stayner was incorporated as a town, owning the distinction of the smallest town in Ontario for several years (Mika and Mika 1983).

In 1994, the communities of Stayner, Creemore and the Townships of Sunnidale and Nottawasaga amalgamated to form Clearview Township.



#### **4.1.4 Review of Historical Mapping**

The 1871 Hogg's Map of the County of Simcoe (Hogg 1871) and the 1881 *Illustrated Historical Atlas of the Simcoe County*, Township of Nottawasaga (Belden 1881) were reviewed to determine the potential for the presence of cultural heritage resources within the study area from the nineteenth century (Figure 2 and Figure 3).

It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases. For instance, they were often financed by subscription limiting the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases. In addition, the use of historical map sources to reconstruct/predict the location of former features within the modern landscape generally begins by using common reference points between the various sources. The historical maps are geo-referenced to provide the most accurate determination of the location of any property on a modern map. The results can be often be imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including differences of scale and resolution, and distortions introduced by reproduction of the sources.

Historically, most of the study area is in the former Township of Nottawasaga, Simcoe County, in part of Lot 24, Concession I. A small portion of the study area, east of Centre Line Road, is in the Township of Sunnidale, Simcoe County, in part of Lot 1, Concession 6.

The 1871 Hogg's map (Figure 2) illustrates that Highway 26 and Centre Line Road were historically surveyed roads in their present alignments. Phillips Street and a portion of Sunnidale Street are shown as surveyed as part of the Town of Stayner, east of the Great Western Railway tracks. The small portion of the study area that extends into Township of Sunnidale is situated in a lot owned by T. Morris. The 1871 Hogg's map does not illustrate any structures within the study area.

The 1881 Atlas map (Figure 3) shows the study area as surveyed into parcels, likely for agricultural purposes. The map does depict Sunnidale Street as fully extended through the study area, connecting the edge of the Town's development at the western boundary of the first concession, through to Centre Line Road.

In addition to nineteenth-century mapping, historical topographic mapping and aerial photographs from the twentieth century were examined. This report presents topographic maps from 1941 and 1993 and an aerial photograph from 1954. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during each period.

The twentieth-century mapping revealed that the study area retained a mostly rural residential character throughout the century. The 1941 NTS map (Figure 4) indicates that Phillips Street and Sunnidale Street were present, in their current alignment. Generally, houses were centred around the intersection of Phillips and Sunnidale Streets. In 1941, the east portion of Sunnidale was largely unsettled. On the 1941 NTS map, Highway 26 is shown as a narrow secondary paved road. The map shows Highway 26 diverging from its surveyed alignment near Centre Line Road. The former portion of Highway 26 is shown as a gravel road. A small seasonal creek, associated with the Nottawasaga River, is shown meandering on the south side of Sunnidale Street.





The 1954 aerial photograph (Figure 5) depicts the rural residential context along Sunnidale Street. A creek is visible along its south side. The 1993 NTS map (Figure 6) shows that the study area did not undergo any significant development in the later part of the twentieth century. The 1993 NTS map shows the study area within the “town limits” of Stayner.

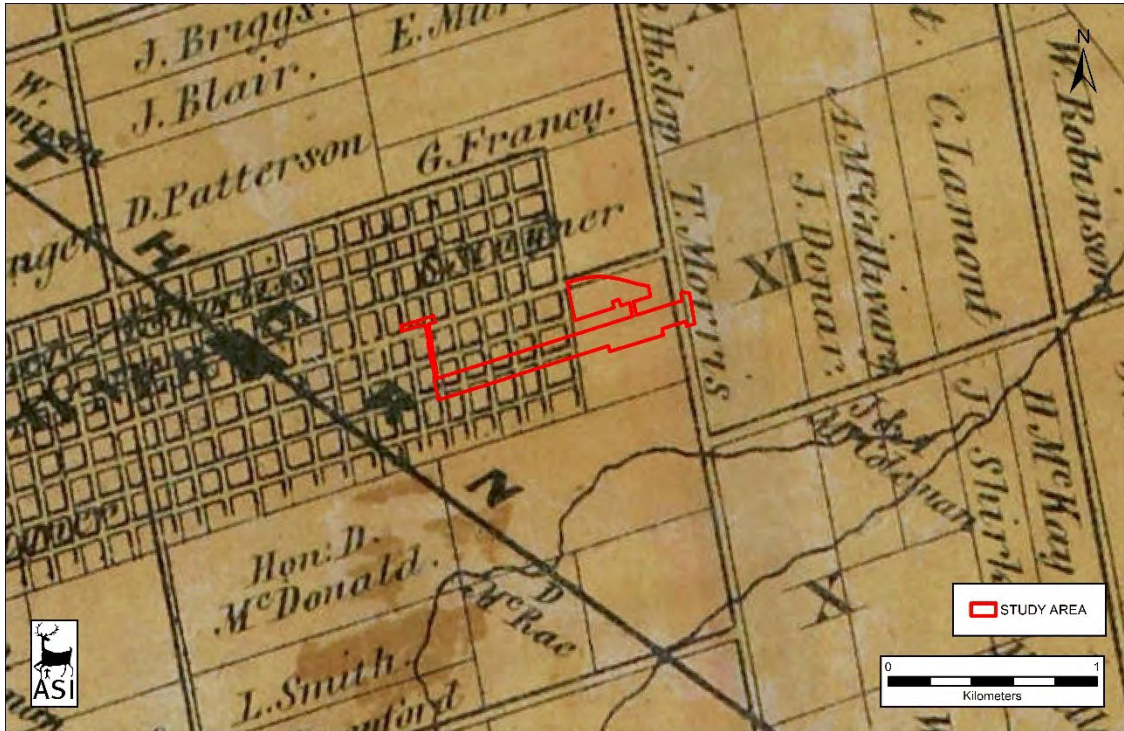


Figure 2: The study area overlaid on the 1871 Hogg's Map of Simcoe County

Base Map: (Hogg 1871)



Figure 3: The study area overlaid on the 1881 *Illustrated Historical Atlas*

Base Map: (Belden 1881)

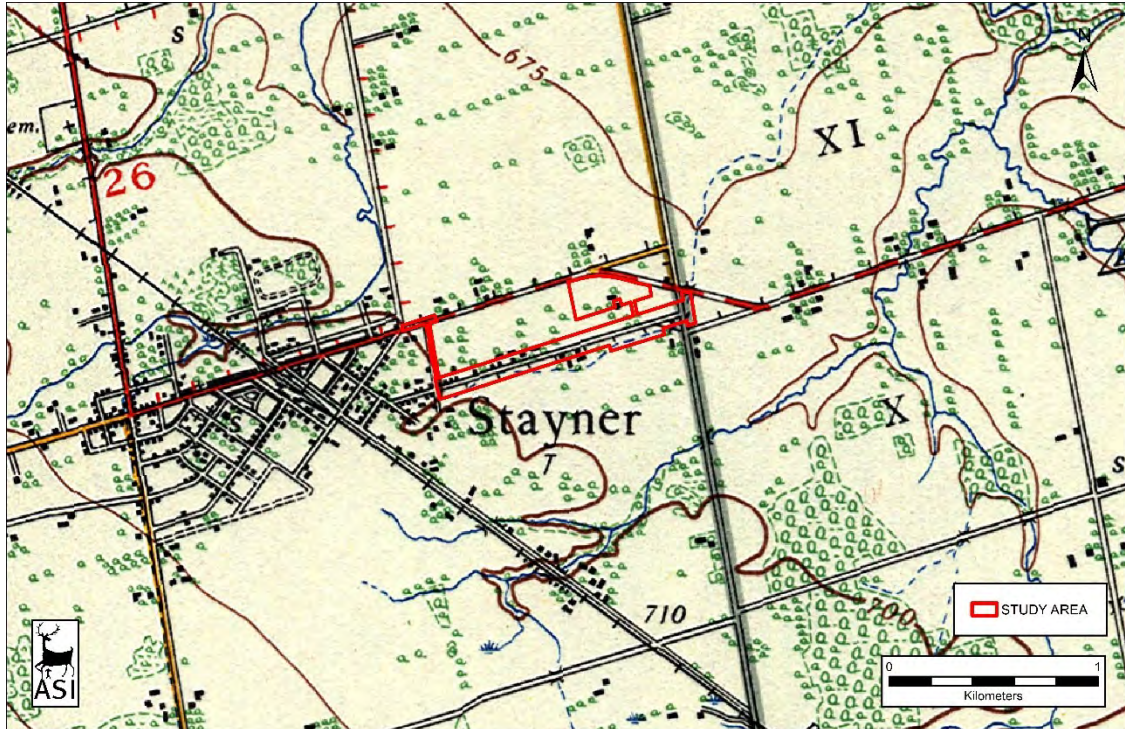


Figure 4: The study area overlaid on the 1941 NTS map, Collingwood

Base Map: Collingwood Sheet No. 041A08 (Department of National Defence 1941)



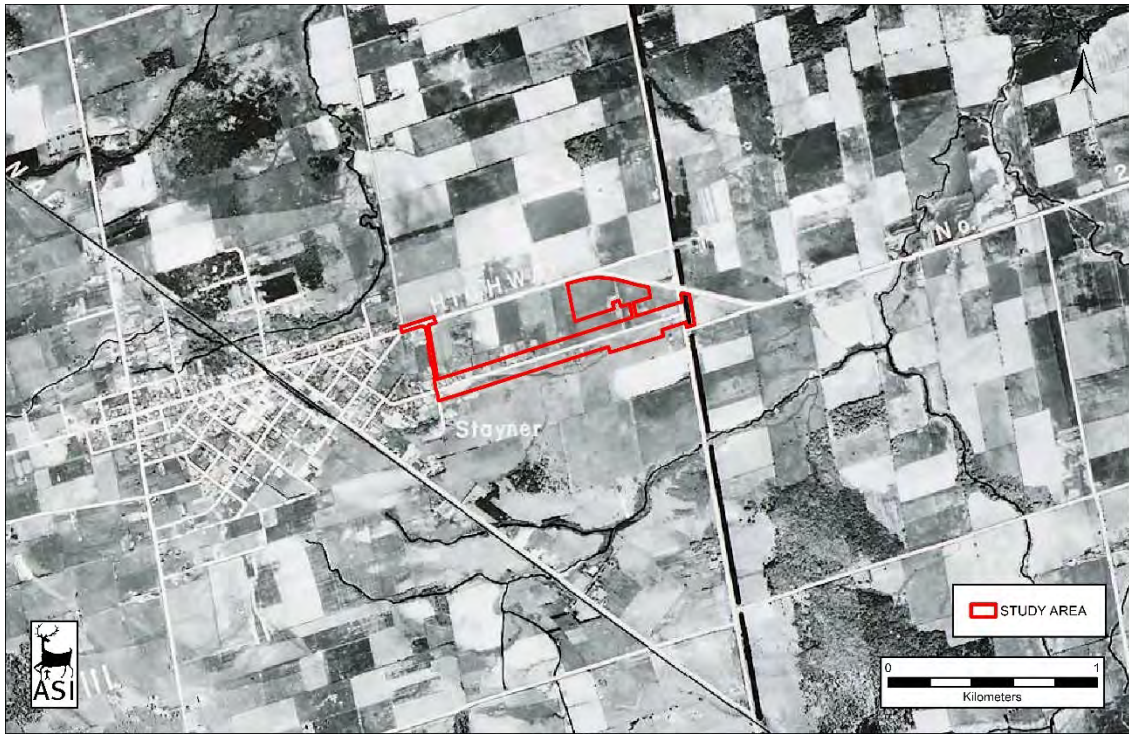


Figure 5: The study area overlaid on the 1954 Aerial Photograph, Stayner  
Base Map: Plate 444.801 (Hunting Survey Corporation Limited 1954)

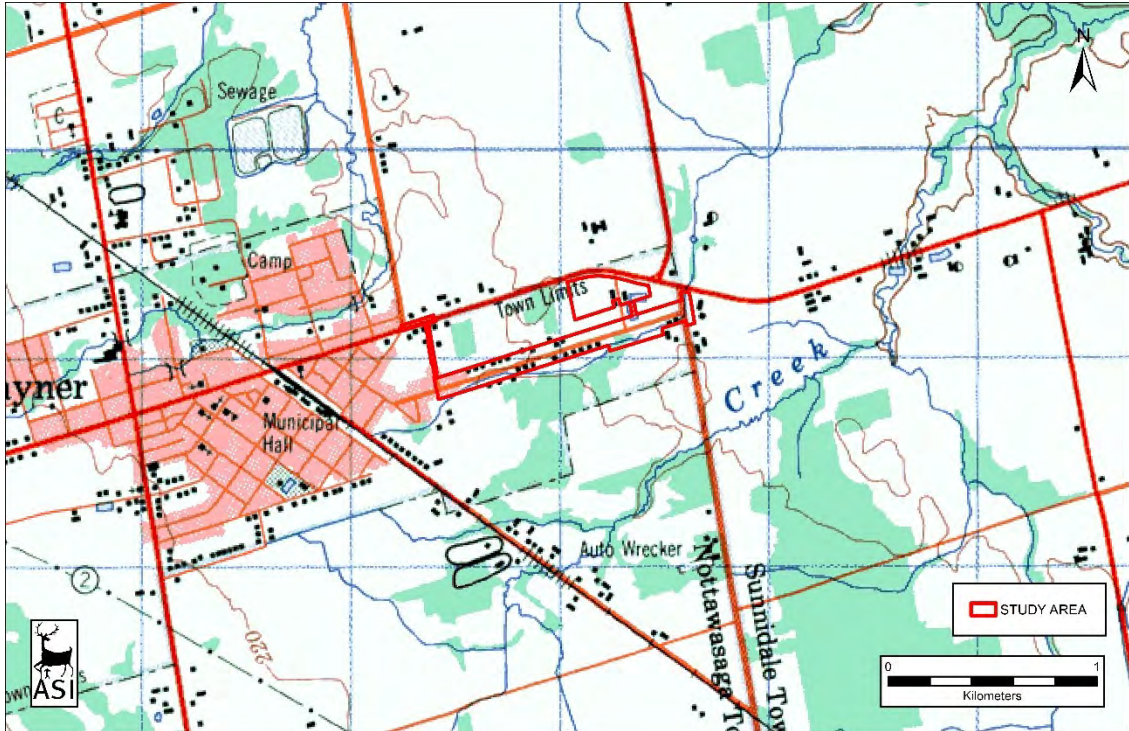


Figure 6: The study area overlaid on the 1993 NTS map, Collingwood  
Base Map: Collingwood Sheet No. 041A08 (Department of Energy, Mines and Resources 1993)

## 4.2 Existing Conditions

### 4.2.1 Review of Existing Heritage Inventories

In order to make an identification of existing cultural heritage resources within the study area, several resources were consulted. These include:

- The inventory of Ontario Heritage Trust easements<sup>2</sup>;
- The Ontario Heritage Trust's Ontario Heritage Act Register<sup>3</sup>
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*<sup>4</sup>;
- *Ontario's Historical Plaques* website<sup>5</sup>;
- Inventory of known cemeteries/burial sites in the Ontario Genealogical Society's online databases<sup>6</sup>;
- Parks Canada's *Canada's Historic Places* website<sup>7</sup>;
- Parks Canada's *Directory of Federal Heritage Designations*<sup>8</sup>;
- Canadian Heritage River System<sup>9</sup>; and,
- United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites<sup>10</sup>.

Based on the review of available provincial and federal data, there are no previously identified built heritage resources within and/or adjacent to the Sunnidale Street study area.

### 4.2.2 Public Consultation

The following stakeholders were contacted to gather information on potential cultural heritage resources, active and inactive cemeteries, and areas of identified Indigenous interest within and/or adjacent to the study area:

- Mara Burton, Director of Community Services, Planning and Development, Township of Clearview, was contacted to gather information on previously identified cultural heritage resources within and/or adjacent to the study area (email communication 07 October 2019). A response received 07 October 2019 from Mara Burton stated that "there are no known heritage or cultural resources in the vicinity of the study area that the Township is aware of".
- The Stayner Heritage Society (email communication 07, 16 and 17 October 2019). A response received by Barbara Stransky indicated that many of Stayner's homes and "Blocks" were built

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<sup>2</sup> Reviewed 08 October 2019 (<http://www.heritagetrust.on.ca/en/index.php/property-types/easement-properties>)

<sup>3</sup> Reviewed 15 October 2019 (<https://www.heritagetrust.on.ca/en/oha/basic-search>)

<sup>4</sup> Reviewed 08 October 2019 (<http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>)

<sup>5</sup> Reviewed 08 October 2019 ([www.ontarioplaques.com](http://www.ontarioplaques.com))

<sup>6</sup> Reviewed 08 October 2019 (<http://vitacollections.ca/ogscollections/2818487/data?grd=3186>)

<sup>7</sup> Reviewed 08 October 2019 (<http://www.historicplaces.ca/en/pages/about-apropos.aspx>)

<sup>8</sup> Reviewed 08 October 2019 ([http://www.pc.gc.ca/apps/dfhd/search-recherche\\_eng.aspx](http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx))

<sup>9</sup> Reviewed 08 October 2019 (<http://chrs.ca/the-rivers/>)

<sup>10</sup> Reviewed 08 October 2019 (<http://whc.unesco.org/en/list/>)



from The Stayner Brick Works which may have been near the Sunnidale Street study area in the late nineteenth into the twentieth century. The Stayner Heritage Society is working on a Walking Tour- 210 Sunnidale Street will be included in the tour; however, this house is east of the study area. Historical information regarding the potential cultural heritage resources identified in this report is pending.

- Myrna Johnson, Stayner Heritage Society, Town of Stayner (telephone communication 18 October 2019). Myrna reported that Councillor Robert Walker lives on Sunnidale Street and is not aware of any cultural resources that would hinder our project. Myrna acknowledges that there are older houses along Sunnidale Street. Jim Paul, a local historian, may know about the history of some of the older houses on Sunnidale Street. Jim's reply was not received at the time of the submission of this report.
- University of Western Ontario, Archives and Special Collections (email communication 17 October 2019). The Associate Archivist, Anne Quirk, pulled the 1924 *Insurance Plan of Stayner* for viewing on 17 October 2019. The 1924 Insurance Plan of Stayner did not include the study area.
- The MHSTCI (email communication 08 October 2019)<sup>11</sup>. A response confirmed that there are no Provincial Heritage Properties or Provincial Heritage Properties of Provincial Significance within or adjacent to the study area.

No potential cultural heritage resources were identified during consultation within and /or adjacent to the study area.

#### **4.2.3 Sunnidale Street Study Area – Field Review**

On October 11, 2019, a field review of the study area was undertaken by Tara Jenkins, Cultural Heritage Specialist, ASI, to document the existing conditions from the existing rights-of-way. The existing conditions of the study area are described below and captured in Plate 1 to Plate 14 (plate locations are mapped in Figure 7 and Figure 8). The identified cultural heritage resources are discussed in Section 4.2.4 and are mapped in Section 9.0.

The Sunnidale Street study area encompasses Sunnidale Street, located in the Town of Stayner in Clearview Township. The study area is bounded by Highway 26 to the north, just west of Phillips Street, lot lines in agricultural land to the south and Centre Line Road to the east. In general, the land use of the study area is predominantly rural residential properties with some commercial and agricultural properties.

Highway 26 is a nineteenth-century road, which existed before the railroad opened in 1855. In 1927, the road was assumed as part of the King's Highway system. In general, the route through Stayner has changed very little since the mid-nineteenth century (ARA 2010:35). Currently, the highway is two lanes with wide gravel shoulders (Plate 1 and Plate 2). There are some commercial establishments close to Phillips Street. Further east, Highway 26 is bordered by agricultural properties. The former transportation route as illustrated on Figure 4 is still visible as a small gravel lane on the landscape (Plate 3).

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<sup>11</sup> Contacted at registrar@ontario.ca





Sunnidale Street (Plate 6 and Plate 10) and Phillips Street (Plate 11 and Plate 12) are rural residential roads which likely were constructed in the late nineteenth century. Centre Line Road is a nineteenth-century concession road (Plate 4 and Plate 5). These roads are all primarily rural roadscaapes, each composed of a paved road of opposing vehicular traffic bordered by narrow gravel shoulders and drainage ditches. They are lined with hydro poles, vegetation, and mainly rural residential lots.

In general, while many of the existing farmhouses appear to date from the late nineteenth to early twentieth century, most residential properties appear to have been severed more recently and many retain buildings that represent the mid to late twentieth century and into the twenty-first century.



Plate 1: Highway 26, looking east.



Plate 2: Highway 26, looking west.



Plate 3: Agricultural property on the north side of Highway 26 and a gravel lane which includes the former alignment of Highway 26.



Plate 4: Centre Line Road, looking south.





Plate 5: Centre Line Road, looking north.



Plate 6: Sunnidale Street, looking west.



Plate 7: View of the creek, looking south from Sunnidale Street.



Plate 8: View of the creek, looking east from Sunnidale Street.



Plate 9: Intersection of Phillips Street and Sunnidale Street, looking northwest.



Plate 10: Sunnidale Street, looking east.





Plate 11: Phillips Street, looking south.



Plate 12: Phillips Street, looking north.



Plate 13: View of a farm within the study area from Highway 26, looking southwest.



Plate 14: Rural residential property at the south end of Phillips Street, looking west.

#### 4.2.4 Sunnidale Street Study Area – Identified Cultural Heritage Resources

Based on the results of the background research and field review, seven cultural heritage resources (CHRs) were identified within and/or adjacent to the Sunnidale Street study area (Figure 7 and Figure 8). These potential cultural heritage resources are comprised of four residences, two residences with outbuildings, and one former residence (Table 2). A detailed inventory of these cultural heritage resources within the study area is presented in Section 8.0 and mapping of the features along with photographic plate locations is provided in Section 9.0.

**Table 2: Summary of built heritage resources (BHR) and cultural heritage landscapes (CHL) within and/or adjacent to the study area**

Feature ID	Location/Address	Resource Type	Heritage Recognition
BHR 1	7082 Highway 26	Residence and Outbuilding	Previously Identified (ARA 2010)



Feature ID	Location/Address	Resource Type	Heritage Recognition
BHR 2	292 Sunnidale Street	Former Residence	Identified in field review
BHR 3	230 Sunnidale Street	Residence	Identified in field review
BHR 4	226 Sunnidale Street	Residence	Identified in field review
BHR 5	224 Sunnidale Street	Residence	Identified in field review
BHR 6	220 Sunnidale Street	Residence and Outbuilding	Identified in field review
BHR 7	216 Sunnidale Street	Residence	Identified in field review

### 4.3 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Toolkit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism and Culture 2006, now administered by the Ministry of Heritage, Sport, Tourism and Culture Industries) which include, but are not limited to:

- Direct impacts:
  - Destruction of any, or part of any, significant heritage attributes or features; and
  - Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.
- Indirect impacts
  - Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
  - A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
  - Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Indirect impacts from construction-related vibration have the potential to negatively affect built heritage resources or cultural heritage landscapes dependent on the type of construction methods and machinery selected for the project and proximity and composition of cultural heritage resources. Potential vibration impacts are identified as having potential to affect an identified cultural heritage resource where work is taking place within 50 m of structures on the heritage property. A 50 m buffer is applied in the absence of a project specific defined vibration zone of influence based on existing secondary source literature and direction provided from the MHTSCI (Wiss 1981; Rainer 1982; Ellis 1987;



Crispino and D'Apuzzo 2001; Carman et al. 2012). This buffer accommodates the additional threat from collisions with heavy machinery or subsidence (Randl 2001).

Several additional factors are also considered when evaluating potential impacts on identified cultural heritage resources. These are outlined in a document set out by the Ministry of Culture and Communications (now MHSTCI) and the Ministry of the Environment entitled *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992) and include:

- Magnitude: the amount of physical alteration or destruction which can be expected;
- Severity: the irreversibility or reversibility of an impact;
- Duration: the length of time an adverse impact persists;
- Frequency: the number of times an impact can be expected;
- Range: the spatial distribution, widespread or site specific, of an adverse impact; and
- Diversity: the number of different kinds of activities to affect a heritage resource.

For the purposes of evaluating potential impacts of development and site alteration, MHTSCI (2010) defines "adjacent" as: "contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of-way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan."

The proposed undertaking should endeavor to avoid adversely affecting cultural heritage resources and intervention should be managed in such a way that its impact is sympathetic with the value of the resources. When the nature of the undertaking is such that adverse impacts are unavoidable, it may be necessary to implement management or mitigation strategies that alleviate the deleterious effects on cultural heritage resources. Mitigation is the process of lessening or negating anticipated adverse impacts to cultural heritage resources and may include, but are not limited to, such actions as avoidance, monitoring, protection, relocation, remedial landscaping, and documentation of the cultural heritage landscape and/or built heritage resource if to be demolished or relocated. Construction activities and staging should be suitably planned and undertaken to avoid unintended negative impacts to identified cultural heritage resources. Avoidance measures may include, but are not limited to: erecting temporary fencing, establishing buffer zones, issuing instructions to construction crews to avoid identified cultural heritage resources, etc.

Various works associated with infrastructure improvements have the potential to affect cultural heritage resources in a variety of ways, and as such, appropriate mitigation measures for the undertaking need to be considered.

#### **4.3.1 Potential Impacts of the Proposed Undertaking and Mitigation Strategies**

The proposed undertaking for the Sunnidale Street Sanitary Improvements Municipal Class EA involves the construction of sewer/forcemain to be built along Sunnidale Street from east of Phillips Street to Centre Line Road with a branch into the proposed Manortown Homes development along Sidell Drive and a sewage pumping station on the east side of Sidell Drive. Mapping of the preferred alternative is provided in Figure 7 and Figure 8 in Section 9.0, including the study area mapping showing photographic



plate locations and the location of the identified cultural heritage resource. All work relating to the sewer and the forcemain is expected to be confined to the existing rights-of-way (ROW). The sewage pumping station will be constructed to the north of 296 Sunnidale Street and 298 Sunnidale Street.

Table 3 outlines the potential impacts on all identified cultural heritage resources within and adjacent to the overall study area.

**Table 3: Potential Impacts of the Proposed Undertaking**

<b>Feature ID</b>	<b>Potential Impact(s)</b>	<b>Proposed Mitigation Measures</b>
BHR 1	It is understood that the limits of the proposed improvements will be confined to the existing ROW. As this work is located more than 50 m from BHR 1, no impacts are anticipated.	No further work required.
BHR 2	<p>No direct impacts are anticipated as the infrastructure works will be confined to the existing ROW, adjacent to the identified cultural heritage resource.</p> <p>However, since the structure on the property is less than 50 m from the existing ROW, construction should be planned at a distance as far from the cultural heritage resource as possible. If construction is to occur in close proximity to the buildings on the property (within 50 m), the impacts of the vibrations should be investigated through an engineering assessment and any necessary mitigation measures should be implemented prior to construction.</p>	<p>To ensure this property is not adversely impacted during construction, baseline vibration monitoring should be undertaken in advance of construction. Should this advance monitoring assessment conclude that the structure on this property will be subject to vibration impacts:</p> <ul style="list-style-type: none"> <li>- <u>Preferred Option</u>: Plan construction activities to avoid adverse vibration impacts to the structure on this property.</li> <li>- <u>Alternative Option</u>: Should it not be feasible to avoid adverse vibration impacts to the structure on this property, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the contractor must make a commitment to repair any damages caused by vibrations.</li> </ul> <p>The area should be monitored for vibration impacts during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.</p>
BHR 3	<p>No direct impacts are anticipated as the infrastructure works will be confined to the existing ROW, adjacent to the identified cultural heritage resource.</p> <p>However, since the structure on the property is less than 50 m from the existing ROW, construction should be planned at a distance as far from the cultural heritage resource as possible. If construction is to occur in close proximity to the buildings on the property (within 50 m), the impacts of the vibrations should be investigated through an engineering assessment and any necessary mitigation</p>	<p>To ensure this property is not adversely impacted during construction, baseline vibration monitoring should be undertaken in advance of construction. Should this advance monitoring assessment conclude that the structure on this property will be subject to vibration impacts:</p> <ul style="list-style-type: none"> <li>- <u>Preferred Option</u>: Plan construction activities to avoid adverse vibration impacts to the structure on this property.</li> <li>- <u>Alternative Option</u>: Should it not be feasible to avoid adverse vibration impacts to the structure on this property, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the</li> </ul>



Feature ID	Potential Impact(s)	Proposed Mitigation Measures
	measures should be implemented prior to construction.	contractor must make a commitment to repair any damages caused by vibrations. The area should be monitored for vibration impacts during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.
BHR 4	<p>No direct impacts are anticipated as the infrastructure works will be confined to the existing ROW, adjacent to the identified cultural heritage resource.</p> <p>However, since the structure on the property is less than 50 m from the existing ROW, construction should be planned at a distance as far from the cultural heritage resource as possible. If construction is to occur in close proximity to the buildings on the property (within 50 m), the impacts of the vibrations should be investigated through an engineering assessment and any necessary mitigation measures should be implemented prior to construction.</p>	<p>To ensure this property is not adversely impacted during construction, baseline vibration monitoring should be undertaken in advance of construction. Should this advance monitoring assessment conclude that the structure on this property will be subject to vibration impacts:</p> <ul style="list-style-type: none"> <li>- <u>Preferred Option:</u> Plan construction activities to avoid adverse vibration impacts to the structure on this property.</li> <li>- <u>Alternative Option:</u> Should it not be feasible to avoid adverse vibration impacts to the structure on this property, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the contractor must make a commitment to repair any damages caused by vibrations.</li> </ul> <p>The area should be monitored for vibration impacts during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.</p>
BHR 5	It is understood that the limits of the proposed improvements will be confined to the existing ROW. As this work is located more than 50 m from BHR 5, no impacts are anticipated.	No further work required.
BHR 6	It is understood that the limits of the proposed improvements will be confined to the existing ROW. As this work is located more than 50 m from BHR 6, no impacts are anticipated.	No further work required.
BHR 7	It is understood that the limits of the proposed improvements will be confined to the existing ROW. As this work is located more than 50 m from BHR 7, no impacts are anticipated.	No further work required.

No direct impacts to identified cultural heritage resources are anticipated as a result of the preferred alternative.

Indirect impacts to BHR 2, BHR 3, and BHR 4 are anticipated as a result of their location adjacent to the preferred alternative. It is recommended that baseline vibration monitoring be undertaken in advance of the construction to identify whether the resource is location within the project's defined vibration zone of influence. Where feasible, construction activities should be planned in order to prevent impacts





to identified cultural heritage resources. Should it not be feasible to avoid adverse vibration impacts to the structure on identified heritage properties, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the contractor must make a commitment to repair any damages caused by vibrations. The area should be monitored for vibration impacts during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.

## 5.0 CONCLUSIONS

The results of background historical research and a review of secondary source material, including historical mapping, revealed a study area with a land use commencing in the nineteenth century. A review of federal registers, municipal and provincial inventories and background research revealed that there is one previously identified feature of cultural heritage value adjacent to the Sunnidale Street study area. Six additional resources were identified during the field review.

### *Key Findings*

- A field review of the study area confirmed that there seven cultural heritage resources consisting of: four residences (BHR 4, 5, 6, and 7), two residences with outbuildings (BHR 1 and 3), and one former residence (BHR 2) within and/or adjacent to the Sunnidale Street study area.
- One cultural heritage resource was identified (BHR 1) during a previous assessment (ARA 2010) and six were identified during the field review.
- The identified cultural heritage resources are historically and contextually associated with the late nineteenth into the early twentieth century development of the rural residential lots along Sunnidale Street in the Town of Stayner.
- Potential vibration impacts to 292 Sunnidale Street (BHR 2), 230 Sunnidale Street (BHR 3), and 226 Sunnidale Street (BHR 4) are anticipated as a result of the proposed undertaking.

### *Results of Preliminary Impact Assessment*

- No direct impacts to any potential cultural heritage resources are anticipated as a result of the preferred alternative.
- The preferred alternative is anticipated to result in indirect impacts to three potential cultural heritage resources:
  - 292 Sunnidale Street (BHR 2);
  - 230 Sunnidale Street (BHR 3); and,
  - 226 Sunnidale Street (BHR 4).
- No impacts are anticipated to the remaining four potential cultural heritage resources:
  - 7082 Highway 26 (BHR 1);
  - 224 Sunnidale Street (BHR 5);
  - 220 Sunnidale Street (BHR 6); and,



- 216 Sunnidale Street (BHR 7).

## 6.0 RECOMMENDATIONS

The background research, data collection, and field review conducted for the study area determined that seven cultural heritage resources are located within or adjacent to the Sunnidale Street study area. Based on the results of the preliminary impact assessment, the following recommendations have been developed:

1. Construction activities and staging should be suitably planned and undertaken to avoid impacts to identified cultural heritage resources.
2. Baseline vibration monitoring should be undertaken in advance of construction. Should this monitoring assessment determine that the structures at 292 Sunnidale Street (BHR 2), 230 Sunnidale Street (BHR 3), and 226 Sunnidale Street (BHR 4) will be adversely affected by vibration impacts, a qualified engineer should undertake a condition assessment of the structures within the vibration zone of influence. Further, the contractor must make a commitment to repair any damages caused by vibrations. The area should be monitored for vibration during construction, and immediately cease work if acceptable vibration thresholds are exceeded until the above has been undertaken.
3. Should future work require an expansion of the study area, then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on known and potential heritage resources.
4. This report should be submitted to planning staff with the Township of Clearview, the MHSTCI, and any other local heritage stakeholders that may have an interest in this project.



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**8.0 CULTURAL HERITAGE RESOURCE INVENTORY**


**Table 4: Inventory of cultural heritage resources (CHR) in the study area**

Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 1	7082 Highway 26	Residence	Identified in a previous assessment (ARA 2010)	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>- This agricultural property is representative of a mid to late nineteenth century farmstead. The house is present on the 1941 NTS map (Figure 4).</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>- A one-and-a-half storey brick Ontario farmhouse with dichromatic brick patterns, a gabled roof including one steep pitched gable on the façade with a slightly arched window, and a covered veranda with decorative woodwork that spans the front facade. The farmhouse has multiple rear additions, but the original farmhouse was a T-shaped plan.</li> <li>- The property includes an outbuilding (a former barn), which has a fieldstone foundation.</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>- The house is set close to Highway 26 partially obscured by trees and surrounded by a split rail fence. The house and outbuilding contribute to the farm complex.</li> <li>- This agricultural property supports the agricultural character of the area.</li> </ul>	 <p data-bbox="1858 911 2585 937">View of 7082 Highway 26, looking northwest from Highway 26 (ASI 2019)</p>  <p data-bbox="1858 1495 2585 1522">View of the former barn from Highway 26, looking north (ASI 2019)</p>






Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 2	292 Sunnidale Street	Former Residence	Identified in field review	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>- This agricultural property is representative of an early twentieth century farmstead. The house is present on the 1941 NTS map (Figure 4).</li> <li>- The property has currently a commercial use.</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>- A one-and-a-half storey vernacular farmhouse with a cross-gabled roof and a L-shaped plan. The front façade exhibits a steeply pitched gable.</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>- The house is set far back from Highway 26 and Sunnidale Street. It sits on the south side of an unopened right-of-way referred to as Sidell Drive.</li> <li>- This house supports the agricultural character of the area.</li> </ul>	 <p>View of 292 Sunnidale Street from Highway 26, looking southwest (ASI 2019)</p>
BHR 3	230 Sunnidale Street	Residence	Identified during field review	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>- This rural residential property is representative of the early twentieth century.</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>- A rusticated (textured) concrete block two storey vernacular Four Square style house with a hip roof, a verandah that spans the front façade, and front and side shed dormers each containing three narrow windows with the centre window being taller. To note, there is a pink pigment in the mortar.</li> <li>- The window surrounds in the dormers have been recently replaced from wood to vinyl.</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>- The house sits slightly back on the north side of Sunnidale Street and is situated in a long narrow residential lot. The house is surrounded by other rural residential properties.</li> </ul>	 <p>View of 230 Sunnidale Street, looking northwest (ASI 2019)</p>

Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 4	226 Sunnidale Street	Residence	Identified during field review	<p><b>Historical:</b>                      - This rural residential property is representative of the early twentieth century.</p> <p><b>Design:</b>                      -A rusticated (textured) concrete block one-and-a-half storey house with a rectangular plan and side gable roof. There is decorative wood bargeboard in the gable ends. There are two red brick chimneys (one under repair at the time of survey). The front dormer and closed-in porch are likely later additions.</p> <p><b>Context:</b>                      - The house sits slightly back on the north side of Sunnidale Street in a large property. The house is surrounded by other rural residential properties.</p>	 <p data-bbox="1855 812 2582 838">View of 226 Sunnidale Street, looking northwest (ASI 2019)</p>  <p data-bbox="1855 1352 2582 1378">View of 226 Sunnidale Street, looking north (Google maps, June 2015)</p>

Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 5	224 Sunnidale Street	Residence	Identified in field review	<p><b>Historical:</b>                      - This rural residential property is representative of the early twentieth century.</p> <p><b>Design:</b>                      - A one-and-a-half storey dichromic brick house with a steeply pitched side gable roof. Brick voussoirs can be seen over the windows on the west elevation. A closed-in porch has been added to the original structure.</p> <p><b>Context:</b>                      - The house sits slightly back on the north side of Sunnidale Street. The house is surrounded by other rural residential properties.</p>	 <p data-bbox="1852 808 2585 842">View of 224 Sunnidale Street, looking northeast (ASI 2019)</p>



Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 6	220 Sunnidale Street	Residence and Outbuilding	Identified in field review	<p><b>Historical:</b></p> <ul style="list-style-type: none"> <li>- This rural residential property is representative of the late nineteenth or early twentieth century.</li> </ul> <p><b>Design:</b></p> <ul style="list-style-type: none"> <li>- A one-and-a-half storey frame Ontario farmhouse with a gabled roof, a steeply pitched gable on the front façade with a rectangular door opening, and a front portico. The house is clad in vinyl siding.</li> <li>- There is a tall wooden vertical sideboard barn/couch house type building on the property. It appears the wood windows may be original. The foundation has been parged masking the original foundation material.</li> </ul> <p><b>Context:</b></p> <ul style="list-style-type: none"> <li>- Located in the northeast corner of Sunnidale Street and Phillips Street.</li> <li>- The outbuilding sits close to Phillips Street.</li> <li>- The house sits close to the road, fronting Sunnidale Street. It is a small rural residential property surrounded by other rural residential lots.</li> </ul>	 <p data-bbox="1855 812 2585 838">View of the house at 220 Sunnidale Street, looking northwest (ASI 2019)</p>  <p data-bbox="1855 1393 2924 1419">View of the outbuilding at 220 Sunnidale Street, adjacent to Phillips Street, looking southeast (ASI 2019)</p>

Feature ID	Location/Address	Resource Type	Heritage Recognition	Description	Photos
BHR 7	216 Sunnidale Street	Residence	Identified in field review	<p><b>Historical:</b>                      - This rural residential property is representative of the late nineteenth or early twentieth century.</p> <p><b>Design:</b>                      - A one-and-a-half storey Georgian style house with a wrap around front verandah. Original windows and door have been replaced. It is a T-shaped plan with a rear addition.</p> <p><b>Context:</b>                      - Located in the northwest corner of Sunnidale Street and Phillips Street.                      - The house sits close to the road, fronting Sunnidale Street. It is a small rural residential property surrounded by other rural residential lots.</p>	 <p data-bbox="1858 808 2592 832">View of 216 Sunnidale Street, looking northwest (ASI 2019)</p>



9.0 CULTURAL HERITAGE RESOURCE MAPPING

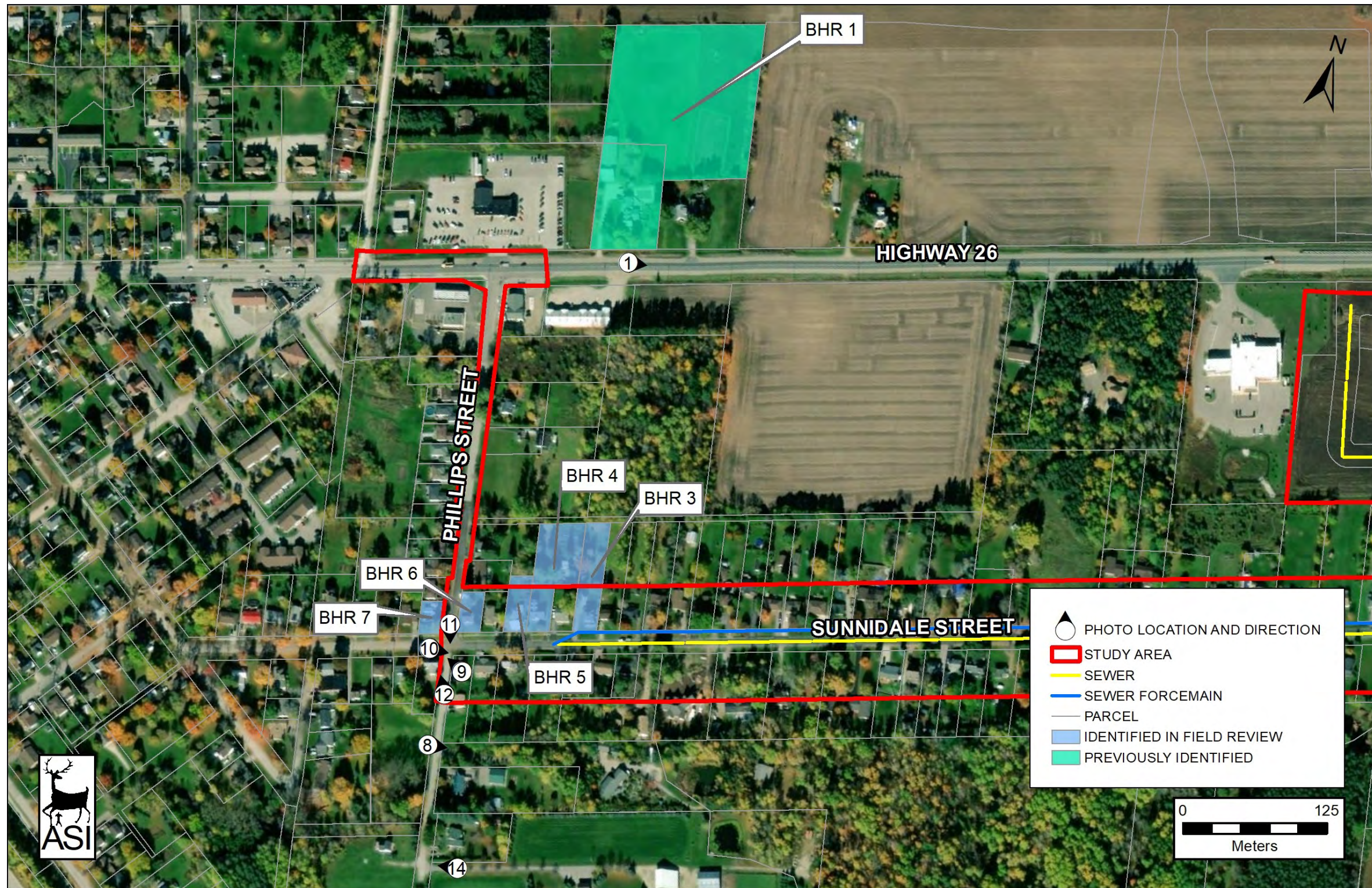


Figure 7: Location of Cultural Heritage Resources and photo plate locations in the Sunnidale Street study area adjacent to the proposed works (Sheet 1)



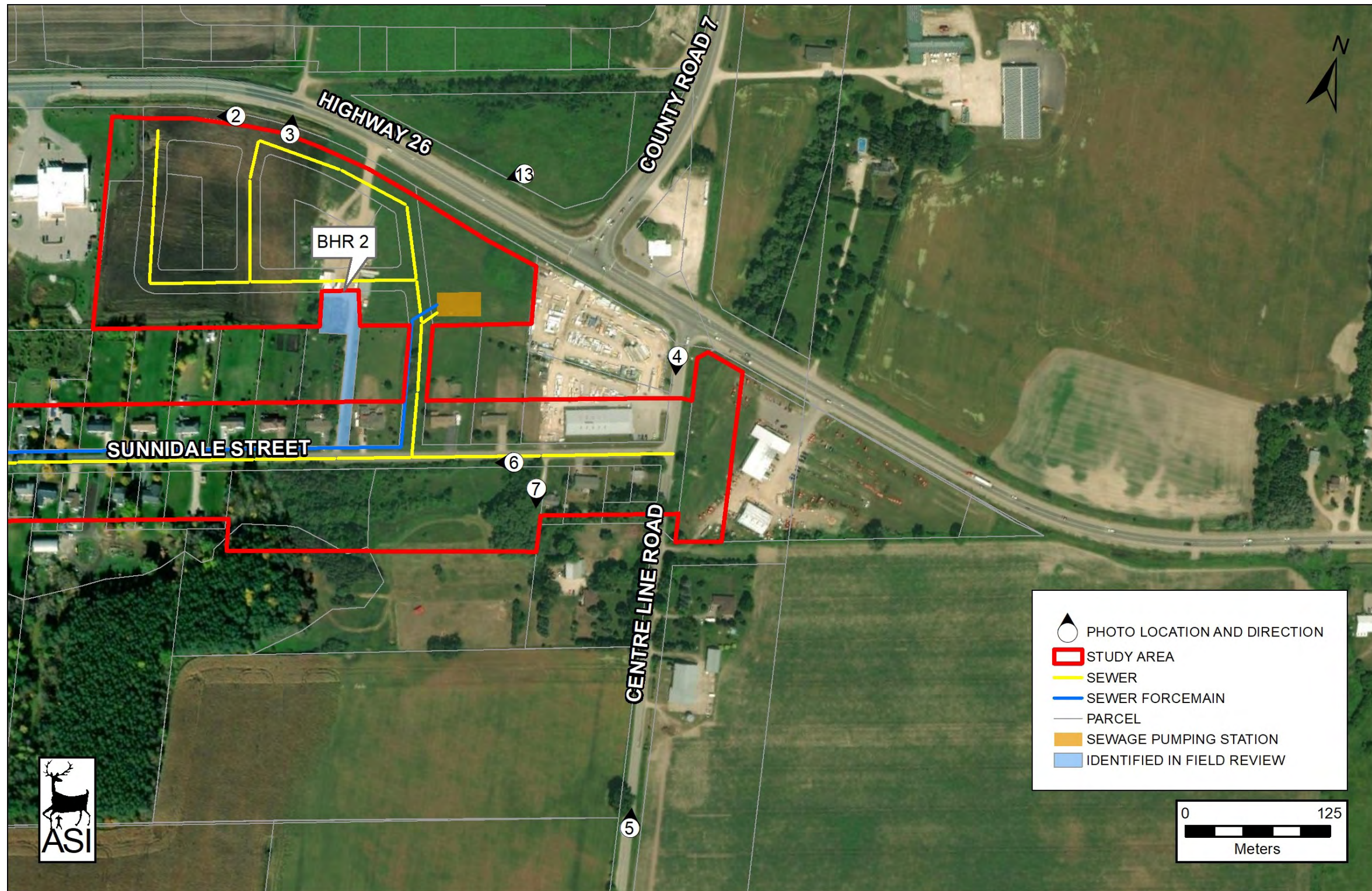


Figure 8: Location of Cultural Heritage Resources and photo plate locations in the Sunnidale Street study area adjacent to the proposed works (Sheet 2)



## APPENDIX A

### *Official Plan of the Township of Clearview (2001)*

#### 2.2.5 CULTURAL HERITAGE

The municipality recognizes the importance of cultural heritage resources as a means of maintaining contact with the past, enabling a unique living environment and facilitating economic/tourism opportunities. It, therefore, is an objective of the municipality to foster development which complements the historical form and function of primary and secondary settlement areas, by establishing a method of planning control to identify and protect heritage resources, including individual buildings, structures, monuments, and community character in its unique settlement areas.

#### 8.14 HERITAGE CONSERVATION

This Plan recognizes that the maintenance of Clearview's heritage resources will contribute to the municipality's rural character and tourist potential by balancing the potential impact of new development. Consequently, it is an objective of this Official Plan to, as far as possible, preserve the Township's heritage resources and to ensure that development occurs in a manner which respects Clearview's physical heritage. The following policies provide a strategy for the sensitive management of the Township's heritage resources.

**8.14.1 HERITAGE INVENTORY** The identification of the Township's heritage resources would comprise an important component of the heritage preservation process. Accordingly, Council may, at its discretion, arrange, or require a major development proponent to carry out for a defined area, the preparation and publication of an inventory of identified resources including buildings, structures, monuments or artifacts of historical and/or architectural value or interest, and areas of unique, rare or effective urban composition, streetscape, landscape or archeological value or interest, in which each resource is appropriately described, illustrated and evaluated in terms of:

1. The architectural and/or historical value or interest of the resource in accordance with the criteria outlined in Sections 8.14.2.1 and 8.14.2.2 below.
2. The contribution made by the resource to the effectiveness of the urban or rural composition, streetscape or landscape of which it may form part.
3. Where the information is available, the structural condition of the resource, including the need for and feasibility of undertaking its physical restoration or rehabilitation.
4. Where the information is available, the range of economic uses to which the resource might be put in accordance with the land use provisions of Section 4.0 of this Plan.

To assist in the preparation of the inventory and in the future identification of other heritage resources:

1. Council may establish a Local Architectural Conservation Advisory Committee (LACAC) by passing a by-law pursuant to Section 28 of the Ontario Heritage Act.
2. Council may encourage both the public and private sectors (Ministries, County, agencies, developers, etc.) to undertake analyses and/or surveys to identify sites of archeological significance.
3. Council may encourage the general public's involvement in the preparation of the inventory.



A heritage resource shall be deemed to have been published and included in the inventory when the required documentation describing, illustrating and evaluating the resource has been presented to Council and has been formally received and incorporated into the inventory by a resolution of Council, or when any such resource has been designated under the Ontario Heritage Act.

#### 8.14.2 EVALUATION CRITERIA

2. Architectural and/or Historical Value or Interest A heritage resource shall be considered to have architectural value or interest if, in the opinion of Council, it provides an open space required for a visual appreciation of a building or district of architectural value or interest, or if the heritage resource satisfies at least two of the following criteria or one of the following criteria plus one of the criteria listed in Section 8.14.2.1 above; specifically:

- a) If the heritage resource is a well-preserved, representative example of its architectural style or period of building.
- b) If the heritage resource is a good, well-preserved and representative example of a method of construction.
- c) If the heritage resource is a well-preserved and outstanding example of architectural design.
- d) If the heritage resource terminates a view or otherwise makes an important contribution to the urban or rural composition, streetscape or landscape of which it forms a part.
- e) If the heritage resource is generally recognized as an important Township landmark.
- f) If the heritage resource is a well-preserved example of outstanding interior design.
- g) If the heritage resource is an example of a rare or otherwise important feature of good urban or rural design, streetscaping or landscaping.
- h) If the heritage resource is a good representative example of the work of an outstanding local, national or international architect, engineer, builder, landscape architect, interior designer or sculptor.
- i) If the heritage resource associates with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or who has materially influenced the course of local, regional, Provincial, national or international history.



BURNSIDE

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**Appendix A4**

**Stage 1 Archaeological Assessment, by ASI, November  
18, 2019**

**STAGE 1 ARCHAEOLOGICAL ASSESSMENT  
SUNNIDALE STREET SANITARY IMPROVEMENTS  
PART OF LOT 24, CONCESSION 1  
(FORMER TOWNSHIP OF NOTTAWASAGA)  
AND THE FAR EAST SIDE OF LOT 1 CONCESSION 11  
(FORMER TOWNSHIP OF SUNNIDALE)  
TOWNSHIP OF CLEARVIEW  
COUNTY OF SIMCOE, ONTARIO**

**ORIGINAL REPORT**

Prepared for:

**R. J. Burnside & Associates Limited**  
128 Wellington Street West, Unit 301  
Barrie, ON L4N 8J6

Archaeological Licence #P383 (Williams)  
Ministry of Heritage, Sport Tourism and Culture Industries PIF# P383-0150-2019  
ASI File: 19EA-167

18 November 2019





**Stage 1 Archaeological Assessment  
Sunnidale Street Sanitary Improvements  
Part of Lot 24, Concession 1  
(Former Township of Nottawasaga)  
and Lot 1 Concession 11  
(Former Township of Sunnidale)  
Township of Clearview County of Simcoe, Ontario**

**EXECUTIVE SUMMARY**

ASI was contracted by R. J. Burnside & Associates Limited to conduct a Stage 1 Archaeological Assessment (Background Research and Property Inspection) as part of the Sunnidale Street Sanitary Improvements in the Town of Stayner. This project involves a proposed new sewer along Sunnidale Street and a possible new pumping station. New sanitary services are proposed to be constructed within the road right-of-ways (ROW).

The Stage 1 background study determined that three previously registered archaeological sites are located within one kilometre of the Study Area. The property inspection determined that parts of the Study Area exhibits archaeological potential and will require Stage 2 assessment.

In light of these results, the following recommendations are made:

1. The Study Area exhibits archaeological potential. These lands require Stage 2 archaeological assessment by test pit survey at five metre intervals, where appropriate, prior to any proposed impacts to the property;
2. The remainder of the Study Area does not retain archaeological potential on account of deep and extensive land disturbance, low and wet conditions or having been previously assessed. These lands do not require further archaeological assessment; and,
3. Should the proposed work extend beyond the current Study Area, further Stage 1 archaeological assessment should be conducted to determine the archaeological potential of the surrounding lands.



## PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Lisa Merritt, MSc. (P094) <i>Partner / Director</i> <i>Environmental Assessment Division</i>
<i>Project Coordinator:</i>	Katrina Thach, Hon. BA (R1225) <i>Archaeologist / Project Coordinator</i> <i>Environmental Assessment Division</i>
<i>Project Director (Licensee):</i>	Blake Williams, MLit (P383) <i>Associate Archaeologist / Technical Writer</i> <i>Mitigation Division</i>
<i>Project Manager:</i>	Blake Williams
<i>Field Director:</i>	Martin Cooper, MA (P380) <i>Senior Associate</i>
<i>Report Preparation:</i>	Blake Williams
<i>Graphics:</i>	Blake Williams
<i>Report Reviewer:</i>	Eliza Brandy, MA (R1109) <i>Associate Archaeologist / Project Manager</i> <i>Environmental Assessment Division</i>
	Lisa Merritt



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## 1.0 PROJECT CONTEXT

Archaeological Services Inc. (ASI) was contracted by R. J. Burnside & Associates Limited to conduct a Stage 1 Archaeological Assessment (Background Research and Property Inspection) as part of the Sunnidale Street Sanitary Improvements in the community of Stayner, Township of Clearview (Figure 1). This project involves a proposed new sewer along Sunnidale Street and a possible new pumping station. New sanitary services are proposed to be constructed within the road right-of-ways (ROW).

All activities carried out during this assessment were completed in accordance with the *Ontario Heritage Act* (2017, as amended in 2018) and the 2011 *Standards and Guidelines for Consultant Archaeologists* (S & G), administered by the Ministry of Heritage, Sport, Tourism and Cultural Industries (previously the Ministry of Tourism, Culture and Sport) (MHSTCI 2011).

### 1.1 Development Context

All work has been undertaken as required by the *Environmental Assessment Act*, RSO (Ministry of the Environment 1990 as amended 2010) and regulations made under the Act, and are therefore subject to all associated legislation. This project is being conducted in accordance with the Municipal Engineers' Association document *Municipal Class Environmental Assessment* (2000 as amended in 2007, 2011 and 2015).

Authorization to carry out the activities necessary for the completion of the Stage 1 archaeological assessment was granted by R. J. Burnside & Associates Limited on September 17<sup>th</sup>, 2019.

### 1.2 Historical Context

The purpose of this section, according to the S & G, Section 7.5.7, Standard 1, is to describe the past and present land use and the settlement history and any other relevant historical information pertaining to the Study Area. A summary is first presented of the current understanding of the Indigenous land use of the Study Area. This is then followed by a review of the historical Euro-Canadian settlement history.

#### 1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP) (Ferris 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz 1988) and populations now occupied less extensive territories (Ellis and Deller 1990).

Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries





dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et al. 1990; Ellis et al. 2009; Brown 1995:13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2,500 BP and exchange and interaction networks broaden at this time (Spence et al. 1990:136, 138) and by approximately 2,000 BP, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al. 1990:155, 164). By 1,500 BP there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 BP - it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch and Williamson 2013:13–15). Bands likely retreated to interior camps during the winter. It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 BP, lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (CE), the communal site is replaced by the village focused on horticulture. Seasonal disintegration of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson 1990:317). By 1300-1450 CE, this episodic community disintegration was no longer practised and populations now communally occupied sites throughout the year (Dodd et al. 1990:343). From 1450-1649 CE this process continued with the coalescence of these small villages into larger communities (Birch and Williamson 2013). Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 CE, the communities within Simcoe County had formed the Confederation of Nations encountered by the first European explorers and missionaries. In the 1640s, the traditional enmity between the Haudenosaunee<sup>1</sup> and the Huron-Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to the dispersal of the Huron-Wendat.

Shortly after dispersal of the Wendat, Ojibwa began to expand into southern Ontario and Michigan from along the east shore of Georgian Bay, west along the north shore of Lake Huron, and along the northeast shore of Lake Superior and onto the Upper Peninsula of Michigan (Rogers 1978:760–762). This history was constructed by Rogers using both Anishinaabek oral tradition and the European documentary record, and notes that it included Chippewa, Ojibwa, Mississauga, and Saulteaux or “Southeastern Ojibwa” groups. Ojibwa, likely Odawa, were first encountered by Samuel de Champlain in 1615 along the eastern shores of Georgian Bay. Etienne Brule later encountered other groups and by 1641, Jesuits had journeyed to Sault Sainte Marie (Thwaites 1896:11:279) and opened the Mission of Saint Peter in 1648 for the occupants of Manitoulin Island and the northeast shore of Lake Huron. The Jesuits reported that these Algonquian peoples lived “solely by hunting and fishing and roam as far as the “Northern sea” to trade for “Furs and Beavers, which are found there in abundance” (Thwaites 1896-1901, 33:67), and “all of these Tribes are nomads, and have no fixed residence, except at certain seasons of the year, when fish are plentiful, and this compels them to remain on the spot” (Thwaites 1896-1901, 33:153). Algonquian-speaking groups were historically documented wintering with the Huron-Wendat, some who abandoned

---

<sup>1</sup> The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian-speaking groups – the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.



their country on the shores of the St. Lawrence because of attacks from the Haudenosaunee (Thwaites 1896-1901, 27:37).

Other Algonquian groups were recorded along the northern and eastern shores and islands of Lake Huron and Georgian Bay - the “Ouasouarini” [Chippewa], the “Outchougai” [Outchougai], the “Atchiligouan” [Achiligouan] near the mouth of the French River and north of Manitoulin Island the “Amikouai, or the nation of the Beaver” [Amikwa; Algonquian] and the “Oumisagai” [Mississauga; Chippewa] (Thwaites 1896-1901, 18:229, 231). At the end of the summer 1670, Father Louys André began his mission work among the Mississagué, who were located on the banks of a river that empties into Lake Huron approximately 30 leagues from the Sault (Thwaites 1896-1901, 55:133-155).

After the Huron had been dispersed, the Haudenosaunee began to exert pressure on Ojibwa within their homeland to the north. While their numbers had been reduced through warfare, starvation, and European diseases, the coalescence of various Anishinaabek groups led to enhanced social and political strength (Thwaites 1896-1901, 52:133) and Sault Sainte Marie was a focal point for people who inhabited adjacent areas both to the east and to the northwest as well as for the Saulteaux, who considered it their home (Thwaites 1896-1901, 54:129-131). The Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. From east to west, these villages consisted of Ganneious, on Napanee Bay, an arm of the Bay of Quinte; Quinte, near the isthmus of the Quinte Peninsula; Ganaraske, at the mouth of the Ganaraska River; Quintio, at the mouth of the Trent River on the north shore of Rice Lake; Ganatsekwyagon (or Ganestiquiagon), near the mouth of the Rouge River; Teyaiagon, near the mouth of the Humber River; and Quinaouatoua, on the portage between the western end of Lake Ontario and the Grand River (Konrad 1981:135). Their locations near the mouths of the Humber and Rouge Rivers, two branches of the Toronto Carrying Place, strategically linked these settlements with the upper Great Lakes through Lake Simcoe. The inhabitants of these villages were agriculturalists, growing maize, pumpkins and squash, but their central roles were that of portage starting points and trading centres for Iroquois travel to the upper Great Lakes for the annual beaver hunt (Konrad 1974; Williamson et al. 2008:50–52). Ganatsekwyagon, Teyaiagon, and Quinaouatoua were primarily Seneca; Ganaraske, Quinte and Quintio were likely Cayuga, and Ganneious was Oneida, but judging from accounts of Teyaiagon, all of the villages might have contained peoples from a number of the Iroquois constituencies (ASI 2013).

During the 1690s, some Ojibwa began moving south into extreme southern Ontario and soon replaced the Haudenosaunee by force. By the first decade of the eighteenth century, the Michi Saagiig Nishnaabeg (Mississauga Nishnaabeg) had settled at the mouth of the Humber, near Fort Frontenac at the east end of Lake Ontario and the Niagara region and within decades were well established throughout southern Ontario. In 1736, the French estimated there were 60 men at Lake Saint Clair and 150 among small settlements at Quinte, the head of Lake Ontario, the Humber River, and Matchedash (Rogers 1978:761). This history is based almost entirely on oral tradition provided by Anishinaabek elders such as George Copway (Kahgegahbowh), a Mississauga born in 1818 near Rice Lake who followed a traditional lifestyle until his family converted to Christianity (MacLeod 1992:197; Smith 2000). According to Copway, the objectives of campaigns against the Haudenosaunee were to create a safe trade route between the French and the Ojibwa, to regain the land abandoned by the Huron-Wendat. While various editions of Copway’s book have these battles occurring in the mid-seventeenth century, common to all is a statement that the battles occurred around 40 years after the dispersal of the Huron-Wendat (Copway 1850:88; Copway 1851:91; Copway 1858:91). Various scholars agree with this timeline ranging from 1687, in conjunction with Denonville’s attack on Seneca villages (Johnson 1986:48; Schmalz 1991:21–22) to around the mid- to late-1690s leading up to the Great Peace of 1701 (Schmalz 1977:7; Bowman 1975:20; Smith 1975:215; Tanner 1987:33; Von Gernet 2002:7–8).



Robert Paudash's 1904 account of Mississauga origins also relies on oral history, in this case from his father, who died at the age of 75 in 1893 and was the last hereditary chief of the Mississauga at Rice Lake. His account in turn came from his father Cheneebeesh, who died in 1869 at the age of 104 and was the last sachem or Head Chief of all the Mississaugas. He also relates a story of origin on the north shore of Lake Huron (Paudash 1905:7–8) and later, after the dispersal of the Huron-Wendat, carrying out coordinated attacks against the Haudenosaunee. Francis Assikinack, an Ojibwa of Manitoulin Island born in 1824, provides similar details on battles with the Haudenosaunee (Assikinack 1858:308–309).

Peace was achieved between the Haudenosaunee and the Anishinaabek Nations in August of 1701 when representatives of more than twenty Anishinaabek Nations assembled in Montreal to participate in peace negotiations (Johnston 2004:10). During these negotiations captives were exchanged and the Iroquois and Anishinaabek agreed to live together in peace. Peace between these nations was confirmed again at council held at Lake Superior when the Iroquois delivered a wampum belt to the Anishinaabek Nations.

From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there is no interruption to Anishinaabek control and use of southern Ontario. While hunting in the territory was shared, and subject to the permission of the various nations for access to their lands, its occupation was by Anishinaabek until the assertion of British sovereignty, the British thereafter negotiating treaties with them. Eventually, with British sovereignty, tribal designations changed (Smith 1975:221–222; Surtees 1985:20–21). According to Rogers (1978), by the twentieth century, the Department of Indian Affairs had divided the “Anishinaubag” into three different tribes, despite the fact that by the early eighteenth century, this large Algonquian-speaking group, who shared the same cultural background, “stretched over a thousand miles from the St. Lawrence River to the Lake of the Woods.” With British land purchases and treaties, the bands at Beausoleil Island, Cape Croker, Christian Island, Georgina and Snake Islands, Rama, Sarnia, Saugeen, the Thames, and Walpole, became known as “Chippewa” while the bands at Alderville, New Credit, Mud Lake, Rice Lake, and Scugog, became known as “Mississauga.” The northern groups on Lakes Huron and Superior, who signed the Robinson Treaty in 1850, appeared and remained as “Ojibbewas” in historical documents.

In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris. The British government began to pursue major land purchases throughout Ontario in the early nineteenth century, and entered into negotiations with various Nations for additional tracts of land as the need arose to facilitate European settlement.

The eighteenth century saw the ethnogenesis in Ontario of the Métis, when Métis people began to identify as a separate group, rather than as extensions of their typically maternal First Nations and paternal European ancestry (Métis National Council n.d.). Métis populations were predominantly located north and west of Lake Superior, however, communities were located throughout Ontario (MNC n.d.; Stone and Chaput 1978:607,608). During the early nineteenth century, many Métis families moved towards locales around southern Lake Huron and Georgian Bay, including Kincardine, Owen Sound, Penetanguishene, and Parry Sound (MNC n.d.). Recent decisions by the Supreme Court of Canada (Supreme Court of Canada 2003; Supreme Court of Canada 2016) have reaffirmed that Métis people have full rights as one of the Indigenous people of Canada under subsection 91(24) of the Constitution Act, 1867.

The Study Area is located in the traditional territory of the Saugeen Ojibway Nation (SON), the collective name for the Saugeen Ojibway First Nation and the Chippewas of Nawash Unceded First Nation, known as *Anishnaabekiing*, which includes the Saugeen Peninsula (or Bruce Peninsula), the waters and islands of Lake Huron and Georgian Bay surrounding the Saugeen Peninsula, and extends south to include the



Maitland River watershed and east to include the Nottawasaga River watershed in part of Grey, Bruce, Huron, Perth, Wellington, Dufferin, and Simcoe Counties (SON 2011a). Anishinaabe chiefs granted land approximately 1.5 million acres of land in an effort to secure a land base on Manitoulin Island along the shores of Lake Huron and southern Georgian Bay to the Crown with the signing of the 1818 Lake Simcoe-Nottawasaga Treaty No. 18 and the 1836 “Saugeen Tract Agreement” Treaty #45 ½, (AANDC 2016a; 2016b).

The Saugeen continued using their traditional territory for hunting, medicine gathering, sugaring camps and fish spawning. In 1994, the SON launched a land claim for part of their traditional territory, claiming breach of trust by the Crown in failing to meet its obligations to protect Aboriginal lands. The claim seeks the return of lands still retained by the Crown and for financial compensation for other lands (Chippewas of Nawash Unceded First Nation 2014; Saugeen Ojibway Nation 2011b). The trial began in April 2019 (Saugeen Ojibway Nation 2019).

The Study Area is within the Lake Simcoe-Nottawasaga Treaty No. 18 signed on October 17, 1818 by Chippewa chiefs who granted land along the shores of Lake Huron and southern Georgian Bay to the Crown (AANDC 2016a).

### **1.2.2 Euro-Canadian Land Use: Township Survey and Settlement**

Historically, the Study Area is located in the County of Simcoe, Former Township of Nottawasaga, in part of Lot 24, Concession 1, and Former Township of Sunnidale in part of Lot 1, Concession 11.

The S & G stipulates that areas of early Euro-Canadian settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early cemeteries are considered to have archaeological potential. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site are also considered to have archaeological potential.

For the Euro-Canadian period, the majority of early nineteenth century farmsteads (i.e., those that are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth century maps) are likely to be located in proximity to water. The development of the network of concession roads and railroads through the course of the nineteenth century frequently influenced the siting of farmsteads and businesses. Accordingly, undisturbed lands within 100 m of an early settlement road are also considered to have potential for the presence of Euro-Canadian archaeological sites.

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed Indigenous pathways and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006).

#### *Nottawasaga Township*

The township was named in 1832 after the Nottawasaga River, derived from the Ojibwa word *nahdowasaga*, meaning “outlet of the river of the Iroquois.” Early maps dating from 1828 and 1836 describe the north part of the township as Java, and the south part as Merlin (Rayburn 1997:251).



The Township of Nottawasaga was first surveyed in 1833 by Thomas Kelly, a government surveyor. A second survey took place later in 1833, by Charles Rankin, who noted irregularities in the original survey. By 1834, the first settlers arrived in the township, many from the Island of Islay in Scotland, while others arrived from Ireland and Germany. Settlement was slow, largely because the 200 acre lots assigned to United Empire Loyalists were not all settled. Many Loyalists received the patent for their parcels, but held the land on speculation, or sold their rights to speculators. The first settlement in the township was located at Dunedin, on the banks of Noisy River, approximately 22 km southeast of Collingwood. This settlement had been previously named Bowerman's Hollow, after early settler Israel Bowerman built the township's first grist mill (Mika and Mika 1983:95-96).

The first roads in the township followed Indigenous trails. In exchange for supplies, early pioneers began clearing huge tracts of land including those areas for new roads. However, settlers had to carry goods on their backs from Barrie until a time when a government overseer was appointed. By 1842, the population was 420. Population began to increase in 1844, when a road linking Barrie, Bomore, Meaford and Owen Sound was completed (Mika and Mika 1983: 95-96)

### *Stayner*

First called Warrington, the community's name was later changed to Nottawasaga Station when the Ontario, Simcoe and Huron Railway (later the Northern Railroad) was extended from Lake Simcoe to Georgian Bay ca. 1854-1857. In 1855, a post office with the same name was established by Donald Baine, a lumber merchant and storekeeper. In 1857, the village name was changed to Dingwall, and by 1864, both the post office and village took the name of Stayner. The name Stayner may have been in honour of Thomas Allen Stayner, a postmaster general of Upper and Lower Canada. Or perhaps his son, Sutherland Stayner, owned extensive properties in the area (Mika and Mika 1983:442-443; Rayburn 1997:328-329).

The first settlers arrived in the mid-1850s: Andrew Coleman built a roughhewn hotel for railway workers and Gideon Phillips built the first sawmill. Village lots were laid out by Edward Shortiss and Charles Lount who owned much of the land in Stayner. Due to the presence of the railway, the town flourished, becoming a centre for agricultural and lumber trade. Stayner was incorporated as a village in 1872, and by 1888, Stayner was incorporated as a town, owning the distinction of the smallest town in Ontario for several years (Mika and Mika 1983:442-4423).

In 1994, the communities of Stayner, Creemore and the Townships of Sunnidale and Nottawasaga amalgamated to form Clearview Township.

### **1.2.3 Historical Map Review**

The 1871 Hogg's map and 1879 Miles and Co. maps of Simcoe were examined to determine the presence of historic features within the Study Area during the nineteenth century (Hogg 1871; Miles and Co. 1879 Figures 2 and 3).

It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.





In addition, the use of historical map sources to reconstruct/predict the location of former features within the modern landscape generally proceeds by using common reference points between the various sources. These sources are then geo-referenced in order to provide the most accurate determination of the location of any property on historic mapping sources. The results of such exercises are often imprecise or even contradictory, as there are numerous potential sources of error inherent in such a process, including the vagaries of map production (both past and present), the need to resolve differences of scale and resolution, and distortions introduced by reproduction of the sources. To a large degree, the significance of such margins of error is dependent on the size of the feature one is attempting to plot, the constancy of reference points, the distances between them, and the consistency with which both they and the target feature are depicted on the period mapping.

According to the maps, the area is noted as an urban area with no specific owners, uses, or structures identifiable (Figure 2). The Hogg map likely represents ambitious plans for the town of Stayner that did not come to fruition. The Northern Railroad is located to the west of the Study Area and it was an important transportation route for both people and goods. Sunnidale Street and Centre Line Road are shown to be historically surveyed transportation routes.

#### ***1.2.4 Twentieth-Century Mapping Review***

The 1941 NTS map of Simcoe and the 1954 aerial photography were examined to determine the extent and nature of development and land uses within the Study Area (Department of National Defence 1941; Hunting Survey Corporation Limited 1954; Figures 4-5). The map and aerial photograph shows a mixture of houses and agricultural land along Sunnidale Road with a prominent farmstead noted as a cluster of buildings in an agricultural field in the northeast part of the Study Area. Phillips Street and Highway 26 are shown.

### **1.3 Archaeological Context**

This section provides background research pertaining to previous archaeological fieldwork conducted within and in the vicinity of the Study Area, its environmental characteristics (including drainage, soils or surficial geology and topography, etc.), and current land use and field conditions. Three sources of information were consulted to provide information about previous archaeological research: the site record forms for registered sites available online from the MHSTCI through “Ontario’s Past Portal”; published and unpublished documentary sources; and the files of ASI.

#### ***1.3.1 Current Land Use and Field Conditions***

A review of available Google satellite imagery since 2006 shows that the Study Area has remained relative unchanged with the exception of the construction of a nearby fire station along Highway 26 between 2011 and 2013.

A Stage 1 property inspection was conducted on October 30, 2019 that noted the Study Area is located in the community of Stayner. The Study Area is 19.99 ha and it extends from Philips Street and Highway 26, south to Sunnidale Street and east along Sunnidale Street towards Centerline Road. The Study Area includes a mixture of primarily residential homes, agricultural land and some commercial buildings, primarily along Highway 26.



### **1.3.2 Geography**

In addition to the known archaeological sites, the state of the natural environment is a helpful indicator of archaeological potential. Accordingly, a description of the physiography and soils are briefly discussed for the Study Area.

The S & G stipulates that primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches, etc.), as well as accessible or inaccessible shorelines (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh, etc.) are characteristics that indicate archaeological potential.

Water has been identified as the major determinant of site selection and the presence of potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in Ontario since 5,000 BP (Karrow and Warner 1990:Figure 2.16), proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location.

Other geographic characteristics that can indicate archaeological potential include: elevated topography (eskers, drumlins, large knolls, and plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings. Resource areas, including; food or medicinal plants (migratory routes, spawning areas) are also considered characteristics that indicate archaeological potential (S & G, Section 1.3.1).

The Study Area is located within Stayner Clay Plain of the Collingwood area of southern Ontario (Chapman and Putnam 1984) which borders Georgian Bay and Lake Simcoe. The lowlands were once flooded by ancient Lake Algonquin, thus the majority of the soils consist of sand, silt and clay. The Stayner Clay Plain is complex and is comprised of areas with deep beds of calcareous clay, beveled till plain with pebbly till in other areas, as well as calcareous clay beneath several feet of sand (Figure 6).

Figure 6 depicts surficial geology for the Study Area. The surficial geology mapping demonstrates that the Study Area is underlain by sand and minor fine gravel as a results of glaciolacustrine deposits (Ontario Geological Survey 2010). Soils in the Study Area consist of Alliston sandy loam and imperfectly drained soils (Figure 7).

A tributary of McIntyre Creek runs through the Study Area and Warrington Creek and a tributary of Lamont Creek are located near the Study Area. These waterbodies are all part of the Georgian Bay watershed.



### 1.3.3 Previous Archaeological Research

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) maintained by the MHSTCI. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada has been divided into grid blocks based on latitude and longitude. A Borden block is approximately 13 km east to west, and approximately 18.5 km north to south. Each Borden block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The Study Area under review is located in Borden block *BcHa*.

According to the OASD, three previously registered archaeological sites are located within one kilometre of the Study Area, none are within 50 m (MHSTCI 2019). A summary of the sites is provided below in Table 1.

Table 1: List of previously registered sites within two kilometre of the Study Area

Borden #	Site Name	Cultural Affiliation	Site Type	Researcher
BcHa-66	Georgian Stayner	Euro-Canadian	homestead	R. Sutton (2006)
BcHa-65	Vincent	Pre-Contact Indigenous	findspot	R. Sutton (2013)
BcHa-3	Paddison-Bellwood	Aboriginal, Lalonde, Petun	Other, campsite	C. Garrad (2002)

According to the background research, three previous reports detail fieldwork within 50 m of the Study Area.

In 2010 ASI undertook a Stage 1 archaeological assessment of five intersections in York and Simcoe region for MTO (ASI 2010; PIF P057-656-2010). The intersection of Highway 26 and Simcoe was assessed and the agricultural field in the north east portion of the Study Area was noted as having archaeological potential.

Subsequently, ASI undertook the Stage 2 for this intersection in 2012 (ASI 2012); PIF P094-143-2012) and no archaeological resources were found during the course of the test pit survey.

In 2014 AMICK Consultants Limited undertook a Stage 1-2 archaeological assessment of Sidell Estates (PIF P384-0244-2014, report revised in 2015). The proposed subdivision is located on agricultural land between Sunnidale St to the south, Highway 26 to the north and Centre Line Road to the east. The area was subject to pedestrian survey and test pit survey at 5 m intervals and no archaeological resources were encountered (AMICK 2015).

## 2.0 FIELD METHODS: PROPERTY INSPECTION

A Stage 1 property inspection must adhere to the S & G, Section 1.2, Standards 1-6, which are discussed below. The entire property and its periphery must be inspected. The inspection may be either systematic or random. Coverage must be sufficient to identify the presence or absence of any features of archaeological potential. The inspection must be conducted when weather conditions permit good visibility of land features. Natural landforms and watercourses are to be confirmed if previously identified. Additional features such as elevated topography, relic water channels, glacial shorelines, well-



drained soils within heavy soils and slightly elevated areas within low and wet areas should be identified and documented, if present. Features affecting assessment strategies should be identified and documented such as woodlots, bogs or other permanently wet areas, areas of steeper grade than indicated on topographic mapping, areas of overgrown vegetation, areas of heavy soil, and recent land disturbance such as grading, fill deposits and vegetation clearing. The inspection should also identify and document structures and built features that will affect assessment strategies, such as heritage structures or landscapes, cairns, monuments or plaques, and cemeteries.

The Stage 1 archaeological assessment property inspection was conducted under the field direction of Martin Cooper (P380) of ASI, on October 30, 2019, in order to gain first-hand knowledge of the geography, topography, and current conditions and to evaluate and map archaeological potential of the Study Area. It was a visual inspection only and did not include excavation or collection of archaeological resources. Fieldwork was only conducted when weather conditions were deemed suitable and seasonally appropriate, per S & G Section 1.2., Standard 2. Previously identified features of archaeological potential were examined; additional features of archaeological potential not visible on mapping were identified and documented as well as any features that will affect assessment strategies. Field observations are compiled onto the existing conditions of the Study Area in Section 7.0 (Figures 8-9) and associated photographic plates are presented in Section 8.0 (Plates 1-12).

### **3.0 ANALYSIS AND CONCLUSIONS**

The historical and archaeological contexts have been analyzed to help determine the archaeological potential of the Study Area. These data are presented below in Section 3.1. Results of the analysis of the Study Area property inspection are presented in Section 3.2.

#### **3.1 Analysis of Archaeological Potential**

The S & G, Section 1.3.1, lists criteria that are indicative of archaeological potential. The Study Area meets the following criteria indicative of archaeological potential:

- Previously identified archaeological sites (see Table 1);
- Water sources: primary, secondary, or past water source (McIntyre Creek, Warrington Creek and Lamont Creek);
- Early historic transportation routes (Northern Railroad); and
- Proximity to early settlements (Stayner)

According to the S & G, Section 1.4 Standard 1e, no areas within a property containing locations listed or designated by a municipality can be recommended for exemption from further assessment unless the area can be documented as disturbed. The Township of Clearview does not have a Municipal Heritage Register.

These criteria are indicative of potential for the identification of Indigenous and Euro-Canadian archaeological resources, depending on soil conditions and the degree to which soils have been subject to deep disturbance.



### 3.2 Analysis of Property Inspection Results

The property inspection determined that the Study Area exhibits archaeological potential (Plates 10, 12; Figure 8-9: areas highlighted in green). These areas will require Stage 2 archaeological assessment prior to any development. According to the S & G Section 2.1.2, test pit survey is required on terrain where ploughing is not viable, such as wooded areas, properties where existing landscaping or infrastructure would be damaged, overgrown farmland with heavy brush or rocky pasture, and narrow linear corridors up to 10 metres wide (eg. Plates 10, 12).

Part of the Study Area was previously assessed (AMICK 2014) and does not require further work (Figures 8-9: areas highlighted in orange).

Part of the Study Area is low and wet (Plate 12) and does not require further assessment (Figure 9: areas highlighted in blue).

The remainder of the Study Area has been subjected to deep soil disturbance events and according to the S & G Section 1.3.2 do not retain archaeological potential (Plates 1-9, 11; Figure 8-9: areas highlighted in yellow). These areas do not require further survey.

### 3.3 Conclusions

The Stage 1 Archaeological Assessment determined that three previously registered archaeological sites are located within one kilometre of the Study Area. The property inspection determined that parts of the Study Area exhibit archaeological potential and will require Stage 2 assessment.

## 4.0 RECOMMENDATIONS

In light of these results, the following recommendations are made:

1. The Study Area exhibits archaeological potential. These lands require Stage 2 archaeological assessment by test pit at five metre intervals, where appropriate, prior to any proposed impacts to the property;
2. The remainder of the Study Area does not retain archaeological potential on account of deep and extensive land disturbance, low and wet conditions or having been previously assessed. These lands do not require further archaeological assessment; and,
3. Should the proposed work extend beyond the current Study Area, further Stage 1 archaeological assessment should be conducted to determine the archaeological potential of the surrounding lands.

NOTWITHSTANDING the results and recommendations presented in this study, ASI notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the MHSTCI should be immediately notified.





## 5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

ASI also advises compliance with the following legislation:

- This report is submitted to the Ministry of Heritage, Sport, Tourism and Cultural Industries as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Cultural Industries, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the *Ontario Heritage Act*.
- The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.



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1896 *The Jesuit Relations and Allied Documents: Travel and Explorations of the Jesuit Missionaries in New France, 1610-1791; the Original French, Latin, and Italian Texts, with English Translations and Notes*. 73 vols. Burrows Brothers, Cleveland.

Von Gernet, A.

2002 *'Within the Prick'd Line': The Historical Context of the 1701 Deed from the Iroquois to the King of England of a Vast Tract of Land*. Report Prepared for the Province of Ontario.

Williamson, R. F.

1990 The Early Iroquoian Period of Southern Ontario. In *The Archaeology of Southern Ontario to A.D. 1650*, C. J. Ellis and N. Ferris, editors, pp. 291–320. Occasional Publication of the



London Chapter OAS Number 5. Ontario Archaeological Society Inc., London.

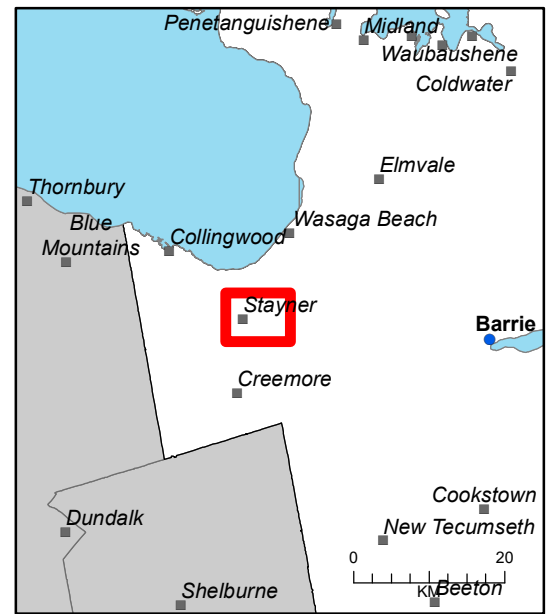
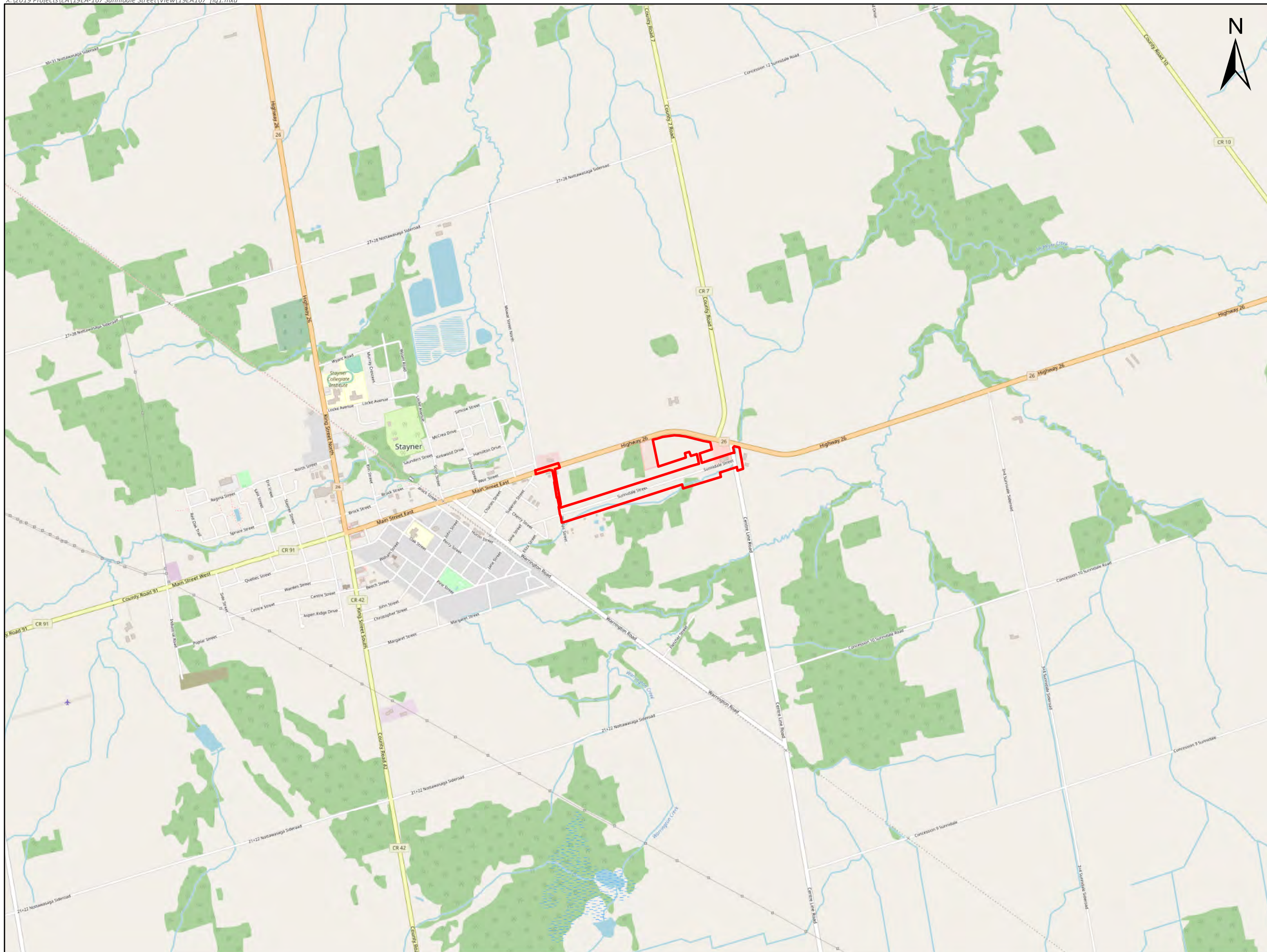
Williamson, R. F., D. A. Robertson, M. S. Cooper, R. I. MacDonald, S. J. Austin, and R. H. Pihl  
2008 Life and Death at the Quarry: The Early Woodland Archaeology of the Peace Bridge Site.  
*Ontario Archaeology* 85–88:39–68.



## 7.0 MAPS

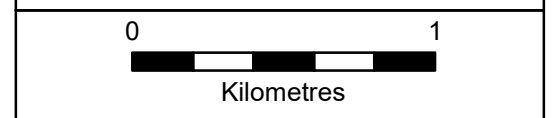






 STUDY AREA

Sources: Ortho: ESRI  
 Projection: NAD 1983 UTM Zone 17N  
 Scale: 1:25,000  
 Page Size: 11 x 17



ASI PROJECT NO.: 19EA-167  
 DATE: 30-Oct-19  
 DRAWN BY: BW  
 FILE: 19EA167\_fig1



**Providing Archaeological & Cultural Heritage Services**  
 528 Bathurst Street Toronto, ONTARIO M5S 2P9  
 T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Sunnidale Street Sanitary Improvements Study Area



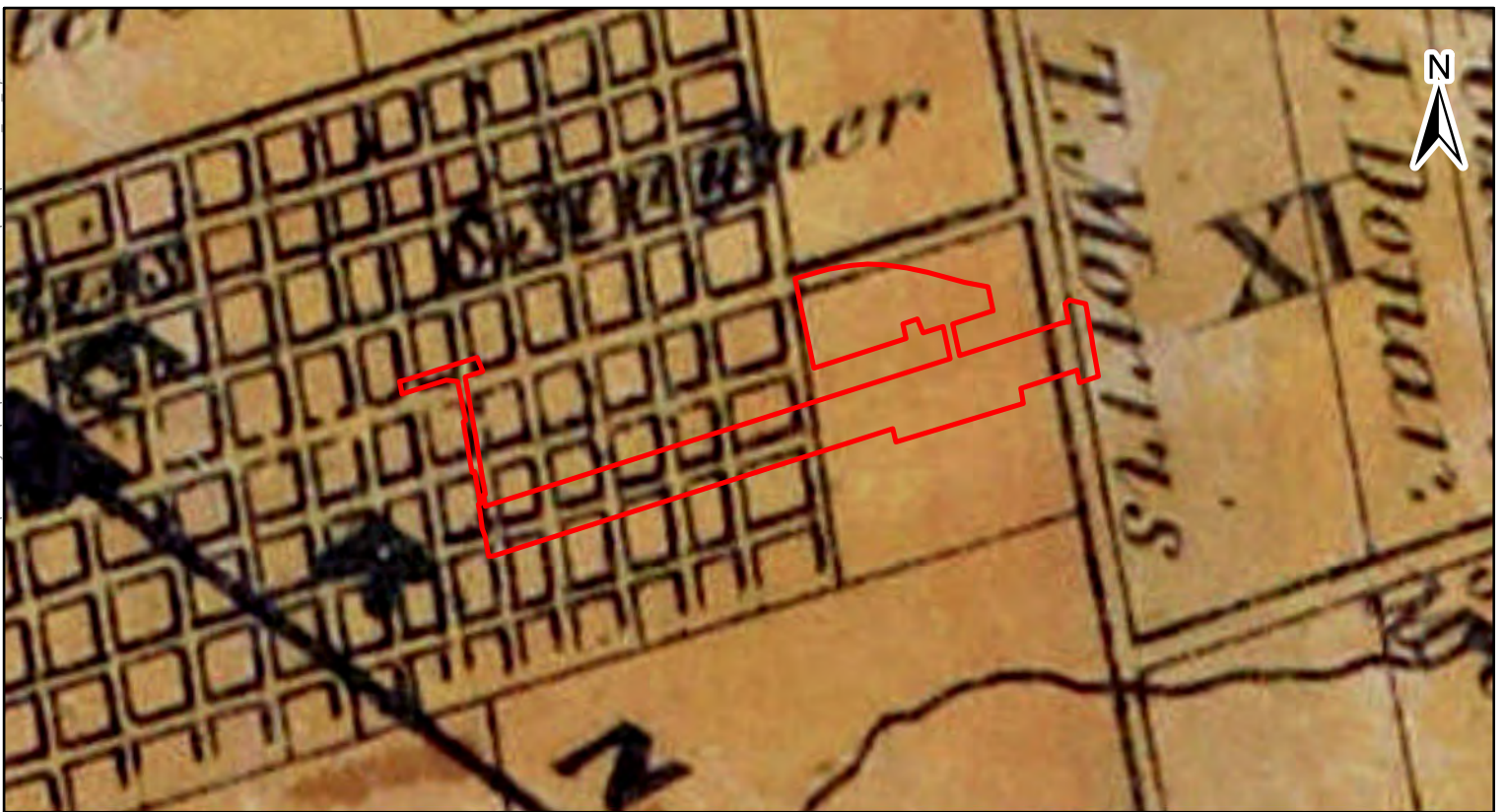


Figure 2: Study Area (Approximate Location) Overlaid on the 1871 Hogg's Map of the County of Simcoe

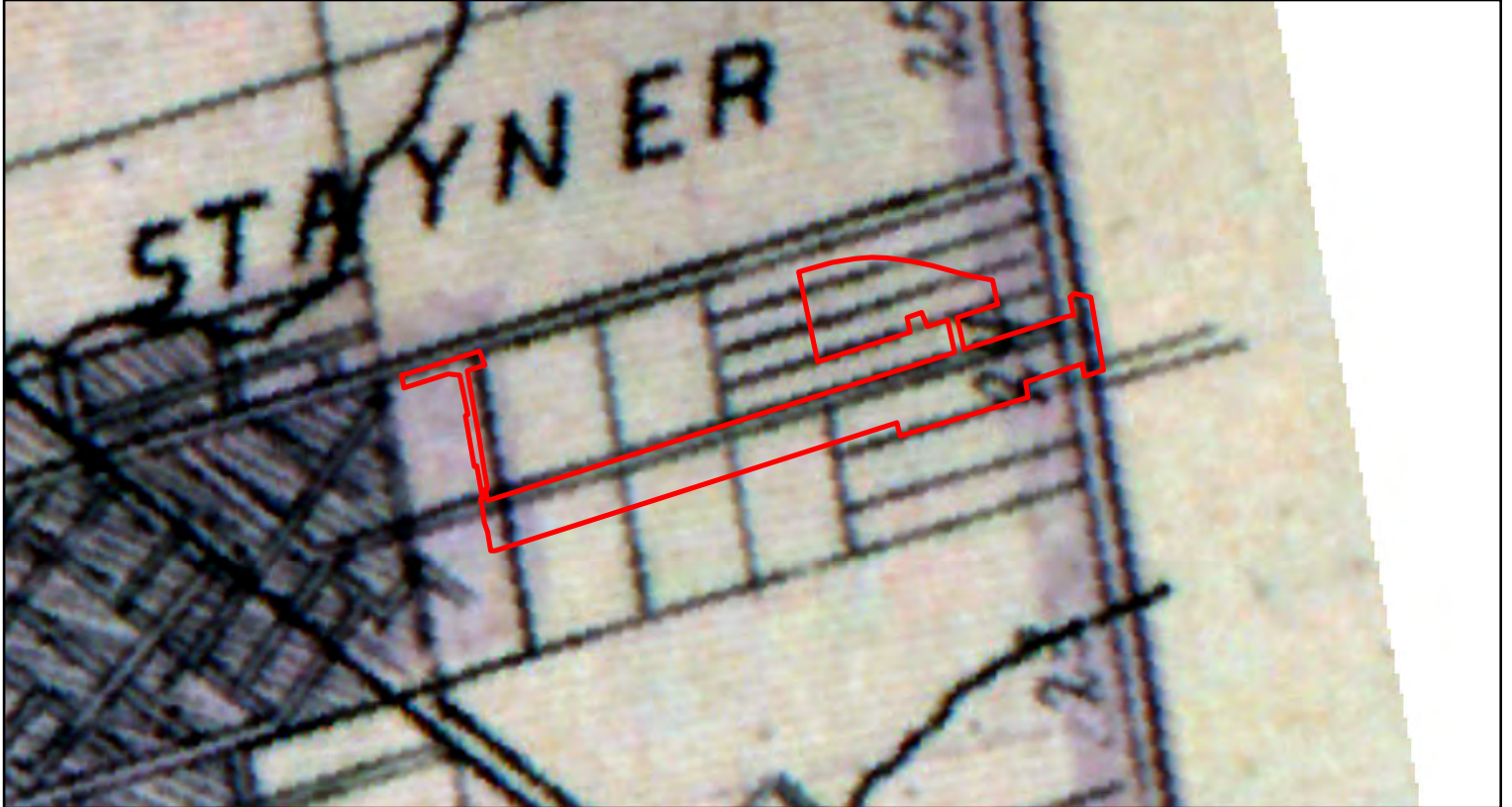





Figure 3: Study Area (Approximate Location) Overlaid on the 1879 Illustrated Historical Atlas of the County of Simcoe

	 <b>STUDY AREA</b>	<p>Sources:          1909 NTS Brampton sheet          1954 aerial photograph of Milton          Projection: NAD 1983 UTM Zone 17N          Scale: 15,000          Page Size: 8.5 x 11</p>	<div style="text-align: right;">  <p>0 500 Metres</p> </div> <p>ASI PROJECT NO.: 19EA-167      DRAWN BY: BW          DATE: 30-Oct-19                      FILE: 19EA167_hist_2panel</p>
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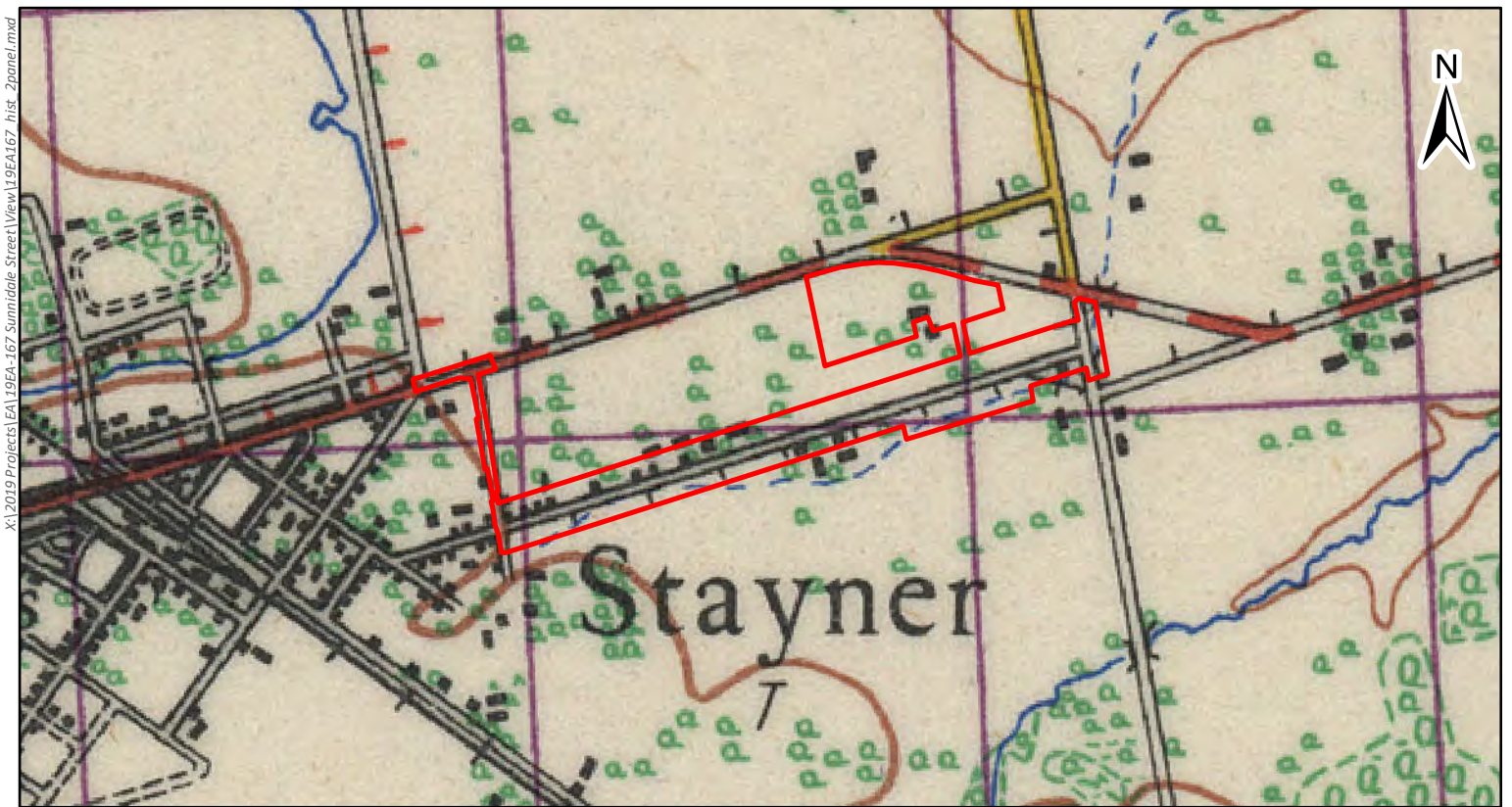


Figure 4: Study Area (Approximate Location) Overlaid on the 1941 National Topographic System Simcoe sheet

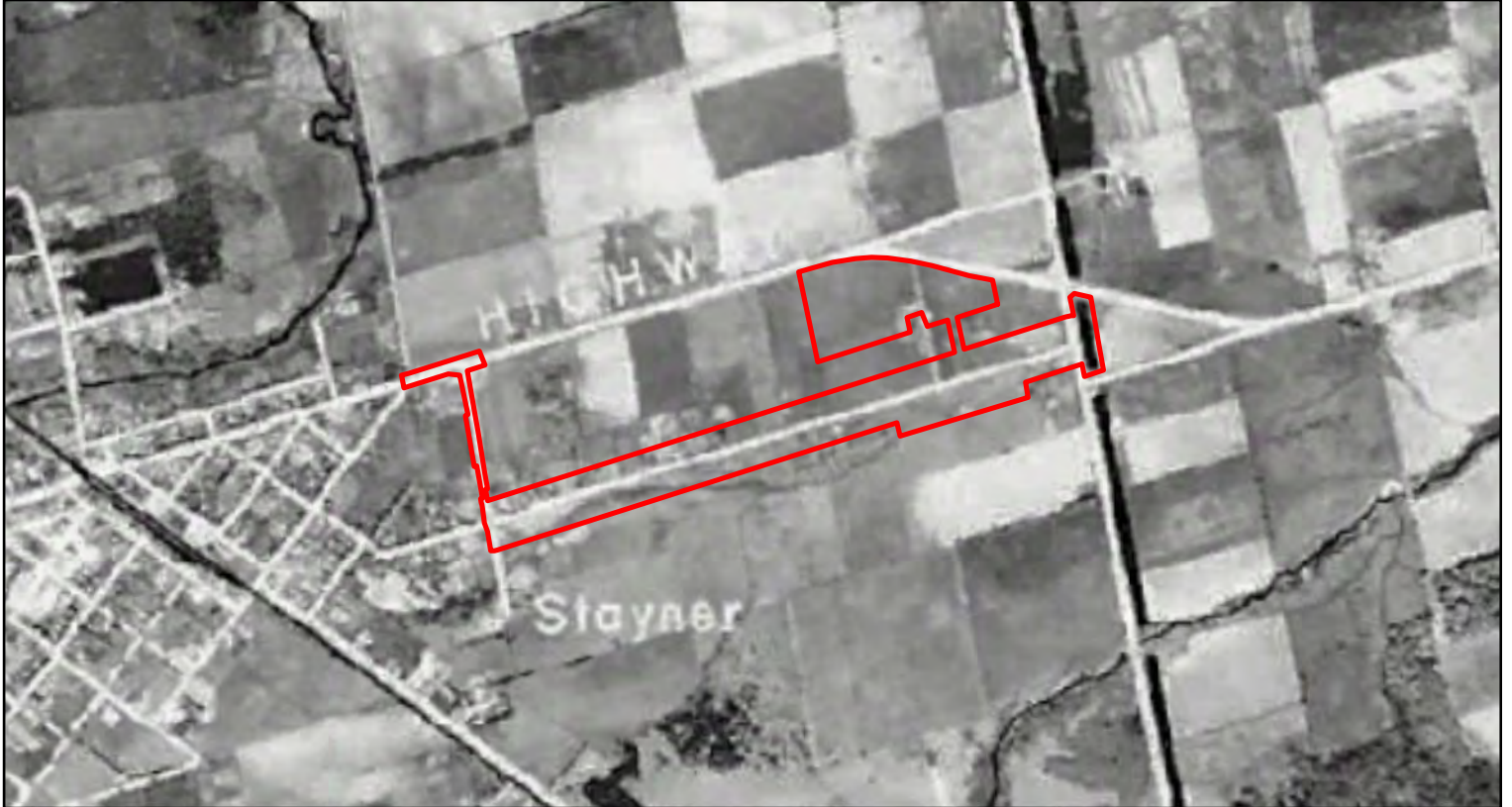


Figure 5: Study Area (Approximate Location) Overlaid on the 1954 aerial photograph of Simcoe

		<p>Sources:          1909 NTS Brampton sheet          1954 aerial photograph of Milton          Projection: NAD 1983 UTM Zone 17N          Scale: 15,000          Page Size: 8.5 x 11</p>	<p>0  500          Metres</p> <p>ASI PROJECT NO.: 19EA-167          DATE: 31-Oct-19</p> <p>DRAWN BY: BW          FILE: 19EA167_hist_2panel</p>
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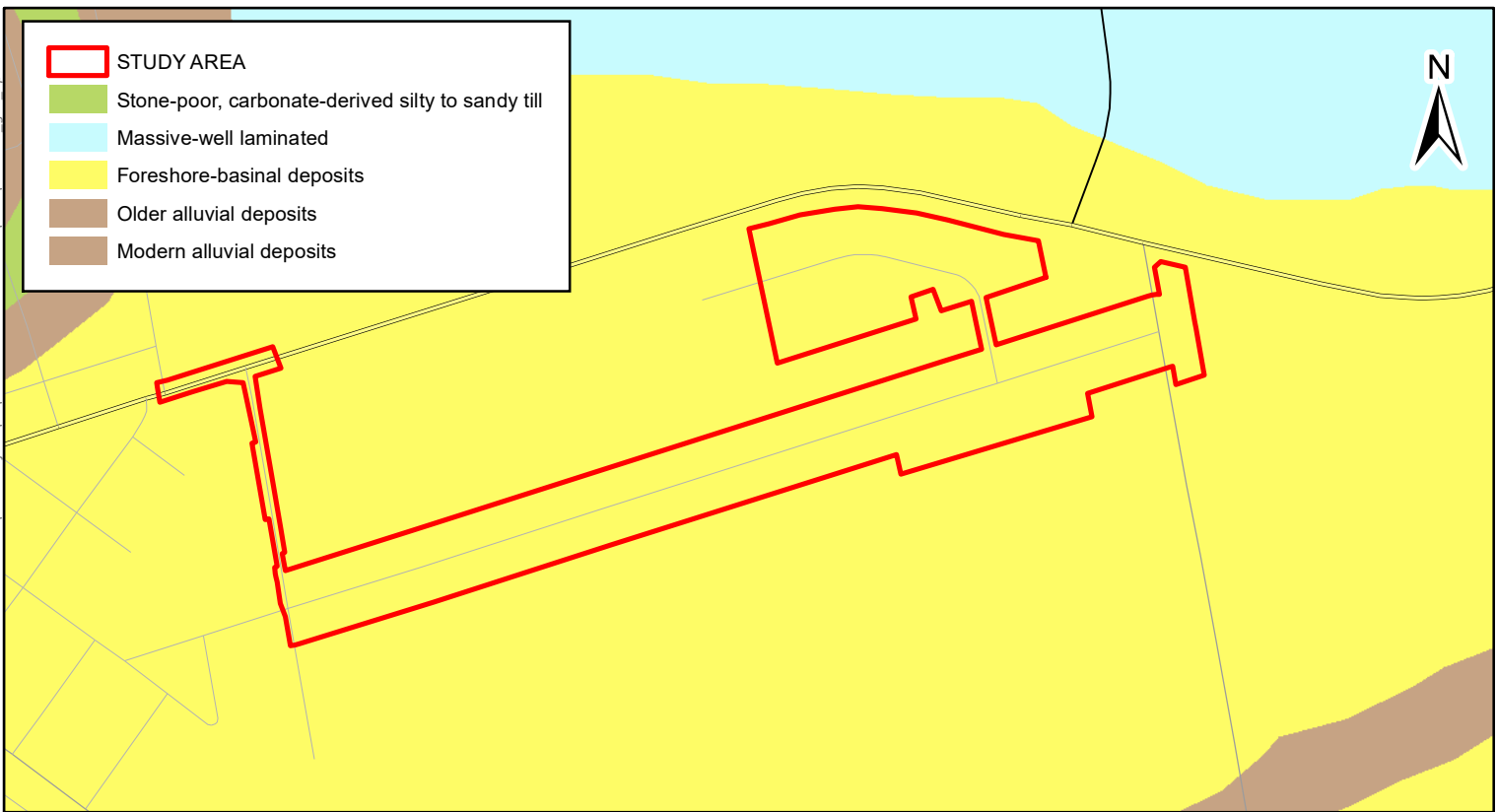


Figure 6: Study Area - Surficial Geology

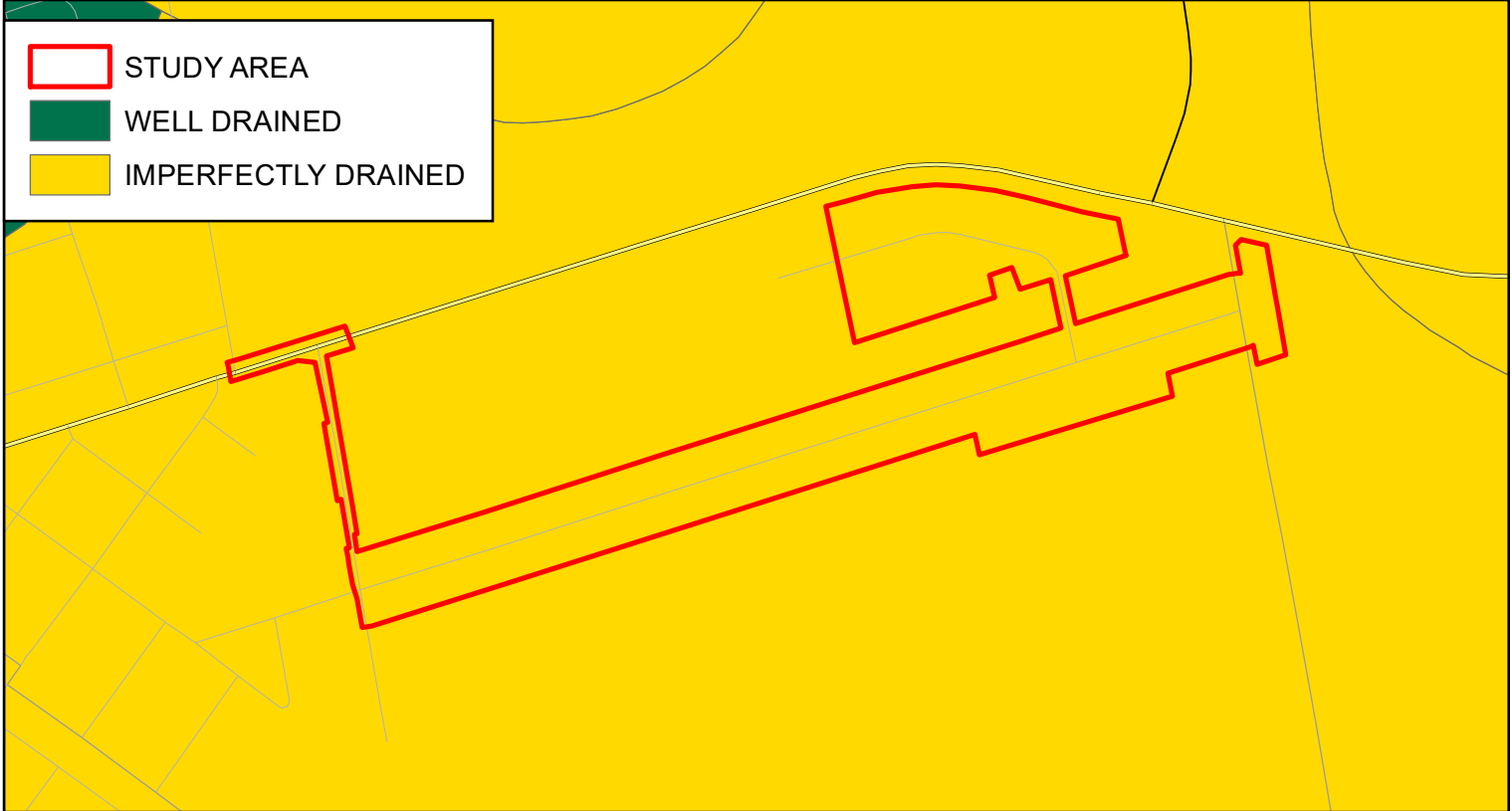
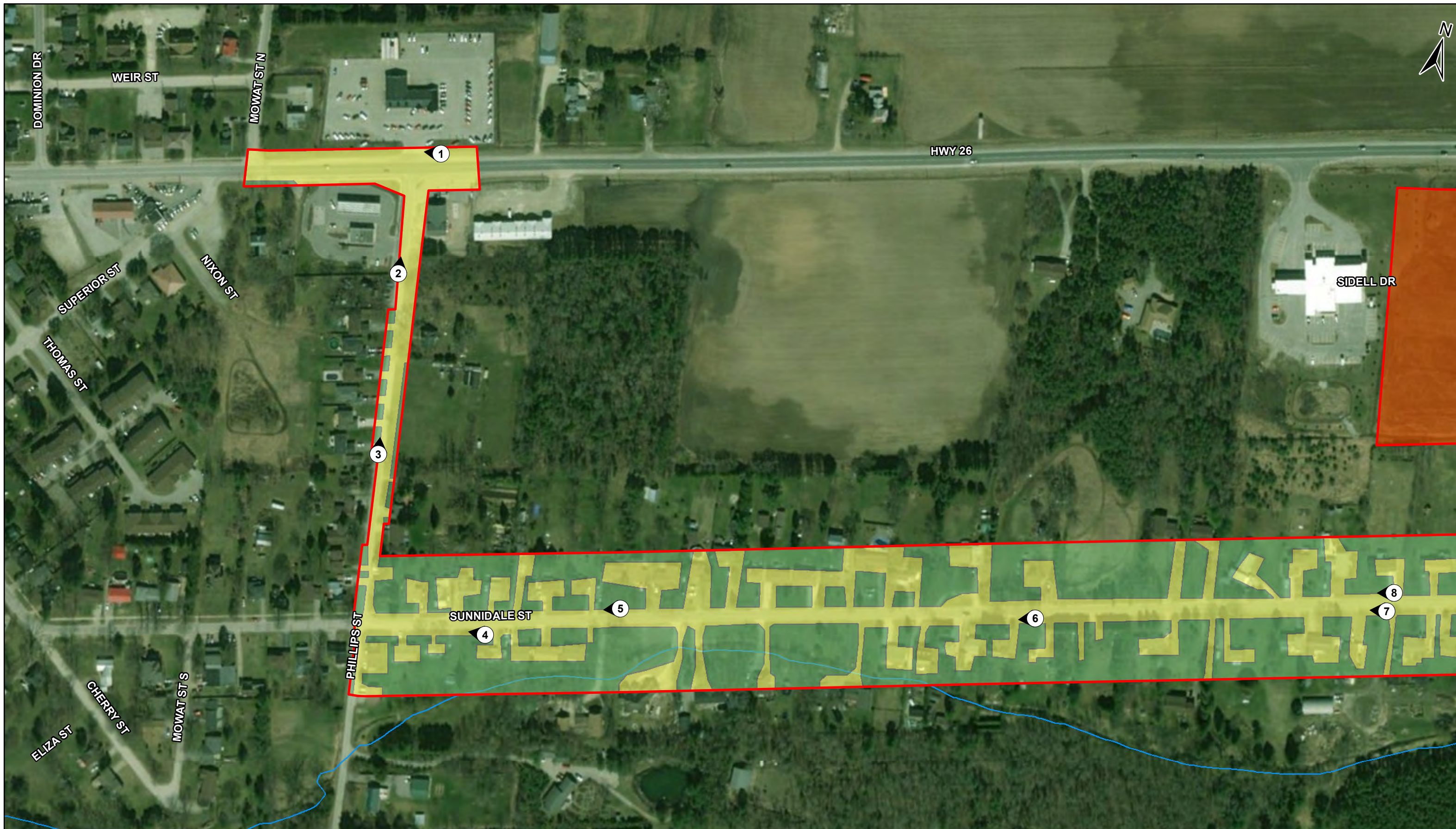


Figure 7: Study Area - Soil Drainage





	STUDY AREA	ARCHAEOLOGICAL POTENTIAL: TEST PIT REQUIRED	NO ARCHAEOLOGICAL POTENTIAL: LOW AND WET
	PHOTO LOCATION AND DIRECTION	NO ARCHAEOLOGICAL POTENTIAL: DISTURBED	NO ARCHAEOLOGICAL POTENTIAL: PREVIOUSLY ASSESSED (AMICK 2014)
		WATERCOURSE	

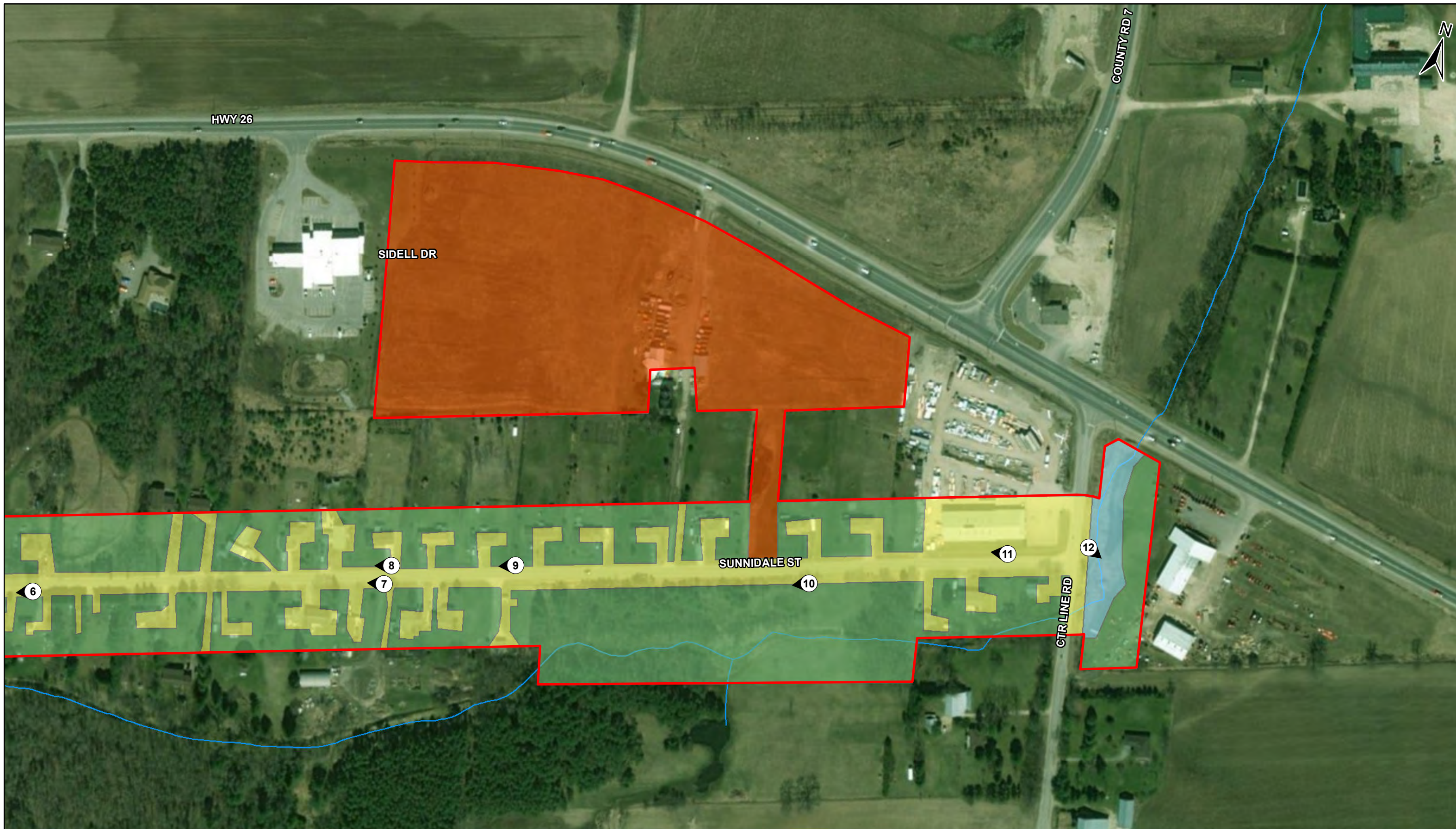
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Projection: NAD 1983 UTM Zone 17N  
 Scale: 1:2,500  
 Page Size: 11 x 17

0 100  
Metres

ASI PROJECT NO.: 19EA167    DRAWN BY: BW  
 DATE: 18-Nov-19    FILE: 19EA167\_Workspace

Figure 8: Sunnidales Street Sanitary Improvements Stage 1 Results (Sheet 1)





STUDY AREA

PHOTO LOCATION AND DIRECTION

ARCHAEOLOGICAL POTENTIAL: TEST PIT REQUIRED

NO ARCHAEOLOGICAL POTENTIAL: DISTURBED

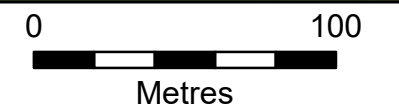
NO ARCHAEOLOGICAL POTENTIAL: LOW AND WET

NO ARCHAEOLOGICAL POTENTIAL: PREVIOUSLY ASSESSED (AMICK 2014)

WATERCOURSE

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Projection: NAD 1983 UTM Zone 17N  
 Scale: 1:2,500  
 Page Size: 11 x 17



ASI PROJECT NO.: 19EA167      DRAWN BY: BW  
 DATE: 18-Nov-19                      FILE: 19EA167\_Workspace

Figure 9: Sunnidale Street Sanitary Improvements Stage 1 Results (Sheet 2)



**8.0 IMAGES**



Plate 1: (W) Highway 26 disturbed ROW and ditch



Plate 2: (N) Disturbed Philips St ROW and grade change from gas station construction



Plate 3: (N) Disturbed Philips St ROW and buried utilities near roadway



Plate 4: (W) Sunnidale St disturbed ROW and ditches





Plate 5: (W) Sunnidale St ROW and extensive ditch disturbances



Plate 6: (W) South side disturb ditches and road ROW



Plate 7: (W) Disturbed ditches and road ROW



Plate 8: (W) North side disturb ditches and road ROW. Note utility box



Plate 9: (W) Disturbed area showing ditches and utilities



Plate 10: (W) Treed area with archaeological potential beyond disturbed road ROW





Plate 11: (W) Disturbance due to ditching within road ROW and commercial development



Plate 12: (E) Low and wet creek bed in foreground – no potential. Manicured lawn for commercial operation has archaeological potential – requires test pit survey



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## Appendix B

### Evaluation of Alternatives

Appendix B

Evaluation of Alternative Solutions B1

**South East Stayner Sanitary Improvements- Evaluation of Alternatives**

CRITERIA FOR EVALUATING ALTERNATIVES	1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
		Site A	Site A	Site B	Site C
<b>A NATURAL ENVIRONMENT</b>					
1 <b>Vegetation/Tree (potential to impact or remove vegetaiton or trees)</b>	No impact over existing conditions.	Grading and clearing of meadow marsh vegetation community. Some tree removal may be required for sewer connection in road right-of-way to Sunnidale Street	Grading and clearing of meadow marsh vegetation community. Some tree removal may be required for sewer connection in road right-of-way to Sunnidale Street and sewer connection to Phillips Street.	Grading and clearing within the Residential – Rural Property and potential impact to the treed hedge-row. Some tree removal may be required for sewer connection in road right-of-way to Sunnidale Street and sewer connection to Phillips Street.	Grading and clearing in meadow marsh vegetation community. Some tree removal may be required for sewer connection in road right-of-way to Sunnidale Street and sewer connection to Phillips Street.
<b>Rating</b>	○	◐	◑	◑	◑
2 <b>Terrestrial Habitat (potential impact to breeding birds, general wildlife, habitat connectivity)</b>	No impact over existing conditions.	Vegetation removal may impact general wildlife habitat and breeding birds.Vegetation removal will be subject to timing restriction to avoid direct impact to breeding birds.	Vegetation removal may impact general wildlife habitat and breeding birds.Vegetation removal will be subject to timing restriction to avoid direct impact to breeding birds.	Vegetation removal may impact general wildlife habitat and breeding birds.Vegetation removal will be subject to timing restriction to avoid direct impact to breeding birds.	Vegetation removal may impact general wildlife habitat and breeding birds.Vegetation removal will be subject to timing restriction to avoid direct impact to breeding birds.
<b>Rating</b>	○	◐	◑	◑	◑
3 <b>Fisheries / Aquatic Habitat (potential impact to habitat features)</b>	No impact over existing conditions.	No impact over existing conditions.	No impact over existing conditions.	No impact over existing conditions.	Some impact over existing conditions. May result in impact to intermittent tributary that could impact potential aquatic habitat through permanent alteration (direct) or through sediment mobilization (indirect).
<b>Rating</b>	○	○	○	○	◐
4 <b>Species at Risk (SAR) (potential impact to habitat of Species at Risk eg. Barn Swallow, bats, Butternut)</b>	No impact over existing conditions.	Vegetation removal will impact habitat for SAR Monarch butterfly. Construction activities may pose a risk to SAR Monarch butterfly. Vegetation removal will be subject to timing restriction to avoid direct impact to Species at Risk.	Vegetation removal will impact habitat for SAR Monarch butterfly. Construction activities may pose a risk to SAR Monarch butterfly. Potential to impact candidate bat roosting habitat on north side of Sunnidale Street with possible tree removal in the right-of-way. Vegetation removal will be subject to timing restriction to avoid direct impact to Species at Risk.	Vegetation removal will impact habitat for SAR Monarch butterfly. Construciton activities may pose a risk to SAR Monarch butterfly. Potential to impact to candidate bat roosting habitat on north side of Sunnidale Street with possible tree removal in the right-of-way.Vegetation removal will be subject to timing restriction to avoid direct impact to Species at Risk.	Impact to SAR not anticipated.
<b>Rating</b>	○	◐	◑	◑	○
5 <b>Groundwater Resources (potential impact to groundwater resources, wells, aquifer)</b>	No impact over existing conditions. Continued use of private systems may pose a risk to local groundwater resources	Not located within a wellhead protection zone. Located within Highly Vulnerable Aquifer.	Not located within a wellhead protection zone. Located within Highly Vulnerable Aquifer.	Not located within a wellhead protection zone. Located within Highly Vulnerable Aquifer.	Not located within a wellhead protection zone. Located within Highly Vulnerable Aquifer.
<b>Rating</b>	●	◐	◑	◑	◑
<b>SUMMARY NATURAL ENVIRONMENT</b>	○	◐	◑	◑	◑

### South East Stayner Sanitary Improvements- Evaluation of Alternatives

CRITERIA FOR EVALUATING ALTERNATIVES		1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
			Site A	Site A	Site B	Site C
<b>B SOCIO-CULTURAL ENVIRONMENT</b>						
1	<b>Conformity to Municipal Policies and Development Planning</b>	Does not conform to municipal policy to support development. <i>Section 7.1 Use of full municipal servicing is favoured.</i> <i>Section 7.2.1 1) New development on the basis of partial (water or sewer only) or private servicing systems shall only be permitted in or as an extension of areas already equipped with such services, (e.g. Sidell Estates Subdivision(Stayner)</i>	Conforms to municipal policy to service new development. Does not optimize opportunity for provision of full municipal sewage services	conforms to municipal policy to service new development as an extension of area	conforms to municipal policy to service new development as an extension of area	conforms to municipal policy to service new development as extension of area
	<b>Rating</b>	●	◐	○	○	○
2	<b>Heritage Resources (built heritage, and cultural heritage landscapes)</b>	No impact over existing conditions.	Impact to cultural heritage resources resources not anticipated.	Impact to cultural heritage resources not anticipated as a result of the pump station. Potential to impact cultural heritage resources on the north side of Sunnidale Street, near the interesection of Phillips Street associated with new sanitary sewer.	Impact to cultural heritage resources not anticipated as a result of the pump station. Potential to impact cultural heritage resources on the north site of Sunnidale Street, near the interesection of Phillips Street associated with new sanitary sewer.	Impact to cultural heritage resources not anticipated as a result of the pump station. Potential to impact cultural heritage resources on the north site of Sunnidale Street, near the interesection of Phillips Street associated with new sanitary sewer.
	<b>Rating</b>	○	○	◐	◐	◐
3	<b>Heritage Resources (archaeological features)</b>	No impact over existing conditions.	Impact to archaeological resources for pump station not anticipated.	No archaeological potential at pump station location. Impact to archaeological resources not anticipated as a result of the pump station construction and construction with road right-of-way.	Potential for archaeological resources at pump station location. Impact to Potential to impact archaeological resources associated with sanitary sewer construction in the road right-of-way not anticipated.	Potential for archaeological resources at pump station location. Impact to Potential to impact archaeological resources associated with sanitary sewer construction in the road right-of-way not anticipated.
	<b>Rating</b>	○	○	○	◐	◐
4	<b>Local Residents Nuisance Impacts (noise, traffic, visual impact)</b>	No impact over existing conditions.	Impact to local traffic as a result of construction not anticipated as improvements are located within the development area. Short term impact to local traffic as a result of sewer improvements in the Sunnidale Street right-of-way Potential visual impact of pump station can be screened.	Short term impact to local traffic as a result of sewer improvements in the Sunnidale Street and Phillips Street road right-of-way. Construction of pump station located on development lands. Potential visual impact can be screened.	Short term impact to local traffic as a result of sewer improvements in the Sunnidale Street and Phillips Street road right-of-way. Potential visual impact of pump station can be screened.	Short term impact to local traffic as a result of sewer improvements in the Sunnidale Street and Phillips Street road right-of-way. Potential visual impact of pump station can be screened.
	<b>Rating</b>	○	◐	◐	◐	◐
5	<b>Municipal services for residents of the Study Area</b>	Does not provide service to residents of the Study Area	Does not provide service to existing residents of the Study Area	Provides service to all residents of the Study Area	Provides service to all residents of the Study Area	Provides service to all residents of the Study Area
	<b>Rating</b>	●	●	○	○	○
6	<b>Land Acquisition Requirements</b>	None required.	None required.	None required	Property acquisition for improvements.	Property acquisition for improvements.
	<b>Rating</b>	○	○	○	◐	◐
7	<b>Conformity to Agency Policy (NVCA, MNR, County of Simcoe)</b>	No impact over existing conditions.	Pump station potentially located outside of the NVCA regulated limit. No potential for impact to aquatic habitat as a result of pump station.	Pump station potentially located outside of the NVCA regulated limit. No potential for impact to aquatic habitat as a result of pump station or sewer within the road right-of-way.	Pump Station location within the NVCA regulated limit and near watercourse will require permits. No potential for impact to aquatic habitat as a result of pump station or sewer within the road right-of-way.	Potential impact to intermittent watercourse for pump station. Location within regulated limit and near water crossings will require permits from NVCA. No potential for impact to aquatic habitat as a result of pump station or sewer within the road right-of-way.
	<b>Rating</b>	◐	○	○	◐	●
<b>SUMMARY SOCIO-CULTURAL ENVIRONMENT</b>		◐	◐	○	◐	◐



### South East Stayner Sanitary Improvements- Evaluation of Alternatives

CRITERIA FOR EVALUATING ALTERNATIVES	1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
		Site A	Site A	Site B	Site C
<b>FINANCIAL FACTORS</b>					
1 <b>Estimated Capital Costs</b>	No capital costs.	Costs for construction of wetwell/drywell, forcemain to Phillips Street.	Higher costs for construction of wetwell/drywell, forcemain to Phillips Street, and upsize of Phillips Street sewer.	Higher costs for construction of wetwell/drywell, long forcemain to Phillips Street, and upsize of Phillips Street sewer.	Higher costs for construction of wetwell/drywell, longest forcemain to Phillips Street, and upsize of Phillips Street sewer.
<b>Rating</b>	○	◐	◑	◒	◓
2 <b>Estimated Operation and Maintenance Cost</b>	On-going costs for maintenance of existing septic systems borne by private residences.	On-going costs for maintenance.	Higher for regular maintenance.	Higher costs for regular maintenance.	Higher costs for regular maintenance.
<b>Rating</b>	◐	◑	◒	◓	◔
3 <b>Property Acquisition Cost</b>	No property acquisition anticipated.	No property acquisition anticipated for improvements. Assumed by the Town as part of overall development.	No property acquisition anticipated for improvements. Assumed by the Town as part of overall development.	Property acquisition anticipated for Site location. Site would require severance from existing residential/agricultural property.	Property acquisition anticipated for Site location. Site would require severance from existing commercial property.
<b>Rating</b>	○	○	○	◓	◔
<b>SUMMARY FINANCIAL FACTORS</b>	○	○	◑	◒	◓

### South East Stayner Sanitary Improvements- Evaluation of Alternatives

D	CRITERIA FOR EVALUATING ALTERNATIVES	1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
			Site A	Site A	Site B	Site C
<b>1</b>	<b>Provides municipal servicing to existing lots within the Study Area</b>	Does not provide service to existing lots.	Does not provide service to existing lots. Service to Manortown Homes development only.	Provides service to existing lots and new Manortown Homes development.	Provides service to existing lots and new Manortown Homes development.	Provides service to existing lots and new Manortown Homes development.
	<b>Rating</b>	●	●	○	○	○
<b>2</b>	<b>Provides municipal servicing to future development within the Study Area</b>	Does not provide service to future development.	Provides service to future Manortown development. Does not upsize Phillips Street to accommodate other future development in the area.	Provides service to existing lots and new Manortown Homes development. Upsizing of Phillips Street sewer provides some capacity for other future development.	Provides service to existing lots and new Manortown Homes development. Upsizing of Phillips Street sewer provides some capacity for future other future development.	Provides service to existing lots and new Manortown Homes development. Upsizing of Phillips Street sewer provides some capacity for future other future development.
	<b>Rating</b>	●	◐	○	○	○
<b>3</b>	<b>Site can accommodate proposed pumping station design footprint.</b>	Does not provide service.	Site can accommodate design footprint.	Site can accommodate design footprint.	Site is constrained by proximity of watercourse.	Site is constrained by proximity of watercourse.
	<b>Rating</b>	●	○	○	●	●
<b>4</b>	<b>Site elevation allows for study area to be drained by gravity to SPS.</b>	Does not provide service.	Site is located at low spot of study area.	Site is located at low spot of study area.	Site is located near low spot of study area.	Site is located near low spot of study area.
	<b>Rating</b>	●	○	○	◐	◐
<b>5</b>	<b>Increased flows can be accommodated by existing sewer infrastructure connection</b>	Does not provide service. No increased flows.	Increase flows from only Manortown development can be accommodated by existing gravity sewer at Phillips Street.	Increased flows require upsizing of existing sewer.	Increased flows require upsizing of existing sewer.	Increased flows require upsizing of existing sewer.
	<b>Rating</b>	○	○	◐	◐	◐
<b>6</b>	<b>Opportunity to assess existing water distribution and potential for improvements</b>	No opportunity to assess water distribution improvements	Minimal opportunity to assess water distribution improvements	Possible opportunity to assess existing water distribution as a result of road reconstruction of Sunnidale Street and Phillips Street.	Possible opportunity to assess existing water distribution as a result of road reconstruction of Sunnidale Street and Phillips Street.	Possible opportunity to assess existing water distribution as a result of road reconstruction of Sunnidale Street and Phillips Street.
	<b>Rating</b>	●	◐	○	○	○
<b>7</b>	<b>Potential to impact existing utilities</b>	No impact to existing utilities	Potential to impact drainage, subsurface and overhead utilities along Sunnidale Street.	Potential to impact drainage, subsurface and overhead utilities along Sunnidale Street and Phillips Street.	Potential to impact drainage, subsurface and overhead utilities along Sunnidale Street and Phillips Street.	Potential to impact drainage, subsurface and overhead utilities along Sunnidale Street and Phillips Street.
	<b>Rating</b>	○	◐	●	●	●
<b>8</b>	<b>Opportunity for improvements to road structure</b>	No impact to existing conditions	Forcemain installed within ROW, impact to road not anticipated.	Opportunity for road improvements for Sunnidale Street and Phillips Street.	Opportunity for road improvements for Sunnidale Street and Phillips Street.	Opportunity for road improvements for Sunnidale Street and Phillips Street.
	<b>Rating</b>	●	●	○	○	○
	<b>SUMMARY TECHNICAL FACTORS</b>	◐	◐	○	◐	◐

**South East Stayner Sanitary Improvements- Evaluation of Alternatives**

E	CRITERIA FOR EVALUATING ALTERNATIVES	1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
			Site A	Site A	Site B	Site C
	<b>PROBLEM STATEMENT</b>					
1	Addresses Problem Statement	No	Yes	Yes	Yes	Yes
	<b>SUMMARY PROBLEM STATEMENT</b>	<b>Not Preferred</b>	<b>Preferred</b>	<b>Preferred</b>	<b>Preferred</b>	<b>Preferred</b>

	CRITERIA FOR EVALUATING ALTERNATIVES	1) Do Nothing	2) New Pump Station on a New Site to Service Manortown Homes	3) New Pump Station on a New Site to Service Study Area		
			Site A	Site A	Site B	Site C
	<b>OVERALL SUMMARY</b>	<b>Not Preferred</b>	<b>More Preferred</b>	<b>Most Preferred</b>	<b>Less Preferred</b>	<b>Least Preferred</b>

**ORDER OF PREFERENCE**

- Most Preferred ○
- More Preferred ◐
- Somewhat Preferred ◑
- Less Preferred ◒
- Least Preferred ●



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## Appendix C

### Consultation Record

Project Contact List	C1
Notice of Study Commencement	C2
Public Information Centre Summary Report	C3
Correspondence with Agencies, Indigenous communities and Public	C4



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**Appendix C1**

**Project Contact List**



Agency/ Organization	Title	First Name	Last Name	Position	Address 1	Address 2	City	Prov.	Postal Code	Email	Telephone	Comments Received	Response Given
Fisheries and Oceans Canada				Fisheries Protection Program						<a href="mailto:FisheriesProtection@dfo-mpo.gc.ca">FisheriesProtection@dfo-mpo.gc.ca</a>	855-852-8320	190718_ Email from DFO receipt of NOCm.	
Hydro One Networks Inc.										<a href="mailto:SecondaryLandUse@HydroOne">SecondaryLandUse@HydroOne</a>		190724_ Email from Hydro One Confirming there are no existing Hydro One Transmission assets in subject area.	
Ministry of the Environment, Conservation and Parks Central Region Simcoe County & City of Toronto	Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator	Place Nouveau 5775 Yonge Street	9th Floor	Toronto	ON	M2M 4J1	chunmei.liu@ontario.ca	416-326-4886	200702_ Email from C. Liu, Pls. be aware this project is located in the Township of Clearview, County of Simcoe is managed by the ministry's Central Region. Therefore, you should send the NOCm & NOCp to EA Notices to CRegion (MECP) <a href="mailto:eanotification.cregion@ontario.ca">eanotification.cregion@ontario.ca</a> instead of west central region email 190726_ Email from C. Liu Further Pls. find letter (July 25, 2019) of general comments for the above noted project. 190530_ Email from C. Liu with selected Indigenous communities to contact.	200707_ Email from SLW, Thanks for email. The NoPIC was sent to you for your info.& in error to WCRegion, thanks for catching that. On July 15, 2019 (12:57) the CR email was sent an email with the Project Info. Form for this Project. In return on July 26, 2019 S. Radovic received an email from yourself regarding Indigenous communities to contact, SWP, climate change, planning & policy, air quality, dust & noise, ecosystem protection & restoration, surface water, groundwater, contaminated soils, excess materials management, servicing & facilities, mitigation & monitoring, consultation, & Class EA process. 190514_ Email from S. Radovic requesting Indigenous communities to contact.
Ministry of the Environment, Conservation and Parks Environmental Approvals Branch										<a href="mailto:eanotification.cregion@ontario.ca">eanotification.cregion@ontario.ca</a>			
Ministry of the Environment, Conservation and Parks Environmental Approvals Branch										<a href="mailto:MEA.NOTICES.EAAB@ontario.ca">MEA.NOTICES.EAAB@ontario.ca</a>			
Ministry of Municipal Affairs Central Municipal Service Office	Mr.	Shawn	Parry	Regional Director (A)	College Park 777 Bay Street	13th Floor	Toronto	ON	M5G 2E5	<a href="mailto:shawn.parry@ontario.ca">shawn.parry@ontario.ca</a>	Toll Free: 800-668-0230 416-585-6226	200702_ Email from S. Parry, Pls. remove from Project Contact List	
Ministry of the Environment, Conservation and Parks	Mr.	Charles	O'Hara	Director (A)	Foster Bldg 8th Flr, 40 St Clair Ave W.		Toronto	ON	M4V 1M2	charles.o'hara@ontario.ca		200702_ Email from C. O'Hara, out of the office until July 10. Atif Durrani is acting & can be reached at 647-922-0936	
Ministry of Natural Resources and Forestry Midhurst (Huron) (Southern Region)	Mr.	Ken	Mott	District Planner	2284 Nursery Road		Midhurst	ON	L9X 1N8	<a href="mailto:ken.mott@ontario.ca">ken.mott@ontario.ca</a>	705-725-7500		
Ministry of Natural Resources and Forestry Midhurst (Huron) (Southern Region)	Ms.	Kim	Benner	District Planner	2284 Nursery Road		Midhurst	ON	L9X 1N8	kim.benner@ontario.ca	705-725-7534		
Ministry of Tourism, Culture and Sport Culture Division		Dan	Minkin							<a href="mailto:Dan.Minkin@ontario.ca">Dan.Minkin@ontario.ca</a>		200717_ Email from D. Minkin, Pls. find attached Ltr. with MHSTCI's comments. .	200721_ Email from DDF, Resp. to 200717 Email, your letter & comments are noted & will become part of PFR. A Stage 1 AA was completed & has been submitted (PIF# P383-0150-2019). A CHRA is currently being completed, an electronic copy will be provided to MHSTCI prior to NOCp, per your request.
Ministry of Tourism, Culture and Sport Culture Division	Ms.	Karla	Barboza							<a href="mailto:karla.barboza@ontario.ca">karla.barboza@ontario.ca</a>			190722_ Email from SLW NOCm.
Ministry of Transportation Central Region		Peter	Doran							<a href="mailto:Peter.Dorton@ontario.ca">Peter.Dorton@ontario.ca</a>		200714_ Email, from P. Doran, Replacement of this pipe will require MTO review & approval, including an Encroachment permit. 200714_ Email from P. Doran, MTO has reviewed NoPIC, & materials, & while we have no concerns with the recommendation for a proposed new sanitary pumping station within the Manortown Homes draft plan of subdivision site, pls. confirm that there are no assoc. works proposed within Hwy 26 ROW.	200714_ Email from M. Rawn, Can confirm the Manortown development, future pumpstation, & Forcemains being reviewed do not require any work to be completed in the Hwy 26 ROW. The forcemain will discharge into an existing pipe on Phillips St. that is in Hwy 26 ROW. The existing pipe will have to be replaced at some point in the future due to age and depth (only 5' deep at Phillips St.). When we do that we will likely increase the size.
Ministry of Transportation Central Region	Mr.	Jason	White	Manager	159 Sir William Hearst Ave.	Bldg. D 5th Floor	Toronto	ON	M3M 0B7	jason.white@ontario.ca			
Ontario Provincial Police Operations Policy and Strategic Planning Bureau	Ms.	Suzanne	Kettle		777 Memorial Avenue	1st Floor	Orillia	ON	L3V 7V3			190718_ Email (suzanne.kettle@ontario.ca) returned (bounced)	

Agency/ Organization	Title	First Name	Last Name	Position	Address 1	Address 2	City	Prov.	Postal Code	Email	Telephone	Comments Received	Response Given
Township of Clearview		Steve	Sage	CAO	217 Gideon Street		Stayner	ON	L0M 1S0	<a href="mailto:ssage@clearview.ca">ssage@clearview.ca</a>	705-428-6230 x228		
Town of Collingwood				CAO	97 Hurontario St.	P.O. Box 157	Collingwood	ON	L9Y 3Z5	<a href="mailto:cao@collingwood.ca">cao@collingwood.ca</a>			
Township of Springwater		Jeff	Schmidt	CAO	2231 Nursery Road		Minesing	ON	L9X 1A8		705-728-4784 x2041		
Township of Adjala-Tosorontio		Gagan	Sandhu	CAO	7855 30th Sideroad		Alliston	ON	L9R 1V1	<a href="mailto:gsandhu@adjtos.ca">gsandhu@adjtos.ca</a>	(705) 434-5055 x228		
Town of Wasaga Beach		George	Vadeboncoeur	CAO	30 Lewis Street		Wasaga Beach	ON	L9Z 1A1	<a href="mailto:eamc@wasagabeach.com">eamc@wasagabeach.com</a>	705-429-3844		
Municipality of Grey Highlands		Rob	Adams	CAO	206 Toronto Street South	Unit 1	Markdale	ON	N0C 1H0		519-986-1216 X231		
Métis Nation of Ontario				Métis Nation of Ontario - Lands, Resources and Consultations						<a href="mailto:consultations@metisnation.org">consultations@metisnation.org</a>			
Bell Canada	Ms.	Wendy	Lefebvre	Design Manager, Access Network	5115 Creekbank Road West	3rd Floor	Mississauga	ON	L4W 5R1		905-219-4558		
Bell Canada	Mr.	Scott	Moon	Implementation Department	5115 Creekbank Road	3rd Floor, West Tower	Mississauga	ON	L4W 5R1	<a href="mailto:scott.moon@bell.ca">scott.moon@bell.ca</a>	905-219-4558		
Bell Canada, Municipal Operations Centre	Mr.	John	Lachapelle		100 Borough Drive	Floor 5 Blue	Scarborough	ON	M1P 4WZ				
Enbridge Gas Distribution Inc.	Mr.	Vince	Cina	Supervisor, Planning and Design	500 Consumers Road		North York	ON	M2J 1P8	<a href="mailto:vince.cina@enbridge.com">vince.cina@enbridge.com</a>			
Enbridge Pipelines Inc.	Ms.	Ann	Newman	Crossing Co-ordinator	1086 Modeland Road.	Building 1050, 1st Floor	Sarnia	ON	N7S 6L2	<a href="mailto:ann.newman@enbridge.com">ann.newman@enbridge.com</a>			
Enbridge Pipelines Inc.				Lands & ROW Administrator - Crossings, Eastern Region	Western Research Park	1086 Modeland Road, Bldg. 1050 1st Floor	Sarnia	ON	N7S 6L2	<a href="mailto:est.reg.crossing@enbridge.com">est.reg.crossing@enbridge.com</a>	519-333-6753	200702_Email, Enbridge Pipelines does not have any assets in the area	
Rogers Communications		Marion	Wright	Planning Coordinator	3573 Wolfedale Road		Mississauga	ON	L5C 3T6		905-897-3914; 888-764-3771		
Trans Canada Corporation MHBC Planning, Urban Design & Landscape Architecture	Ms.	Darlene	Presley	Plannng Co-ordinator, EA contact	442 Brant Street, Suite 204		Burlington	ON	L7R 2G4	<a href="mailto:dpresley@mhbcplan.com">dpresley@mhbcplan.com</a>	905-639-8686 ext. 229 705-627-2302		

Agency/ Organization	Title	First Name	Last Name	Position	Address 1	Address 2	City	Prov.	Postal Code	Email	Telephone	Comments Received	Response Given
Union Gas Limited	Ms.	Amanda	Zocco	Sarnia/London contact						azocco@uniongas.com			
Zayo										Utility.Circulations@zayo.com	416-649-7527	190718_Email from Utility has been placed in the queue.	
Nottawasaga Valley Conservation Authority		Lee	Bull	Manager, Planning Services	8195 Line 8 ESSA Township		Utopia	ON	L0M 1T0	<a href="mailto:lbull@nvca.on.ca">lbull@nvca.on.ca</a>		200902_Email from L. Bull, NVCA has reviewed PPT, there is a rough ELC map within PPT & some high-level discussion of natural heritage features including a watercourse & potential SAR habitat; & an area of woodland, & possible areas of unevaluated wetland. NVCA NH comments: It is recommended that (1) sanitary infrastructure be installed under the noted watercourses via directional drilling or otherwise non-intrusive methods; (2) areas of natural cover (that will be directly impacted by the footprint of proposed infrastructure) are evaluated for features of significance (SAR, wetland, etc.).	
Nottawasaga Valley Conservation Authority				Planner	8195 Line 8 ESSA Township		Utopia	ON	L0M 1T0	<a href="mailto:admin@nvca.on.ca">admin@nvca.on.ca</a>	705-424-1479		
Simcoe Muskoka District Health Unit	Dr.	Charles	Gardner	Medical Officer of Health & Chief Executive Officer	15 Sperling Avenue		Barrie	ON	L4M 6K9		(705) 721-7520		
Stayner Paramedic Station					6993 Highway 26	RR#2	Stayner	ON	L0M 1S0				
Fire Department		Roree	Payment	Fire Chief	6993 Highway 26	RR#2	Stayner	ON	L0M 1S0	<a href="mailto:rpagement@clearview.ca">rpagement@clearview.ca</a>	705-428-6230 x 401		
Simcoe County District School Board, Education Centre				Planner	1170 Hwy. 26		Midhurst	ON	L9X 1N6		705-728-7570		
Simcoe Muskoka Catholic District School Board				Planner	46 Alliance Blvd		Barrie	ON	L4M 5K3		Phone (705) 722- 3555		

Agency/ Organization	Title	First Name	Last Name	Position	Address 1	Address 2	City	Prov.	Postal Code	Email	Telephone	Comments Received	Response Given
Chippewas of Georgina Island	Ms.	Natash	Charles	Community Consultation	R.R #2	P.O. Box N13	Sutton West	ON	L0E 1R0	<a href="mailto:natasha.charles@georginaisland.com">natasha.charles@georginaisland.com</a>	705-437-1337		201013_Call from SLW, left msg. whether NOCm & NoPIC, had been received, whether have any comments/concerns. 191209_Call from SLW, left msg. for J. Taylor, asking for confirmation of receipt, whether any concerns/issues, to call or email back. 191031_Call from SLW, spoke with reception who directed the msg. to go to Natasha Charles, Community Consultation. SLW left msg. at extension.
Chippewas of Georgina Island	Ms.	Janice	Taylor	Band Manager	R.R #2	P.O. Box N13	Sutton West	ON	L0E 1R0	NA	705-437-1337		191209_Call from SLW, left msg. for J. Taylor, asking for confirmation of receipt, whether any concerns/issues, to call or email back.
Chippewas of Georgina Island	Chief	Donna	Big Canoe	Chief	R.R #2	P.O. Box N13	Sutton West	ON	L0E 1R0	NA	705-437-1337		
Beausoleil First Nation		Mike	Smith	Compliance Supervisor						<a href="mailto:msmith@chimnissing.ca">msmith@chimnissing.ca</a>			
Beausoleil First Nation		Jane	Copegog	Land Manager						<a href="mailto:jcopegog@chimnissing.ca">jcopegog@chimnissing.ca</a>	705)-247-2051	191209_Call between SLW & D. Monague, have received and forwarded to Lands Dept. it would be more efficient to email directly to lands@chimnissing.ca, and cced to info@chimnissing.ca.	
Beausoleil First Nation	First Nation Administrator	A. Dan	Monague	First Nation Administrator						<a href="mailto:lands@chimnissing.ca">lands@chimnissing.ca</a> ; <a href="mailto:cced_info@chimnissing.ca">cced_info@chimnissing.ca</a>	705-247-2051	191209_Call between SLW & D. Monague, would be more efficient to email directly to lands@chimnissing.ca, and cced to info@chimnissing.ca.	191031_Call from SLW, for D. Monague, has NOCm been received?
Chippewas of Mnjikaning First Nation (Rama)		Sharday	James	Community Consultation Worker, Communications	5884 Rama Road	Suite 200	Rama	ON	L0K 1T0	<a href="mailto:shardayj@ramafirstnation.ca">shardayj@ramafirstnation.ca</a>		200702_Email, from S. James, Thank you, will watch PIC & let you know if we have any comments or concerns. 190718_Email from S.James Thank you for your email. I will look it over.	
Chippewas of Nawash First Nation	Chief	Greg	Nadjiwon	Chief	c/o Band Office	135 Lakeshore Blvd.	Neyaashiinigmling	ON	N0H 2T0	<a href="mailto:chiefsdesk@nawash.ca">chiefsdesk@nawash.ca</a>	519-534-1689 Admin Office	191209_Call between SLW & D. Ritchie Notice has been received, the study area is outside of the boundary, therefore would have no issues/concerns.	191031_Call from SLW to Doran Ritchie (as per G. Nadjiwon) left msg. on cell phone (519-374-9210). Confirming that G. Nadjiwon has received NOCm.

Agency/ Organization	Title	First Name	Last Name	Position	Address 1	Address 2	City	Prov.	Postal Code	Email	Telephone	Comments Received	Response Given
Nation Huronne- Wendat		Maxime	Picard							<a href="mailto:maxime.picard@cnhw.qc.ca">maxime.picard@cnhw.qc.ca</a> ; Note in body of text 'preferred solution does not impact Arch'		200702_Email from M. Picard, out of the office & have no access to mail or phone 191210_Email from M. Picard, Thanks for following-up; Pls. keep us updated on Stage 2 AA timing & results. 190718_Email from M.Picard Pls. to be involved in project; pls. clarify whether or not there will be any archaeological assessment initiated.	191209_Email from DDF Thank you for comments, which will become part of the public record. A Stage 1 AA has been completed, concluded that parts of the study area exhibit archaeological potential & recommends a Stage 2 AA in select areas, if impacted (see attached). A Stage 2 AA will be completed as part of the project if the preliminary preferred solution selected has the potential to impact to areas of archaeological potential within study area as a result of earthworks & ground disturbance. We will keep your contact info. on Project Contact List to receive notices. Pls. let me know if you would also like to be kept informed about any upcoming archaeological assessment.
Nation Huronne- Wendat	Grand Chief	Konrad	Sioui		255, place Chef Michel Laveau		Wendake	QC	G0A 4V0	<a href="mailto:melanievincent21@yahoo.ca">melanievincent21@yahoo.ca</a> <a href="mailto:maxime.picard@cnhw.qc.ca">maxime.picard@cnhw.qc.ca</a>	Cell / SMS: (418) 580-4442		
Métis Nation of Ontario	Consultation Assessment Coordinator	Jesse	Fieldwebster	Consultation Assessment Coordinator	255 Cranston Crescent	P.O. Box 4	Midland	ON	L4R 4K6	<a href="mailto:consultations@metisnation.org">consultations@metisnation.org</a>	705-526-6335 ext. 220	191031_Call between SLW & J. Fieldwebster, NOCm has been received, No comments.	191031_Call between SLW & J. Fieldwebster, NOCm has been received, No comments.
Saugeen First Nation	Chief	Lester	Anoquot	Chief	6493 Highway 21	R.R #1	Southampton	ON	N0H 2L0	<a href="mailto:lester.anoquot@saugeen.org">lester.anoquot@saugeen.org</a> ; cc: <a href="mailto:band.admin@saugeen.org">band.admin@saugeen.org</a>	519-797-2781	191209_Call between SLW & C. Urscheler, NOCm received, has sent to Environmental section as has not received any response, pls. keep informed. 191209_Call between SLW & J. Wesley (suggested to cc. himself), who forwarded me to C. Urscheler, left msg. to confirm receipt of NOCm & whether there are any issues/concerns.	191031_Call from SLW, left msg. for J. Wesley or C. Urscheler, confirming NOCm has been received & whether there are any issues/comments.



	Comments Received	Response Given
Resident 1	190723_Call, pls. add to Project Contact List.	
Resident 2	190724_Email, pls. add to Project Contact List; also sent permission to access the Manortown property to assess the SPS site.	
Resident 3	190822_Email, Re-phone call; attached existing concept plan Sunnidale Street – Est. to begin construction within 12-24 months pending, of course, the outcome of your study; thanks for including in study & keep us updated with progress. 190816_Email, company has residential development property on Sunnidale St. in Stayner & interested in being included in sanitary study; Pls call to discuss.	190816_Email Burnside asking for a particular time which would work.
Resident 4	RTS	
Resident 5	200102_Email from, Will they be running a force main & gravity sewer down Sunnydale St. providing they go with the pump station idea. You can't stop progress. Just interested & if they have a start date. 191227_Email, Could receive any project notices dealing with Manortown homes.	200103_Email from M. Rawn, Manortown is the reason we started the Sewer EA in that corner of Town. They have to wait as the EA progresses. We will add you to Project Contact List. The Clearview EA will help determine how big pipes & pump station needs to be & where it should be built. There will be a PIC in the near future. 200102_Email from M. Rawn, There is an EA for that end of Stayner for sewers. Are you wanting to know about the possible sewers in the area or just Manortown Homes specifically?
Resident 6	200713_Online input, Live in south end of Phillips St., do not want sewers because on our end as you would have to put a pumping station in to get the sewage across the creek. Do not believe that the existing residence should have to pay for the developer to service their lots to build on; do not think that I am alone on this opinion. Pls. add to Project Contact List. 190806_Call, would like to be kept up to date with Project. Concerned about potential costs.	190807_Call from Mike Rawn conveying he will be kept informed of Project. That his property was in the Study Area but would not be impacted.
Resident 7	200708_Online, Build a new pumping station to service Manortown homes. Pls. add to Project Contact List.	
Resident 8	200717_Online, Live on Phillip Street & have an inspected & regularly serviced septic system. Do not feel that we need an sewage servicing. We would likely need a pumping station just to remove waste from property. We also own another property on Phillip St. When we decide to build on that lot, which is 5 acres, there is sufficient space to support a septic bed. In order to facilitate development, we need proper servicing. If you need any further comments verbally or written, would be happy to participate. Pls. add to Project Contact List.	
Resident 9	200709_Ltr, (1) How will additional traffic be handled getting onto Centre Line & onto Hwy 26? (2) Where will the children be picked up by the school bus on Sunnidale Street? (3) How will the drainage pond be looked after? (4) Can we get any compensation, for grading of high road level? (5) Where will the sidewalk snow be shoved? (6) Where will the pumping station for Sunnidale Street be located?	20200915_Ltr, from Burnside, (1) Analysis of traffic is not part of this study. A Traffic Impact Study is required as part of the Manortown Homes subdivision draft plan approval, contact Township planning dept. (Nick Ainley), for more info. (2) Inquiries about school bus routes & pick up locations can be directed to Simcoe County Student Transp. Consortium at 64 Cedar Pointe Drive, Suite #1403, Barrie, ON L4N 5R7 705-733-8965. (3) A SWM pond is planned to be located within the Manortown Homes development & reviewed as part of the planning & approval process. The Township assumes responsibility for maintenance when it assumes the development. As part of the approval process the MECP an ECA is issued which contains requirements for Ops & Maintenance. (4) Beyond the MCEA, the Township will work with Developer, to arrive at solutions appropriate for this area of Stayner. (5) Township's regular winter maintenance operations will apply in Study Area. Snow from sidewalks is typically moved to the boulevard areas of the ROW. (6) The new pumping station is planned to within the Manortown Homes development, illustration provided.

	Comments Received	Response Given
Resident 10	200730_Online, Q.#1 Which of the alternatives? A. Alternative #2 - Build a New Pumping Station on a New Site to Service the Study Area. Material was fine! easy to understand. Question - when would this project be started/ completed? What is the projection of the projects timeline? Pls. add to Project Contact List.	
Resident 11	200730_Online, Q.#1 Which of the alternatives? A. Alternative #1 Do Nothing. Q.#2 If Manortown Homes was not developing Sidell Drive, sanitary sewers would not even be a consideration. I know that the cost can be exhorbitant to the homeowner & if you decide that sanitary sewers have to be installed on Sunnidale St., then Manortown Homes should pay the cost for the sewage line to cross the home owner's property. Q.#3 I know that the cost can be exhorbitant to the homeowner & if you decide that sanitary sewers have to be installed on Sunnidale St., then Manortown Homes should pay the cost for the sewage line to cross the home owner's property. Pls. add to Project Contact List.	
Resident 12	200731_Online, Q.#1 Which of the alternatives? A. Alternative #2 - Build a New Pumping Station on a New Site to Service the Study Area. Pls. add to Project Contact List.	
Resident 13	200731_Online, Q.#1 Which of the alternatives? A. Alternative #2 - Build a New Pumping Station on a New Site to Service the Study Area. Q.#2 I wanted to get a clearer understand of the timeline of the project. When is it projected to start and end? Q.#3 Very good! more information about timeline would have been appreciated. Pls. add to Project Contact List.	
Resident 14	200804_Email-Ltr., July 30, 2020, Comments on PIC Pump Station. Consultant for Manortown Homes Development. Are in general agreement with Alternative #3, locating proposed pump station within the Manortown development. Pls. clarify, (1) What is the anticipated timeline for construction & startup of pump station? (2) Will there be a phased development of pump station to allow for development of study area? (3) Will Township pay for construction of pumpstation/ forcemain & Manortown will contribute through DC charges? or will Manortown be expected to upfront the pump station/ forcemain costs & recoup costs as other development lands come online?	
Resident 15	200709_Online, Q.#1 Need further information; Q.#2 Can you tell me who is responsible for paying for the pumping station? Will there be sanitary service fees for all home owners in the study area? Or only those along the highlighted proposed new sanitary line route along Phillip St. and Sunnidale Rd.? If sanitary service fees are for the whole study area, are you basing the fees upon size of property frontage on road? Pls. add to Project Contact List.	
Resident 16	200901_Email, thank you.	200901_Email from Burnside, Pls. add to Project Contact List.



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**Appendix C2**

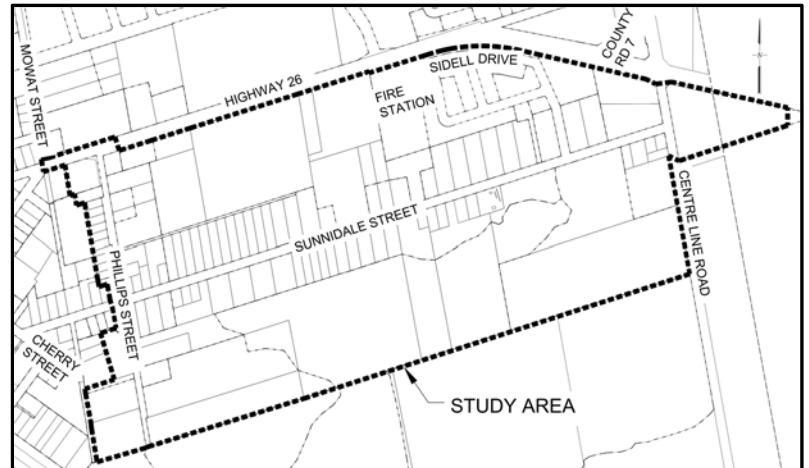
**Notice of Study Commencement**

**NOTICE OF STUDY COMMENCEMENT  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT  
South East Stayner Sanitary Servicing, Township of Clearview**

**The Study**

The Township of Clearview (Township) is initiating a Municipal Class Environmental Assessment (EA) to address the need for Sewage Collection to service the existing unserviced area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.

Options for service include; 1) Do Nothing, 2) Build a new pumping station on a new site to service the study area, or 3) Build a new pumping station on a new site to service the Manortown Homes development.



**The Process**

The Study will follow Schedule B of the *Municipal Class Environmental Assessment* (Municipal Engineers Association, October 2000, as amended in 2007, 2011, & 2015) process, which is an approved process under the *Ontario Environmental Assessment Act*. The study will evaluate alternative solutions with consideration for the natural, cultural, technical and economic environment, and recommend a preferred solution in consultation with the public, Indigenous communities and agencies. At the conclusion of the study, the process will be documented in a Project File Report (PFR), prepared for public review.

**Input Invited**

Consultation is important to this study. The Township would like to ensure that anyone interested in this study has the opportunity to provide input into the planning and design of the project. The Township will hold a Public Information Centre (PIC) to receive input on the alternative solutions being considered. Further notice will be provided closer to the date of the PIC. Information about this project can be found at [www.clearview.ca/news-events-meetings/special-projects](http://www.clearview.ca/news-events-meetings/special-projects). The website will be updated with project information as it becomes available throughout the study. To provide comment or to request additional information concerning this Study or if you would like to be added to the Project Contact List to receive future project notices, please contact either of the following Project Team members:

Mike Rawn,  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

Project and notice information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the *Accessibility for Ontarians with Disabilities Act, 2005*.

Information will be collected and maintained to meet the requirements of the Environmental Assessment Act and for the purpose of creating a record that will be available to the general public as described in Section 37 of the Freedom of Information and Protection of Privacy Act. All comments and personal information such as name, address, telephone number and property location will become part of the public record that is available to the general public unless you request that your personal information remain confidential. For more information, please contact the Ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.

This Notice first published on July 18<sup>th</sup>, 2019.



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## Appendix C3

### Public Information Centre Summary Report





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**Public Information Centre  
Summary Report  
South East Stayner Sanitary Servicing**

**Township of Clearview  
217 Gideon Street,  
Stayner, ON L0M 1S0**

**R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood ON L9Y 4J6**

**September 2020  
300044062.0000**

**R.J. Burnside & Associates Limited**

**Report Prepared By:**



Deanna De Forest, B.Sc.  
Environmental Assessment Coordinator  
DD:sc

**Report Reviewed By:**



Jennifer Georgas, P.Eng.  
Project Manager  
JG:sc

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## 1.0 Introduction and Background

The Township of Clearview (Township), has initiated a Municipal Class Environmental Assessment (MCEA) to address the need for sewage collection to service the existing unserviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes. Alternative solutions for servicing include:

1. Do Nothing
2. Build a new pumping station on a new site to service the study area
3. Build a new pumping station on a new site to service the Manortown Homes development.

The study is being carried out in accordance with the Schedule 'B' requirements (Phases 1 to 2) of the Municipal Engineers Association Municipal Class Environmental Assessment document (October 2000, as amended in 2007, 2011 and 2015), which is an approved process under the *Ontario Environmental Assessment Act*. A key component of the study includes consultation with interested stakeholders. This report documents the Public Information Centre (PIC), held on-line from July 2<sup>nd</sup>, 2020 to August 4<sup>th</sup>, 2020. It summarizes the notification process, the information presented, and the comments received during the comment period.

## 2.0 Method of Notification

Details of the date and purpose of the PIC were published as a notice, advertised in the Stayner/Wasaga Sun on July 2<sup>nd</sup> and July 9<sup>th</sup>, 2020, and the Creemore Echo on July 3<sup>rd</sup> and July 10<sup>th</sup>, 2020. A copy of the advertisement is provided in Appendix A. Notification of the PIC was also posted on the Special Projects webpage for the Township of Clearview (<https://www.clearview.ca/node/7473#overlay-context=node/7473>) and in the news section of Clearview.ca, which emailed to the latest news subscribers and posted to the Township Twitter account. The Notice of PIC was also emailed or mailed to agencies, municipalities, Indigenous communities with a potential interest in the project as well as local residents who live within the Study Area.

## 3.0 Public Meeting Format

Given the current provincial government order to limit social interactions in an effort to reduce community spread of the COVID-19 virus, the PIC was hosted in a virtual environment. A digital copy of the presentation material with recorded commentary was made available on the Township website, posted to the Special Projects page and YouTube for the public to view or download anytime during the PIC comment period. Presentation material described the Project, the proposed alternative solutions, and

identified next steps in the process. A copy of the presentation is provided in Appendix B. Opportunity for public feedback was made available by contacting the Project Team with written comments, or through an on-line digital comment form.

A copy of the online comment form is provided in Appendix C.

The questions on the digital comment form were as follows:

1. Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes?
2. Do you have any other comments, questions, or suggestions?
3. Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre?
4. Would you like to receive notices related to this project?

#### **4.0 Participation Levels and Summary of Comments Received**

A total of 16 unique views of the PIC presentation were recorded over the comment period from July 2<sup>nd</sup> to August 4<sup>th</sup>, 2020, with some viewing the presentation more than once. Project information on the Special Projects Page of the Township website received 94 unique views, with some viewing the material more than once. Eight comment webforms were received through the Township website. Other written comments were received from one local resident, and from the Ministry of Transportation and the Ministry of Heritage, Sport, Tourism, and Culture, and Enbridge. A copy of the comments received are provided in Appendix C.

#### **5.0 Overview of the Comments**

The participant comments were reviewed to provide a better understanding of stakeholder opinions and to provide feedback in the evaluation of the proposed alternative solutions. The summary of comments during the PIC is intended to provide an indication of overall shared questions, opinions, and concerns of participants.

The comments received during the PIC included the following themes:

- Potential costs to local homeowners
- Extent of service to local homeowners
- Timeline for the project start and end

Of the eight webform comments received, one participant indicated a preference for Alternative #1; Do Nothing, three participants chose Alternative #2; Build a new pumping station on a new site to service the study area, and one participant preferred



Alternative #3; Build a new pumping station on a new site to service the Manortown Homes development.

A summary of comments along with the Project team responses is provided in Table 1 and Table 2. The general comments presented are not intended to be a verbatim transcript of each comment received but are presented as a summary and highlights of comments under key themes.

**Table 1: Summary of Comments and Responses-Stakeholder Comments**

Summary of Comments	Response
Potential Cost to Local Homeowners	
<p>The existing residents shouldn't have to pay for the developer to service their lots to build on.</p> <p>If Manortown Homes was not developing Sidell Drive, sanitary sewers would not even be a consideration. The cost can be exorbitant to the homeowner.</p> <p>If sanitary sewers have to be installed on Sunnidale St., then Manortown Homes should pay the cost for the sewage line to cross the homeowner's property.</p>	<p>Costs for the pump station and forcemain are anticipated to be based on a cost sharing agreement between Manortown Homes and the Township. The details of cost sharing will be developed as part of detailed design.</p> <p>The installation of sanitary service on Sunnidale Street is not a requirement for the servicing of the Manortown Homes development.</p> <p>Service of the Manortown Homes development, including the construction of the pump station and forcemain sewer connection to the existing gravity sewer on Sunnidale Street at Phillips Street, provides an opportunity to consider and coordinate the installation of sanitary servicing to the existing residents on Sunnidale Street and the replacement of aging sewers on Phillips Street between Sunnidale Street and Highway 26. The timing of sanitary service to local residents is to be determined through future discussions with Township staff, Council and local residents.</p> <p>The installation of sanitary servicing to existing residents on Sunnidale Street is considered because it is consistent with the municipal service goal of the Township of</p>

	<p>Clearview Official Plan and Provincial Policy Statement to provide adequate and safe systems of water supply, sanitary sewage disposal and storm water management to all areas of development.</p> <p>Excerpted from the Provincial Policy Statement, 2020, Section 1.6.6.2:</p> <p><i>“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.”</i></p>
<p>Extent of Service to Local Homeowners</p>	
<p>Do not feel that sanitary sewer service is needed on Phillips Street, (south of Sunnidale Street) because of the need to build pumping station.</p> <p>Building lot has sufficient space to support a septic bed.</p> <p>In order to facilitate development, proper servicing is needed.</p>	<p>The pump station and forcemain sewer connection to service Manortown Homes would connect to the existing gravity sewer on Sunnidale Street at Phillips Street.</p> <p>Sanitary sewer is being considered to service the existing residents on Sunnidale Street and to replace aging sewers on Phillips Street between Sunnidale Street and Highway 26. With the construction of the pump station and forcemain required to service Manortown homes, there is an opportunity to construct gravity sewer to provide sanitary servicing to residents of Sunnidale Street. Installation of sanitary sewer along Philips Street, south of Sunnidale Street, will be dependent on the timing of future development and construction phasing, municipal priorities and budgets.</p> <p>.</p>

Timeline for the Project, Start/End	
<p>Wanted to get a clearer understand of the timeline of the project.</p> <p>More information about timeline would have been appreciated.</p>	<p>The timeline for project initiation has not yet been determined. The construction of the pump station and forcemain will depend on the timing of planning approvals for the Manortown homes development and construction timelines of the developer. The timing of sanitary service to local residents is to be determined through future discussions with Township staff, Council and local residents.</p> <p>Phasing of the construction of the project is anticipated but will be refined during detailed design.</p>

**Table 2: Summary of Comments and Responses-Agency Comments**

Enbridge	
Enbridge Pipelines does not have any assets in the area	Comment Noted
Ministry of Heritage, Sport, Tourism, Culture and Industries.	
<p>MHSTCI's interest in this MCEA relates to its mandate of conserving Ontario's cultural heritage, which includes:</p> <ul style="list-style-type: none"> <li>• Archaeological resources, including land and marine;</li> <li>• Built heritage resources, including bridges and monuments; and,</li> <li>• Cultural heritage landscapes.</li> </ul> <p>Proponent is required to determine a project's potential impact on cultural heritage resources, as follows</p> <p>Identifying Cultural Heritage Resources, Archaeological Resources, Built Heritage and Cultural Heritage Landscapes, and Environmental Assessment Reporting.</p>	<p>Letter and comments noted and will become part of the Project File Report. A Stage 1 Archaeological Assessment was completed and submitted to the MHSTCI. A Cultural Heritage Resource Assessment (CHRA) is currently being completed as part of environmental characterization and the evaluation of alternatives. An electronic copy of CHRA will be provided prior to Notice of Completion, per your request.</p>
Ministry of Transportation	
<p>MTO has no concerns with the recommendation for a proposed new sanitary pumping station within the Manortown Homes development.</p> <p>Requested confirmation that there are no associated works proposed within Hwy 26 ROW; Noted that replacement of the pipe on Phillips Street, within the Hwy 26 ROW will require MTO review and approval, including an Encroachment permit.</p>	<p>Township responded to MTO and noted that Manortown development future pump station and forcemain, being reviewed as part of MCEA. Noted that the forcemain will discharge into an existing pipe on Phillips that is in the Highway 26 ROW. The existing pipe will have to be replaced at some point in the future due to age and depth (only 5' deep at Phillips). The pipe will likely be increased in size when its replaced.</p>

## 5.1 Questions and Answers

As noted on the comment sheets, project related responses to comments and questions are provided within this PIC Summary Report. A summary of questions included as part of the comments received from the PIC are as follows.

Question (Q) 1: How will all the additional traffic be handled getting onto Centre Line & onto Hwy 26?

Answer (A) 1: The Environmental Assessment study currently underway is to consider solutions for sanitary servicing in the area of south east Stayner. Analysis of traffic is not part of this study. A Traffic Impact Study is required as part of the Manortown Homes subdivision draft plan approval and reviewed as part of the planning process. It can be made available by contacting the Township planning department (Nick Ainley) at 705-428-6230 ext. 242.

Q2: Where will the children be picked up by the school bus on Sunnidale Street?

A2: Similar to the response to question #1, the current study is focused on sanitary servicing in the Study Area. Inquiries about school bus routes and pick up locations can be directed to the Simcoe County Student Transportation Consortium at 64 Cedar Pointe Drive, Suite #1403, Barrie, ON L4N 5R7, phone: 705-733-8965.

Q3: How will the drainage pond be looked after?

A3: A stormwater management pond is planned to be located within the Manortown Homes development and is reviewed as part of the planning and approval process for the development. The Township of Clearview will assume responsibility of the maintenance of the stormwater management pond when it assumes the development. As part of the approval process through the Ministry of Environment Conservation and Parks (MECP) an Environmental Compliance Approval (ECA) is issued which contains requirements for Operation and Maintenance of the stormwater facility.

Q4: Can we get any compensation for grading of high road level?

A4: Beyond the Municipal Class Environmental Assessment for sanitary servicing of the study area, the Township will work with the Developer as part of the planning process to arrive at solutions appropriate within the planning and engineering context for this area of Stayner.

Q5: Where will the sidewalk snow be shoved?

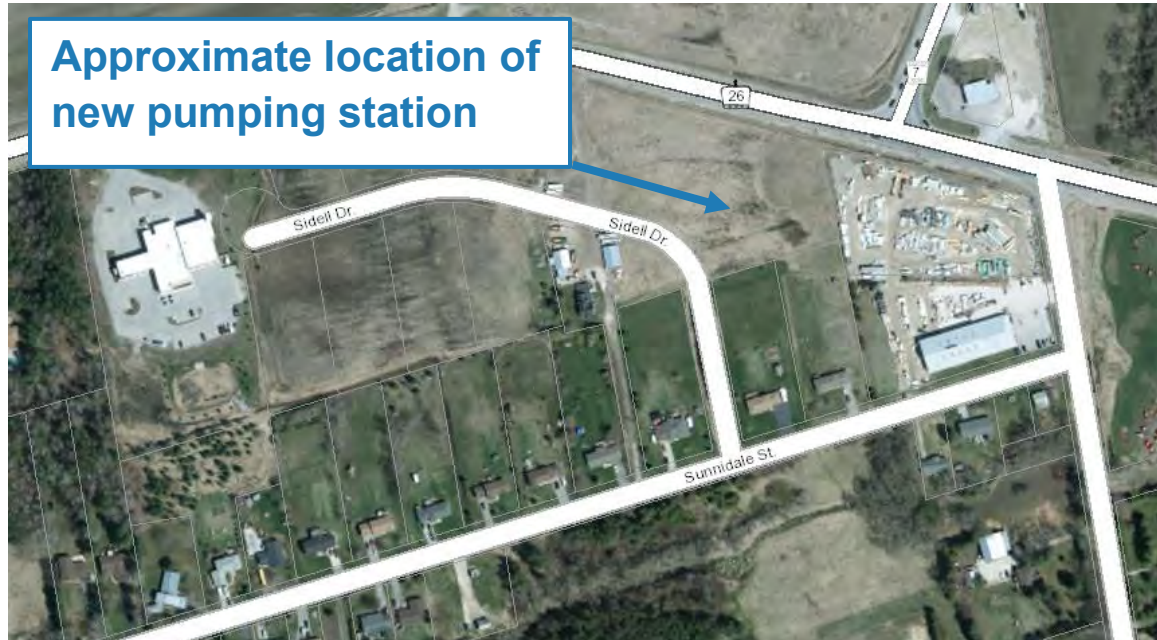
A5: Winter maintenance of sidewalks in the study area will be in accordance with the Township's regular winter maintenance operations. Snow from sidewalks is typically



moved to the boulevard areas of the right-of-way.

Q6: Where will the pumping station for Sunnidale Street be located?

A6: The new pumping station is planned to be located within the Manortown Homes development. The approximate location of the new pumping station is provided in the illustration below, found in the on-line Public Information Centre materials for the project.



Q7: When would this project be started/ completed? What is the projection of the project's timeline?

A7: The timeline for construction has not yet been determined. The construction of the pump station and forcemain will depend on the timing of the completion of planning approvals for the Manortown homes development as well as the construction timelines of the developer. The timing of sanitary service to local residents is to be determined through future discussions with Township staff, Council and local residents.

Q8: Who is responsible for paying for the pumping station?

A8: Costs for the pump station and forcemain will be based on a cost sharing between Manortown Homes and the Township. The details of cost sharing will be developed as part of detailed design.

Q9: Will there be sanitary service fees for all home-owners in the study area, or only those along the highlighted proposed new sanitary line route along Phillip Street and Sunnidale Road? If sanitary service fees are for the whole study area, are you basing the fees upon size of property frontage on road?

A9: The cost of sanitary service to local residents is to be determined through future discussions with Township staff, Council and local residents

In addition to existing sanitary service in the study area along Phillips Street, there is an opportunity to provide sanitary service to existing residents via a new sanitary gravity sewer on Sunnidale Street. The most cost-effective approach is to complete this work as part of the sanitary servicing of the Manortown Homes development and in coordination with the construction of the forcemain to service Manortown Homes development.

## **6.0 Next Steps**

Comments and concerns received during the PIC will be reviewed for incorporation into the evaluation and selection of the preferred alternative. The choice of MCEA Schedule will be reviewed and confirmed or changed as appropriate for the preferred alternative solution.

The next public contact for the project will be to issue the Notice of Completion and to provide the Project File Report (PRF) for public review and comment for a period of 30 days.



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## Appendix A

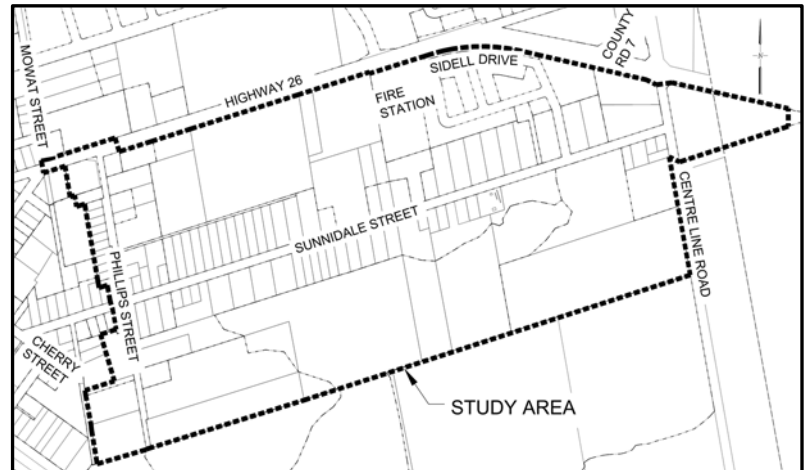
### Newspaper Advertisement

**Notice of Public Information Centre  
Municipal Class Environmental Assessment  
South East Stayner Sanitary Servicing, Township of Clearview**

**The Study**

The Township of Clearview (Township) is initiating a Municipal Class Environmental Assessment (EA) to address the need for Sewage Collection to service the existing unserviced area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.

Options for service include; 1) Do Nothing, 2) Build a new pumping station on a new site to service the study area, 3) Build a new pumping station on a new site to service the Manortown Homes development.



**The Process**

The Study will follow Schedule B of the *Municipal Class Environmental Assessment* (Municipal Engineers Association, October 2000, as amended in 2007, 2011, & 2015) process, which is an approved process under the *Ontario Environmental Assessment Act*. The study will evaluate alternative solutions with consideration for the natural, cultural, technical and economic environment, and recommend a preferred solution in consultation with the public, Indigenous communities and agencies. At the conclusion of the study, the process will be documented in a Project File Report (PFR), prepared for public review.

**Opportunity to Participate**

Consultation is important to this study. The Township would like to ensure that anyone interested in this study has the opportunity to provide input into the planning and design of the project. Due to the current closure of public spaces for large gatherings, a virtual Public Information Centre (PIC) will be held on the Township website to describe the study, the proposed alternative solutions, identify next steps in the process and gather and respond to public comments. PIC materials pertaining to the study are available online at <https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing>, starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup>, 2020**. Following the PIC, and in consideration of comments received, the final preferred solution will be identified.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study or if you would like to be added to the Project Contact List to receive future project notices:

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

Project and notice information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the *Accessibility for Ontarians with Disabilities Act, 2005*.

Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

This Notice first published on July 2nd 2020.



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**Appendix B**

**Presentation**


Appendix B








## South East Stayner Sanitary Servicing Township of Clearview Municipal Class Environmental Assessment Public Information Centre (PIC)

# Welcome



1

## Project Purpose



### Problem / Opportunity Statement:

The Township of Clearview (Township) has identified a need to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes.

### Purpose of this PIC is to:

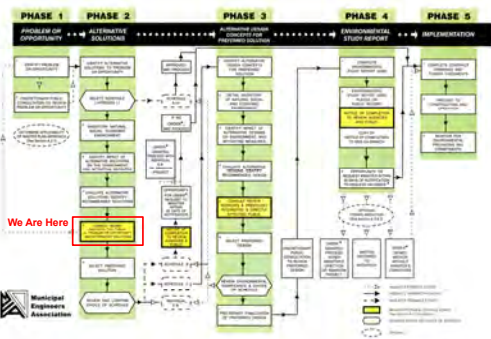
- Provide a summary of the Project to date.
- Provide background information on the existing environment
- Present an evaluation of the alternative solutions based on physical, natural, social, cultural / heritage and economic environment factors.
- Obtain input on the alternative solutions
- Identify next steps

2






## Municipal Class EA Process

This project is being considered as a Schedule 'B' Project (Phases 1 and 2), as defined in the Municipal Engineers Association Class EA document




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## Study Area

The Study Area includes Phillips Street, Sunnisdale Street and Centre Line Road in the south east area of Stayner.




Key considerations include:

- future development (within 20-year horizon),
- aging infrastructure,
- capacity of existing sewer,
- topography,
- potential for land acquisition,
- encroachment on natural features,
- planning policy and regulation


Several development proposals within the Study Area are in pre-consultation and various stages of approval, including the Manortown Homes development located in the northeast portion of the Study Area.

The municipal service goal of the Township of Clearview Official Plan is to provide adequate and safe systems of water supply, sanitary sewage disposal and storm water management to all areas of development and to ensure that no development occurs without an adequate supply of potable water and method of sanitary sewage disposal.

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## Technical Environment




Study Area is partially serviced by an existing municipal wastewater collection system.

Most of the existing residential properties on Sunnisdale Street are serviced by private sewage systems, consisting of septic tanks and leaching beds.

Most of the existing residential properties on Sunnisdale Street are serviced by private sewage systems, consisting of septic tanks and leaching beds.

From Highway 26 the sanitary sewer runs west to connect with the existing trunk sanitary sewer on Mowat Street and then northward to Stayner Sewage Pumping Station No.2. and the wastewater treatment facility.

Based on the elevations and locations of existing infrastructure, extended sanitary service to the Study Area would not be able to drain to existing sanitary infrastructure by gravity alone. A sanitary pumping station is required.



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## Socio-Cultural Environment



**Land Use**  
The study area is zoned for residential, commercial and institutional (lands south of Highway 26). A portion of the Study Area is located in a Drinking Water Protection Zone, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer.

**Cultural Heritage**  
Seven cultural heritage resources were identified within and/or adjacent to the Sunnisdale Street study area.

The identified cultural heritage resources are associated with the late nineteenth into the early twentieth century development of the rural residential lots along Sunnisdale Street.

**Archaeological Resources**  
The Stage 1 background study determined that parts of the Study Area have archaeological potential and will require Stage 2 archaeological assessment (test pit survey), if impacted, prior to any construction activities.

Where any above-ground cultural heritage resources, or archaeological resources may be affected by direct or indirect impacts, appropriate mitigation measures will be developed.




Official Plan land use designation within the Study Area (Official Plan Township of Clearview, consolidated January 2019)




Location of Cultural Heritage Resources and photo plate locations in the Sunnisdale Street study area. (ASI, 2019)


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## Natural Environment



Key natural features in the Study Area include an intermittent cold water watercourse, Nottawasaga Valley Conservation Authority (NVCA) regulated area, potential habitat for Species at Risk (SAR).




**Ecological Land Classification (ELC)**




**Potential for Species at Risk**

- Roosting Bat habitat within trees and wooded area (several bat species are Endangered).
- Monarch Butterfly (Special Concern) and Swamp Milkweed, a host plant and nectar source

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## Alternative Solutions




The evaluation of alternatives compares alternatives that are feasible within the project environment and meet the project objectives outlined in the Problem/Opportunity Statement. The alternatives are evaluated relative to each other against a set of criteria to address sewage collection to service the existing unserved area in the south east quadrant of Stayner.

**The Alternatives include:**


- 1) Do Nothing
- 2) Build a New Pumping Station on a New Site to Service the Study Area
- 3) Build a New Pumping Station on a New Site to Service Manortown Homes Development




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### Do Nothing (Maintain the Status Quo)






Mandatory requirement for consideration in a Class EA. Leave the existing sanitary system in-place. Perform regular maintenance as required. Do not construct additional sewage collection infrastructure.

**Benefits:**


- No construction
- No property acquisition is required
- No tree removal or impact to natural environment above existing conditions
- No potential to impact to archaeological and cultural heritage features
- No costs to implement

**Challenges:**


- Continued use of private systems may pose a risk to local groundwater resources
- Does not address the problem statement
- Does not support planned future development of the Study Area
- Does not provide municipal services for residents in the Study Area




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### Build a New Pumping Station on a New Site to Service the Study Area






This alternative includes construction of a new sanitary pumping station to service the study area. The area was evaluated for potential sites with a size and elevation appropriate for a sewage pumping station. Three locations were preliminarily screened for this alternative.

**Benefits:**

- Provides for an opportunity to upgrade aging infrastructure
- Sewer to be installed within the Right-of-Way
- Servicing the entire study area allows for future development opportunities
- Existing lots within the study area can be serviced
- Opportunity for possible road improvements for Sunnisdale Street and Phillips Street

**Challenges:**

- Would require upsizing of existing Phillips Street/Sunnisdale Street/Highway 26 sanitary sewer to accommodate future development
- Mowl Street sewer would require eventual upsizing (or alternative outlet) to accommodate the full build-out of the Study Area and Stayner South lands
- Potential to impact archaeological resources, depending on preferred location of new pumping station site
- Potential for land acquisition, depending on preferred location of new pumping station site
- Higher costs for construction and maintenance of pumping station and forcemain, relative to the other option. Costs for existing gravity sewer upsizing. Estimated cost is ~5.6 Million



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### Build a New Pumping Station on a New Site to Service Manortown Homes Development





This alternative includes construction of a sanitary pumping station to service the proposed Manortown Homes Development only.

The location considered for the sanitary pumping station would be within the Manortown Homes Development.

**Benefits:**


- Land acquisition is not required
- Location of sanitary pumping station at a low area to drain by gravity
- Would not require existing sanitary sewer to be resized
- Provides municipal service to some new development
- Impact to cultural and archaeological resources not anticipated. Development Site previously evaluated.
- Lower costs for construction and maintenance of pumping station and forcemain relative to the other option. Estimated cost is ~2.7 Million

**Challenges:**


- Pumping Station Site is constrained to specific block on the draft plan of subdivision, unless the draft plan can be adjusted
- Does not allow for future serviced development in the Study Area
- Does not provide municipal service to existing residents of the Study Area
- Vegetation removal may impact wildlife habitat. Subject to timing restrictions to avoid direct impact to breeding birds and Species at Risk butterfly.




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### Evaluation of Alternative Solutions



Order of Preference	Criteria for Evaluating Alternatives	Do Nothing	New Pump Station on a New Site to Service Manortown Homes			New Pump Station on a New Site to Service Study Area		
			Site A	Site B	Site C	Site A	Site B	Site C
Most Preferred	Natural Environment	☉	☉	☉	☉	☉	☉	☉
More Preferred	Vegetation/Tree (potential to impact or remove vegetation or trees)	☉	☉	☉	☉	☉	☉	☉
Somewhat Preferred	Terrestrial Habitat (potential impact to breeding birds, general wildlife, habitat connectivity)	☉	☉	☉	☉	☉	☉	☉
Less Preferred	Fisheries / Aquatic Habitat (potential impact to habitat features)	☉	☉	☉	☉	☉	☉	☉
Least Preferred	Species at Risk (SAR) (potential impact to habitat of Species at Risk eg. Barn Swallow, bats, butterfly)	☉	☉	☉	☉	☉	☉	☉
	Groundwater Resources (potential impact to groundwater resources, wells, septic)	☉	☉	☉	☉	☉	☉	☉
	Summary Natural Environment	☉	☉	☉	☉	☉	☉	☉
	Socio-Cultural Environment	☉	☉	☉	☉	☉	☉	☉
	Conformity to Municipal Policies and Development Planning	☉	☉	☉	☉	☉	☉	☉
	Heritage Resources (built heritage, and cultural heritage landscapes)	☉	☉	☉	☉	☉	☉	☉
	Heritage Resources (archaeological features)	☉	☉	☉	☉	☉	☉	☉
	Local Residents Nuisance Impacts (noise, traffic, visual impact)	☉	☉	☉	☉	☉	☉	☉
	Municipal services for residents of the Study Area	☉	☉	☉	☉	☉	☉	☉
	Land Acquisition Requirements	☉	☉	☉	☉	☉	☉	☉
	Conformity to Agency Policy (MVCA, MNRF, County of Simcoe)	☉	☉	☉	☉	☉	☉	☉
	Summary Socio-Cultural Environment	☉	☉	☉	☉	☉	☉	☉



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### Evaluation of Alternative Solutions

Order of Preference	Criteria for Evaluating Alternatives	New Pump Station on a New Site to Service Manortown Homes					
		Do Nothing	New Pump Station on a New Site to Service Study Area			Site C	
			Site A	Site B	Site C		
Most Preferred							
More Preferred							
Somewhat Preferred							
Less Preferred							
Least Preferred							
<b>Financial Environment</b>							
	Estimated Capital Costs						
	Estimated Operation and Maintenance Cost						
	Property Acquisition Cost						
	Summary Financial Environment						
<b>Technical Environment</b>							
	Provides municipal servicing to existing lots within the Study Area						
	Provides municipal servicing to future development within the Study Area						
	Site can accommodate proposed pumping station design footprint						
	Site elevation allows for study area to be drained by gravity to SPS						
	Increased flows can be accommodated by existing sewer infrastructure connection						
	Opportunity to assess existing water distribution and potential for improvements						
	Potential to impact existing utilities						
	Opportunity for improvements to road structure						
	Summary Technical Environment						
<b>Problem Statement</b>							
	Addresses Problem Statement	No	Yes	Yes	Yes	Yes	Yes
<b>Overall Summary</b>		Not Preferred	More Preferred	Most preferred	Somewhat preferred	Least preferred	

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### Preliminary Preferred Alternative

#### Build a New Pumping Station on a New Site to Service the Study Area

To service the planned Manortown Homes development and the existing residents in the Study Area, a new pumping station and forcemain sewer connection to the existing gravity sewer on Sunnisdale Street is the preliminary preferred alternative.

Site A, located within the proposed Manortown Development is the preferred location for the sanitary pumping station site based in the following:

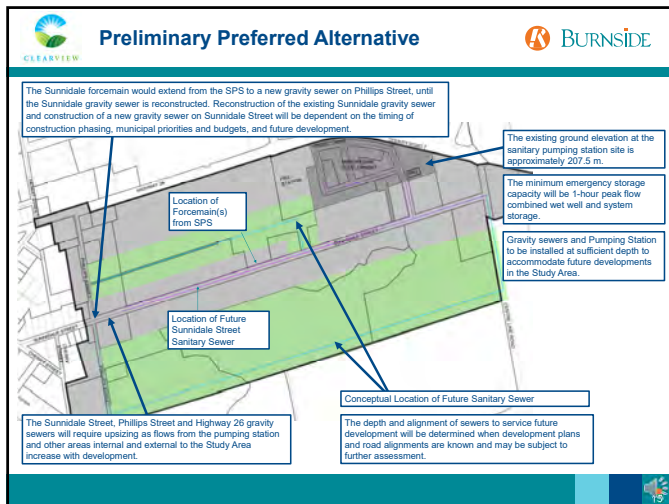
- Grade elevation allows for connection to gravity sewer
- Located greatest distance from watercourse and NVCA Regulated Area
- Located outside Drinking Water Protection Zone
- No property acquisition is required. The site will be assumed by the Township as part of the assumption of the overall Manortown Homes development.



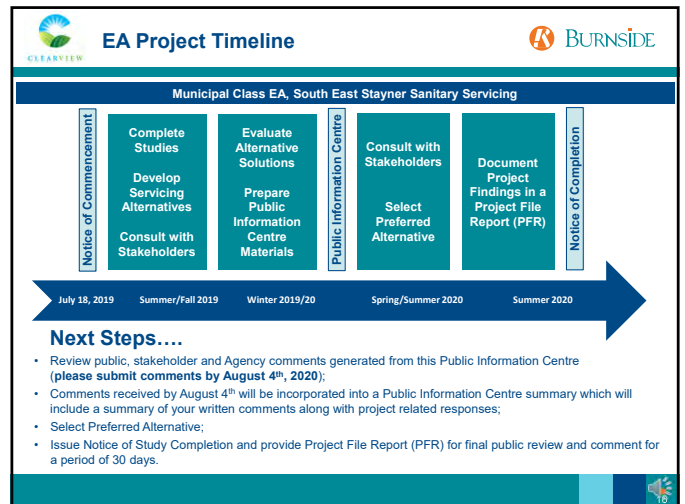
The sewage pumping station will be designed as per MECP Guidelines, and Township of Clearview Sewage Pumping Station Design Guide, including a submersible pumping station, separate building for controls, MCC, standby generator and a basement or vault to house valves.

The forcemain design and sizing will be as per MECP Guidelines and located within the right-of-way of the municipally owned roads.



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**Thank you for participating  
Help shape decisions made in this Study**

- Please complete the comment sheet and email or mail it to one of the project team members below
- Information materials pertaining to the study will be made available online at <https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing> for review and comment until August 4th.
- Responses to comments received by August 4th, 2020 will be provided in a Public Information Centre Summary report along with a summary of your written comments and posted on the Township project webpage.

If you would like more information or if you have any questions or concerns please contact:

<p><b>Mike Rawn, C.E.T.,CMM III</b>  <b>Director of Public Works</b>  <b>Clearview Township</b>  <b>217 Gideon Street</b>  <b>Stayner, ON L0M 1S0</b>  <b>705-428-6230, ext. 243</b>  <a href="mailto:mrawn@clearview.ca">mrawn@clearview.ca</a></p>	<p><b>Jennifer Georgas, P.Eng</b>  <b>Project Engineer</b>  <b>R.J. Burnside &amp; Associates Limited</b>  <b>3 Ronell Crescent</b>  <b>Collingwood, ON L9Y 4J6</b>  <b>705-797-4271</b>  <a href="mailto:jennifer.georgas@rjburnside.com">jennifer.georgas@rjburnside.com</a></p>
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Information will be collected and maintained to meet the requirements of the Environmental Assessment Act and for the purpose of creating a record that will be available to the general public as described in Section 37 of the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record that is available to the general public. For more information, please contact the Ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.







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[ THE DIFFERENCE IS OUR PEOPLE ]

---

## Appendix C

### Comment Sheets

**Mike Rawn  
Director of Public Works  
Clearview Township**

Dear sire:

We are writing this letter about the “Notice of Public Information, South East Stayner Sanitary Servicing”.

We have a few questions, please let us know by letter when our concerns will be addressed

1. How will all the additional traffic be handled getting on to Centre Line and on to Highway # 26.
2. Where will the children be picked up by the school bus on Sunnidale Street.
3. How will the drainage pond be looked after.
4. Can we get any compensation because of the grading of the high road level that they want to bring into the subdivion right next to our property.
5. Where will the snow from the side walk be shoved to.
6. Where will the pumping station for Sunnidale Street be located.

Yours truly,

---

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Monday, July 13, 2020 - 12:17  
Submitted by anonymous user: 99.249.116.248  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : I live in the south end of Phillips street and I personally do not want sewers because on our end you would have to put a pumping station to get the sewage across the creek

Do you have any other comments, questions or suggestions? I do not believe that the existing residence should have to pay for the developer to service their lots to build on. I do not think that I am alone on this opinion

Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? :

Would you like to receive notices related to this project?

Name: [REDACTED] coe

Address: [REDACTED] Street, Stayner PO Box 1075

Phone Number: [REDACTED] 8-3975

Email: d [REDACTED]

Prefer to be contacted by: Mail

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/485>



m: South East Stayner Sanitary Servicing Public Information Centre

Comment Form

**From:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Date:** July 17, 2020 at 6:18:02 AM EDT  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre Comment Form  
**Reply-To:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Friday, July 17, 2020 - 06:17  
Submitted by anonymous user: 69.158.137.120  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? :

We live at [redacted] and have an inspected and regularly serviced septic system. We do not feel that we need an sewage servicing. We would likely need a pumping station just to remove waste from our property. We also own [redacted] When we decide to build on that lot , which is 5 acres, there is sufficient space to support a septic bed.

Do you have any other comments, questions or suggestions? In order to facilitate development, we need proper servicing. If you need any further comments verbally or written I would be happy to participate

Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? :

Would you like to receive notices related to this project? I/we wish to be added to the mailing list to receive notices related to this project (If yes, please fill out your contact information below)

Name: [redacted] Staveren  
Address: [redacted] Street Stayner, Ontario L0M 1S0 Box 1090  
Phone Number: [redacted]-0277 res 705-428-0131 bus  
Email: [redacted][n@sympatico.ca](mailto:[redacted]@sympatico.ca)  
Prefer to be contacted by: Email

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/491>



Comment Form

**From:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Date:** July 18, 2020 at 1:59:15 PM EDT  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre Comment Form  
**Reply-To:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Saturday, July 18, 2020 - 13:59  
Submitted by anonymous user: 99.249.109.71  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : Build a new pumping station to service Manortown homes.

Do you have any other comments, questions or suggestions?

Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? :

Would you like to receive notices related to this project? I/we wish to be added to the mailing list to receive notices related to this project (If yes, please fill out your contact information below)

Name: [Redacted]  
Address: [Redacted] St. stayner, On. L0M 1S0  
Phone Number: [Redacted] 2  
Email: [\[Redacted\]@clearview.ca](mailto:[Redacted]@clearview.ca)  
Prefer to be contacted by: Email

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/494>

**Clearview Township Municipal staff continue to work to provide essential services. Please note, staff have alternating work locations to be proactive with social isolating/distancing to ensure a healthy workforce and set an example as a responsible employer in our community. If you hear a**



[REDACTED]

**From:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Date:** July 30, 2020 at 4:49:42 PM EDT  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre Comment Form  
**Reply-To:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Thursday, July 30, 2020 - 16:49  
Submitted by anonymous user: 69.158.246.212  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : 2  
Do you have any other comments, questions or suggestions? question - when would this project be started/completed? What is the projection of the projects timeline?  
Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? : Material was fine! easy to understand.  
Would you like to receive notices related to this project? I/we wish to be added to the mailing list to receive notices related to this project (If yes, please fill out your contact information below)

Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Email: [REDACTED]  
Prefer to be contacted by: Email

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/588>

**Clearview Township Municipal staff continue to work to provide essential services. Please note, staff have alternating work locations to be proactive with social isolating/distancing to ensure a healthy workforce and set an example as a responsible employer in our community. If you hear a**

[REDACTED]

**From:** Township of Clearview via Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Sent:** July 30, 2020 2:31 PM  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre  
Comment Form

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Thursday, July 30, 2020 - 14:31  
Submitted by anonymous user: 99.249.113.84  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : #1 Do Nothing

Do you have any other comments, questions or suggestions? If Manortown Homes was not developing Sidell Drive, sanitary sewers would not even be a consideration. I know that the cost can be exhorbitant to the homeowner and if you decide that sanitary sewers have to be installed on Sunnidale St., then Manorown Homes should pay the cost for the sewage line to cross the home owner's property.

Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? : I know that the cost can be exhorbitant to the homeowner and if you decide that sanitary sewers have to be installed on Sunnidale St., then Manorown Homes should pay the cost for the sewage line to cross the home owner's property.

Would you like to receive notices related to this project? I/we wish to be added to the mailing list to receive notices related to this project (If yes, please fill out your contact information below)

Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Email: [REDACTED]

Prefer to be contacted by: Email The results of this submission may be viewed at: <https://www.clearview.ca/node/7473/submission/587>

[REDACTED]

**From:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Date:** July 31, 2020 at 11:53:08 AM EDT  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre Comment Form  
**Reply-To:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Friday, July 31, 2020 - 11:53  
Submitted by anonymous user: 69.158.246.229  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : 2 by far  
Do you have any other comments, questions or suggestions?  
Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? :  
Would you like to receive notices related to this project?  
Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Email: [REDACTED]  
Prefer to be contacted by: I would not like to be contacted

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/590>

***Clearview Township Municipal staff continue to work to provide essential services. Please note, staff have alternating work locations to be proactive with social isolating/distancing to ensure a healthy workforce and set an example as a responsible employer in our community. If you hear a restless child because of school closures, a dog barking or other interruptions in life that will likely intrude- we apologize. We appreciate everyone's patience and understanding.***

[REDACTED]

---

**From:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Date:** July 31, 2020 at 10:13:36 AM EDT  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre Comment Form  
**Reply-To:** Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Submitted on Friday, July 31, 2020 - 10:13  
Submitted by anonymous user: 99.224.34.169  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : 2  
Do you have any other comments, questions or suggestions? I wanted to get a clearer understand of the timeline of the project. When is it projected to start and end?  
Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? : very good! more information about timeline would have been appreciated  
Would you like to receive notices related to this project?  
Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED] 7  
Email: [REDACTED]  
Prefer to be contacted by: Mail

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7473/submission/589>

***Clearview Township Municipal staff continue to work to provide essential services. Please note, staff have alternating work locations to be proactive with social isolating/distancing to ensure a healthy workforce and set an example as a responsible employer in our community. If you hear a restless child because of school closures, a dog barking or other interruptions in life that will likely intrude- we apologize. We appreciate everyone's patience and understanding.***

[REDACTED]

---

**From:** Township of Clearview via Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Sent:** July 9, 2020 8:52 AM  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Form submission from: South East Stayner Sanitary Servicing Public Information Centre  
Comment Form

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Submitted on Thursday, July 9, 2020 - 08:52  
Submitted by anonymous user: 147.194.35.104  
Submitted values are:

Which of the alternatives do you feel is the best solution to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner, including the proposed development referred to as Manortown Homes? : Need further information

Do you have any other comments, questions or suggestions?  
Can you tell me who is responsible for paying for the pumping station? Will there be sanitary service fees for all home owners in the study area? Or only those along the highlighted proposed new sanitary line route along Phillip Street and Sunnidale Road? If sanitary service fees are for the whole study area, are you basing the fees upon size of property frontage on road?

Thank you  
Do you have any other feedback, suggestions about the information and material provided at this Public Information Centre? :  
Would you like to receive notices related to this project? I/we wish to be added to the mailing list to receive notices related to this project (If yes, please fill out your contact information below)

Name: [REDACTED]  
Address: [REDACTED]  
Phone Number: [REDACTED]  
Email: [REDACTED]  
Prefer to be contacted by: Email



## Sylvia Waters

---

**From:** Eastern Region Crossing <est.reg.crossing@enbridge.com>  
**Sent:** Thursday, July 02, 2020 11:12 AM  
**To:** Sylvia Waters  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Enbridge Pipelines does not have any assets in the area  
Thank you

---

**From:** Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Sent:** Thursday, July 2, 2020 9:21 AM  
**To:** FisheriesProtection@dfo-mpo.gc.ca; chunmei.liu@ontario.ca; eanotification.wcregion@ontario.ca; shawn.parry@ontario.ca; charles.o'hara@ontario.ca; ken.mott@ontario.ca; kim.benner@ontario.ca; karla.barboza@ontario.ca; laura.e.hatcher@ontario.ca; jason.white@ontario.ca; suzanne.kettle@ontario.ca; ssage@clearview.ca; cao@collingwood.ca; gsandhu@adjtos.ca; eamc@wasagabeach.com; scott.moon@bell.ca; Vince Cina <Vince.Cina@enbridge.com>; Ann Newman <ann.newman@enbridge.com>; Eastern Region Crossing <est.reg.crossing@enbridge.com>; dpresley@mhbcplan.com; Amanda Zocco <Amanda.Zocco@enbridge.com>; Utility.Circulations@zayo.com; admin@nvca.on.ca; rpayment@clearview.ca  
**Subject:** [External] 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

Due to the current closures of public spaces for large gatherings, a virtual PIC will be held on the Township website at:

[https://secure-web.cisco.com/1QrKEUzhQ0MfmyWGa2HU7MrOlzP0STeA59UiX6uMin7mBsTq-juN20Dzc8zNA3p9PHCYJw0TdE3QflnScALFQYThvB1tRp8bv3xLEdy9kNb\\_8vANWL0-iXt2or5gWkBJuV0yIRwh4oBqLtXQ4-nBXcPI4mjgbTG4DKszlYSn9hou5oY0w1iYE4Od3QyGaKnoFBlqq9PjSMm2khPN87oY0AOiZwPZSgegBLcTGKJhFUvKO4P5y3-Q6OQCoBKzoK57Wrrl1pdvB0y8l-jVlkOr4YYjz\\_8TregMTwO09dikrfhJby2\\_-eg9lk0u5cEIP3g7/https%3A%2F%2Fwww.clearview.ca%2Fnews-events-meetings%2Fspecial-projects%2Fenvironmental-assessment-stayner-sanitary-servicing](https://secure-web.cisco.com/1QrKEUzhQ0MfmyWGa2HU7MrOlzP0STeA59UiX6uMin7mBsTq-juN20Dzc8zNA3p9PHCYJw0TdE3QflnScALFQYThvB1tRp8bv3xLEdy9kNb_8vANWL0-iXt2or5gWkBJuV0yIRwh4oBqLtXQ4-nBXcPI4mjgbTG4DKszlYSn9hou5oY0w1iYE4Od3QyGaKnoFBlqq9PjSMm2khPN87oY0AOiZwPZSgegBLcTGKJhFUvKO4P5y3-Q6OQCoBKzoK57Wrrl1pdvB0y8l-jVlkOr4YYjz_8TregMTwO09dikrfhJby2_-eg9lk0u5cEIP3g7/https%3A%2F%2Fwww.clearview.ca%2Fnews-events-meetings%2Fspecial-projects%2Fenvironmental-assessment-stayner-sanitary-servicing) starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup> 2020**.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study.

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>  
**Sent:** Tuesday, July 14, 2020 4:31 PM  
**To:** Mike Rawn; Jennifer Georgas  
**Cc:** Sylvia Waters; Shen, Rey (MTO); Akhtar, Usman (MTO); Pilla, Angelo (MTO); Diczki, Tarita (MTO)  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Ok, thanks Mike.

Replacement of this pipe will require MTO review and approval, including an Encroachment permit.

Thanks,  
Peter D.

---

**From:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Sent:** July 14, 2020 4:22 PM  
**To:** Dorton, Peter (MTO) <[Peter.Dorton@ontario.ca](mailto:Peter.Dorton@ontario.ca)>; Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** [sylvia.waters@rjburnside.com](mailto:sylvia.waters@rjburnside.com); Shen, Rey (MTO) <[Rey.Shen@ontario.ca](mailto:Rey.Shen@ontario.ca)>; Akhtar, Usman (MTO) <[Usman.Akhtar@ontario.ca](mailto:Usman.Akhtar@ontario.ca)>; Pilla, Angelo (MTO) <[Angelo.Pilla@ontario.ca](mailto:Angelo.Pilla@ontario.ca)>; Diczki, Tarita (MTO) <[Tarita.Diczki@ontario.ca](mailto:Tarita.Diczki@ontario.ca)>  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Peter

I can confirm the Manortown development, future pumpstation, and Forcemains being reviewed as part of the Stayner Southeast Sanitary Servicing EA do not require any work to be completed in the Highway 26 ROW. The forcemain will discharge into an existing pipe on Phillips that is in the Highway 26 ROW. The existing pipe will have to be replaced at some point in the future due to age and depth (only 5' deep at Phillips). When we do that we will likely increase the size.

Thanks,

**Mike Rawn, C.E.T., CMM III**  
Director of Public Works  
Township of Clearview

705-428-6230 ext.243  
Cell 705-441-6935  
[www.clearview.ca](http://www.clearview.ca)

---

**From:** Dorton, Peter (MTO) <[Peter.Dorton@ontario.ca](mailto:Peter.Dorton@ontario.ca)>

**Sent:** July 14, 2020 3:22 PM

**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>; Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>

**Cc:** [sylvia.waters@rjburnside.com](mailto:sylvia.waters@rjburnside.com); Shen, Rey (MTO) <[Rey.Shen@ontario.ca](mailto:Rey.Shen@ontario.ca)>; Akhtar, Usman (MTO) <[Usman.Akhtar@ontario.ca](mailto:Usman.Akhtar@ontario.ca)>; Pilla, Angelo (MTO) <[Angelo.Pilla@ontario.ca](mailto:Angelo.Pilla@ontario.ca)>; Diczki, Tarita (MTO) <[Tarita.Diczki@ontario.ca](mailto:Tarita.Diczki@ontario.ca)>

**Subject:** FW: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Hi Jennifer / Mike:

MTO has reviewed this Notice of PIC, including the attached materials, and while we have no concerns with the recommendation for a proposed new sanitary pumping station within the Manortown Homes draft plan of subdivision site, please confirm that there are no associated works proposed within Highway 26 ROW.

Thanks,

Peter Dorton

Senior Project Manager

Highway Corridor Management Section – Central Region

Ministry of Transportation

159 Sir William Hearst Avenue, 7<sup>th</sup> Floor

Toronto, ON M3M 0B7

Tel. (416) 235 - 4280

E-Mail: [peter.dorton@ontario.ca](mailto:peter.dorton@ontario.ca)

Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

## Sylvia Waters

---

**From:** Deanna De Forest  
**Sent:** Tuesday, July 21, 2020 2:53 PM  
**To:** Minkin, Dan (MTCS); Joseph.Harvey@ontario.ca  
**Cc:** karla.barboza@ontario.ca; Mike Rawn; Jennifer Georgas; Sylvia Waters  
**Subject:** RE: Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 2020-07-17\_SouthEastStaynerSanitaryServicingMHSTCI-Ltr.pdf

Hello Dan,

In response to your recent email to Jennifer Georgas, Project Engineer for South East Stayner Sanitary Servicing Municipal Class Environmental Assessment, your letter and comments are noted and will become part of the project file. A Stage 1 Archaeological Assessment was completed for the project and has been submitted to the MHSTCI (PIF# P383-0150-2019). A Cultural Heritage Resource Assessment (CHRA) is currently being completed for the Environmental Assessment as part of the characterization of the environment and the evaluation of alternatives. An electronic copy of the CHRA report will be provided to your agency prior to the Notice of Completion, per your request. Regards,

Deanna

**Deanna De Forest, B.Sc., E.P.**  
Senior Environmental Coordinator

R.J. Burnside & Associates Limited | [www.rjburnside.com](http://www.rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 705-797-4357

---

**From:** Harvey, Joseph (MHSTCI) <[Joseph.Harvey@ontario.ca](mailto:Joseph.Harvey@ontario.ca)>  
**Sent:** Friday, July 17, 2020 5:38 PM  
**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** Minkin, Dan (MHSTCI) <[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)>; Barboza, Karla (MHSTCI) <[Karla.Barboza@ontario.ca](mailto:Karla.Barboza@ontario.ca)>; Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>; Sylvia Waters <[Sylvia.Waters@rjburnside.com](mailto:Sylvia.Waters@rjburnside.com)>  
**Subject:** Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Jennifer Georgas,

Please find attached MHSTCI's comments for the above referenced project. Contact Dan Minkin with any further questions or concerns.

Joseph Harvey  
*On behalf of*

Dan Minkin  
Heritage Planner  
Heritage Planning Unit  
[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)

July 17, 2020

EMAIL ONLY

Jennifer Georgas, P. Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

**MHSTCI File :** 0011144  
**Proponent :** The Township of Clearview  
**Subject :** Notice of Public Information Centre – Municipal Class EA  
**Project :** South East Stayner Sanitary Servicing  
**Location :** The Township of Clearview

Dear Jennifer Georges:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of public information centre for the above-referenced project. MHSTCI's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.

### **Project Summary**

The Township of Clearview (Township) is initiating a Municipal Class Environmental Assessment (EA) to address the need for Sewage Collection to service the south east quadrant of Stayner. The Study will follow Schedule B of the Municipal Class Environmental Assessment (Municipal Engineers Association, October 2000, as amended in 2007, 2011, & 2015) process, which is an approved process under the Ontario Environmental Assessment Act.

### **Identifying Cultural Heritage Resources**

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.



### Archaeological Resources

This EA project may impact archaeological resources and should be screened using the MHSTCI [Criteria for Evaluating Archaeological Potential](#) to determine if an archaeological assessment is needed. MHSTCI archaeological sites data are available at [archaeology@ontario.ca](mailto:archaeology@ontario.ca). If the EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an archaeologist licenced under the *OHA*, who is responsible for submitting the report directly to MHSTCI for review.

### Built Heritage and Cultural Heritage Landscapes

The MHSTCI [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether this EA project may impact cultural heritage resources. If potential or known heritage resources exist, MHSTCI recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MHSTCI for review, and make it available to local organizations or individuals who have expressed interest in review.

### Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MHSTCI whether any technical cultural heritage studies will be completed for this EA project, and provide them to MHSTCI before issuing a Notice of Completion or commencing any work on the site. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, do not hesitate to contact Dan Minkin.

Sincerely,

Joseph Harvey  
*On behalf of*

Dan Minkin  
Heritage Planner  
Heritage Planning Unit  
[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)

Copied to: Mike Rawn, Director of Public Works, Clearview Township  
Sylvia Waters, Technical Administrator, R.J. Burnside & Associates Limited

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.



**BURNSIDE**

[ THE DIFFERENCE IS OUR PEOPLE ]

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## Appendix C4

### Correspondence with Agencies, Indigenous Communities and Public

## Sylvia Waters

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**From:** Deanna De Forest  
**Sent:** Friday, July 26, 2019 9:51 AM  
**To:** Sylvia Waters  
**Subject:** FW: 300044062 MCEA Southeast Stayner Sanitary EA, Township of Clearview, response to notice of commencement  
**Attachments:** mecpc delegating letter-25july2019.pdf

**From:** Liu, Chunmei (MECP) <[Chunmei.Liu@ontario.ca](mailto:Chunmei.Liu@ontario.ca)>  
**Sent:** Thursday, July 25, 2019 3:18 PM  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>; Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** Deanna De Forest <[Deanna.DeForest@rjburnside.com](mailto:Deanna.DeForest@rjburnside.com)>; Martin, Paul (MECP) <[Paul.D.Martin@ontario.ca](mailto:Paul.D.Martin@ontario.ca)>; Sylvia Radovic <[Sylvia.Radovic@rjburnside.com](mailto:Sylvia.Radovic@rjburnside.com)>; Hood, Cindy (MECP) <[cindy.hood@ontario.ca](mailto:cindy.hood@ontario.ca)>  
**Subject:** RE: MCEA Southeast Stayner Sanitary EA, Township of Clearview, response to notice of commencement

Further to our May 30<sup>th</sup> email below, please find the attached letter as our general comments for the above-noted project. If you have any questions regarding these comments, please feel free to contact the undersigned.

Best regards,

*Chunmei Liu* | Environmental Resource Planner | Environmental Assessment Coordinator | Central Region, Ontario  
Ministry of the Environment, Conservation and Parks | 5775 Yonge Street, 8th Flr | Toronto, Ontario M2M 4J1  
Tel: 416-326-4886 | Fax: 416-325-6347 | Email: [Chunmei.Liu@ontario.ca](mailto:Chunmei.Liu@ontario.ca) | Website: <http://www.ene.gov.on.ca/>

---

**From:** Liu, Chunmei (MECP)  
**Sent:** May-30-19 4:04 PM  
**To:** Sylvia Radovic <[Sylvia.Radovic@rjburnside.com](mailto:Sylvia.Radovic@rjburnside.com)>  
**Cc:** Deanna De Forest <[Deanna.DeForest@rjburnside.com](mailto:Deanna.DeForest@rjburnside.com)>; Martin, Paul (MECP) <[Paul.D.Martin@ontario.ca](mailto:Paul.D.Martin@ontario.ca)>  
**Subject:** RE: MCEA Southeast Stayner Sanitary EA, Township of Clearview, Indigenous Communities

Good afternoon Sylvia;

Based on the information provided, the location of the project area and in the absence of information on the range of options being considered and their associated impacts, we would recommend based on the limited information provided that the following communities should be contacted as they may have an interest in the project:

- Chippewas of Georgina Island
- Chippewas of Rama First Nation (Chippewas of Mnjikaning)
- Beausoleil First Nation
- Chippewas of Nawash First Nation
- Chippewas of Saugeen
- Huron-Wendat Nation (if there is potential for the project to impact archeological resources)
- Métis Nation of Ontario
  - o MNO Georgian Bay Métis Council
    - please cc Métis Nation of Ontario (MNO) on any correspondence going to the Councils

Nothing in the above should prevent the Township of Clearview from reaching out to other Indigenous communities and/or organizations who may have an interest in the project. If new information becomes available related to the project impacts, we would be glad to provide further assistance to determine if the communities list may change.

Best regards,

*Chunmei Liu* | Environmental Resource Planner | Environmental Assessment Coordinator | Central Region, Ontario  
Ministry of the Environment, Conservation and Parks | 5775 Yonge Street, 8th Flr | Toronto, Ontario M2M 4J1  
Tel: 416-326-4886 | Fax: 416-325-6347 | Email: [Chunmei.Liu@ontario.ca](mailto:Chunmei.Liu@ontario.ca) | Website: <http://www.ene.gov.on.ca/>

---

**From:** Sylvia Radovic <[Sylvia.Radovic@rjburnside.com](mailto:Sylvia.Radovic@rjburnside.com)>

**Sent:** May-14-19 1:01 PM

**To:** Liu, Chunmei (MECP) <[Chunmei.Liu@ontario.ca](mailto:Chunmei.Liu@ontario.ca)>

**Cc:** Deanna De Forest <[Deanna.DeForest@rjburnside.com](mailto:Deanna.DeForest@rjburnside.com)>

**Subject:** MCEA Southeast Stayner Sanitary EA, Township of Clearview, Indigenous Communities

Hello Chunmei,

We are contacting MECP to request confirmation of the recommended list of Indigenous communities to contact as part of a Municipal Class EA for the Township of Clearview.

Township of Clearview is initiating a Municipal Class EA (MCEA) to address the need for Sewage Collection to service the existing unserved area in the south east quadrant of Stayner, including the proposed development referred to as 'Manortown Homes'. A Notice of Commencement for the project will be provided to the MECP in the near future via the new central region one window email process along with the Project Information Form.

The Study will follow Schedule B of the Municipal Class Environmental Assessment process and will evaluate alternative solutions with consideration for the natural, cultural, economic and technical environments, and recommend a preferred solution in consultation with the public, Indigenous communities and regulatory agencies.

Options may include building a new pumping station on a new site. The site location is shown on the map.



0.7 0 0.33 0.7 Kilometers

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Based on our previous project experience in Saugeen Shores we understand that the following communities may have interested in this project:

- Chippewas of Nawash First Nation
- Saugeen First Nation
- Saugeen Ojibway Nation
- Historic Saugeen Metis
- Métis Nation of Ontario
- Chippewas of Rama
- Beausoleil
- Chippewas of Georgina Island



Could you please confirm if this list is representative all of the communities which may be interested in the study and should be engaged in regards to this study?

Thank you,

Sylvia



**Sylvia Radovic, B.E.S.**  
Environmental Support Professional

R.J. Burnside & Associates Limited  
128 Wellington Street West, Suite 301, Barrie, Ontario L4N 8J6  
Office: +1 800-265-9662 Direct: +1 705-797-4367  
[www.rjburnside.com](http://www.rjburnside.com)

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Thank you.

\*\*\*\*\*

Ministry of the Environment,  
Conservation and Parks  
*Drinking Water and Environmental  
Compliance Division*

Central Region,  
Technical Support Section  
5775 Yonge Street, 9<sup>th</sup> Floor  
North York, ON M2M 4J1  
Tel. (416) 326-6700  
Fax (416) 325-6347

Ministère de l'Environnement, de la  
Protection de la nature et des Parcs  
*Division de la conformité en matière d'eau  
potable et d'environnement*

Région du Centre  
Section d'appui technique  
5775, rue Yonge, 8<sup>ième</sup> étage  
North York, Ontario M2M 4J1  
Tél. : (416) 326-6700  
Télec. : (416) 325-6347



July 25, 2019

File No.: EA 01-06-03

Mike Rawn,  
Director of Public Works  
Clearview Township  
217 Gideon Street Stayner,  
ON L0M 1S0

Re: **South East Stayner Sanitary Servicing  
Township of Clearview  
Municipal Class Environmental Assessment  
Response to Notice of Commencement**

Dear Mr. Rawn,

This letter is in response to the Notice of Commencement for the above noted project. The Ministry of the Environment, Conservation and Parks (MECP) acknowledges that the Township of Clearview has indicated that the study is following the approved environmental planning process for a Schedule B project under the Municipal Class Environmental Assessment (Class EA).

The attached "Areas of Interest" document provides guidance regarding the ministry's interests with respect to the Class EA process. Please identify the areas of interest which are applicable to the project and ensure they are addressed. Proponents who address all the applicable areas of interest can minimize potential delays to the project schedule.

The Crown has a legal duty to consult Indigenous communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before authorizing this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of this duty to project proponents while retaining oversight of the consultation process.

The proposed project may have the potential to affect Aboriginal or treaty rights protected under Section 35 of Canada's *Constitution Act* 1982. Where the Crown's duty to consult is triggered in relation to the proposed project, **the MECP is delegating the procedural aspects of rights-based consultation to the proponent through this letter.** The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information provided to date and the Crown`s preliminary assessment the proponent is required to consult with the following communities who have been identified as potentially affected by the proposed project.

- Chippewas of Georgina Island
- Chippewas of Rama First Nation (Chippewas of Mnjikaning)
- Beausoleil First Nation
- Chippewas of Nawash First Nation
- Chippewas of Saugeen
- Huron-Wendat Nation (if there is potential for the project to impact archeological resources)
- Métis Nation of Ontario
  - o MNO Georgian Bay Métis Council
    - please cc Métis Nation of Ontario (MNO) on any correspondence going to the Councils

Steps that the proponent may need to take in relation to Aboriginal consultation for the proposed project are outlined in the “Code of Practice for Consultation in Ontario’s Environmental Assessment Process” which can be found at the following link:

<https://www.ontario.ca/page/consultation-ontarios-environmental-assessment-process>

Additional information related to Ontario’s Environmental Assessment Act is available online at: [www.ontario.ca/environmentalassessments](http://www.ontario.ca/environmentalassessments)

Please also refer to the attached document “A Proponent’s Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities” for further information.

The proponent must contact the Director of Environmental Assessment and Permissions Branch under the following circumstances after initial discussions with the communities identified by MECP:

- Aboriginal or treaty rights impacts are identified to the proponent by the communities
- The proponent has reason to believe that the proposed project may adversely affect an Aboriginal or treaty right
- Consultation has reached an impasse
- A Part II Order request or elevation request is expected

The Director of the Environmental Assessment and Permissions Branch can be notified either by email with the subject line “Potential Duty to Consult” to [enviopermissions@ontario.ca](mailto:enviopermissions@ontario.ca) or by mail or fax at the address provided below:

<b>Email:</b>	<a href="mailto:enviopermissions@ontario.ca">enviopermissions@ontario.ca</a> Subject: Potential Duty to Consult
<b>Fax:</b>	416-314-8452
<b>Address:</b>	Environmental Assessment and Permissions Branch 135 St. Clair Avenue West, 1 <sup>st</sup> Floor Toronto, ON, M4V 1P5

The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role the proponent will be asked to play in them.

Should you or any members of your project team have any questions regarding the material above, please contact me at [chunmei.liu@ontario.ca](mailto:chunmei.liu@ontario.ca) or 416-326-4886.

Yours truly,



Chunmei Liu  
Regional Environmental Assessment Coordinator  
Air, Pesticides and Environmental Planning

cc: C. Hood, Manager, Barrie District Office, MECP  
P. Martin, APEP Supervisor, Central Region, MECP  
Jennifer Georgas, R.J. Burnside & Associates Limited

Central Region EA File  
A & P File

Attach: Areas of Interest

A Proponent's Introduction to the Delegation of Procedural Aspects of consultation  
with Aboriginal Communities

## AREAS OF INTEREST

*It is suggested that you check off each applicable area after you have considered / addressed it.*

### ☐ **Source Water Protection (all projects)**

The Clean Water Act, 2006 (CWA) aims to protect existing and future sources of drinking water. To achieve this, several types of vulnerable areas have been delineated around surface water intakes and wellheads for every municipal residential drinking water system that is located in a source protection area. These vulnerable areas are known as a Wellhead Protection Areas (WHPAs) and surface water Intake Protection Zones (IPZs). Other vulnerable areas that have been delineated under the CWA include Highly Vulnerable Aquifers (HVAs), Significant Groundwater Recharge Areas (SGRAs), Event-based modelling areas (EBAs), and Issues Contributing Areas (ICAs). Source protection plans have been developed that include policies to address existing and future risks to sources of municipal drinking water within these vulnerable areas.

Projects that are subject to the Environmental Assessment Act that fall under a Class EA, or one of the Regulations, have the potential to impact sources of drinking water if they occur in designated vulnerable areas or in the vicinity of other at-risk drinking water systems (i.e. systems that are not municipal residential systems). MEA Class EA projects may include activities that, if located in a vulnerable area, could be a threat to sources of drinking water (i.e. have the potential to adversely affect the quality or quantity of drinking water sources) and the activity could therefore be subject to policies in a source protection plan. Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. Policies may prohibit certain activities, or they may require risk management measures for these activities. Municipal Official Plans, planning decisions, Class EA projects (where the project includes an activity that is a threat to drinking water) and prescribed instruments must conform with policies that address significant risks to drinking water and must have regard for policies that address moderate or low risks.

- As you may be aware, in October 2015, the MEA Parent Class EA document was amended to include reference to the Clean Water Act (Section A.2.10.6) and indicates that proponents undertaking a Municipal Class EA project must identify early in their process whether a project is or could potentially be occurring with a vulnerable area. **Given this requirement, please include a section in the Project File/ESR on source water protection.**
  - The proponent should identify the source protection area and should clearly document how the proximity of the project to sources of drinking water (municipal or other) and any delineated vulnerable areas was considered and assessed. Specifically the report should discuss whether or not the project is located in a vulnerable area and provide applicable details about the area. If located in a vulnerable area, proponents should document whether any project activities are prescribed drinking water threats and thus pose a risk to drinking water (this should be consulted on with the appropriate Source Protection Authority). Where an activity poses a risk to drinking water, the proponent must document and discuss in the project file or ESR how the project adheres to or has regard to applicable policies in the local source protection plan. This section should then be used to inform and be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc.
- While most source protection plans focused on including policies for significant drinking water threats in the WHPAs and IPZs it should be noted that even though source protection plan policies may not apply in HVAs, these are areas where aquifers are sensitive and at risk to impacts and within these areas, activities may impact the quality of sources of drinking water for systems other than municipal residential systems.
- In order to determine if this project is occurring within a vulnerable area, proponents can use this mapping tool: <http://www.applications.ene.gov.on.ca/swp/en/index.php>. The mapping tool will also provide a link to the appropriate source protection plan in order to identify what policies may be applicable in the vulnerable area.



- For further information on the maps or source protection plan policies which may relate to their project, proponents must contact the appropriate source protection authority. **Please consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the Report and include all communication documents/correspondence.**

#### More Information

For more information on the Clean Water Act, source protection areas and plans, including specific information on the vulnerable areas and drinking water threats, please refer to Conservation Ontario's website where you will also find links to the local source protection plan/assessment report.

A list of the prescribed drinking water threats can be found in section 1.1 of Ontario Regulation 287/07 made under the Clean Water Act. In addition to prescribed drinking water threats, some source protection plans may include policies to address additional "local" threat activities, as approved by the MECP.

#### □ **Climate Change**

Ontario is leading the fight against climate change through the Climate Change Action Plan. Recently released, the plan lays out the specific actions Ontario will take in the next five years to meet its 2020 greenhouse gas reduction targets and establishes the framework necessary to meet its long-term targets. As a commitment of the action plan, **the province has now finalized a guide, "Considering Climate Change in the Environmental Assessment Process" (Guide), which is found online at: <https://www.ontario.ca/page/considering-climate-change-environmental-assessment-process>**

The Guide is now a part of the Environmental Assessment program's Guides and Codes of Practice. The Guide sets out the MECP's expectation for considering climate change in the preparation, execution and documentation of environmental assessment studies and processes. The guide provides examples, approaches, resources, and references to assist proponents with consideration of climate change in EA. **Proponents should review this Guide in detail.**

- The MECP expects proponents to:
  1. Take into account during the assessment of alternative solutions and alternative designs, the following:
    - a. the project's expected production of greenhouse gas emissions and impacts on carbon sinks (climate change mitigation); and
    - b. resilience or vulnerability of the undertaking to changing climatic conditions (climate change adaptation).
  2. Include a discrete section in the Project File/ESR detailing how climate change was considered in the EA.

How climate change is considered can be qualitative or quantitative in nature, and should be scaled to the project's level of environmental effect. In all instances, both a project's impacts on climate change (mitigation) and impacts of climate change on a project (adaptation) should be considered. Please ensure climate change is considered in the report.

- The MECP has also prepared another guide to support provincial land use planning direction related to the completion of energy and emission plans. The "[Community Emissions Reduction Planning: A Guide for Municipalities](#)" document is designed to educate stakeholders on the municipal opportunities to reduce energy and greenhouse gas emissions, and to provide guidance on methods and techniques to incorporate consideration of energy and greenhouse gas emissions into municipal activities of all types. We encourage you to review the Guide for information.

#### □ **Planning and Policy**

- Parts of the study area may be subject to the Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, Greenbelt Plan, [Lake Simcoe Protection Plan](#), or Growth Plan for the Greater

Golden Horseshoe. Applicable policies should be referenced in the Project File/ESR, and the proponent should describe how the proposed study adheres to the relevant policies in these plans. **The [new 2017 provincial plans](#) are now in effect.**

- The [Provincial Policy Statement](#) (2014) contains policies that protect Ontario's natural heritage and water resources. Applicable policies should be referenced in the Project File/ESR, and the proponent should describe how this proposed project is consistent with these policies.

#### □ **Air Quality, Dust and Noise**

- If there are sensitive receptors in the surrounding area of this project, an air quality/odour impact assessment will be useful to evaluate alternatives, determine impacts and identify appropriate mitigation measures. The scope of the assessment can be determined based on the potential effects of the proposed alternatives, and typically includes source and receptor characterization and a quantification of local air quality impacts on the sensitive receptors and the environment in the study area. The assessment will compare to all applicable standards or guidelines for all contaminants of concern. **Please contact this office for further consultation on the level of Air Quality Impact Assessment required for this project if not already advised.**
- **If a full Air Quality Impact Assessment is not required for the project, the Project File/ESR should still contain:**
  - A discussion of local air quality including existing activities/sources that significantly impact local air quality and how the project may impact existing conditions;
  - A discussion of the nearby sensitive receptors and the project's potential air quality impacts on present and future sensitive receptors;
  - A discussion of local air quality impacts that could arise from this project during both construction and operation; and
  - A discussion of potential mitigation measures.
- As a common practice, "air quality" should be used as an evaluation criterion for all road projects.
- Dust and noise control measures should be addressed and included in the construction plans to ensure that nearby residential and other sensitive land uses within the study area are not adversely affected during construction activities.
- The MECP recommends that non-chloride dust-suppressants be applied. For a comprehensive list of fugitive dust prevention and control measures that could be applied, refer to *Cheminfo Services Inc. Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities*. Report prepared for Environment Canada. March 2005. <http://www.bv.transports.gouv.qc.ca/mono/1173259.pdf>
- The Project File/ESR should consider the potential impacts of increased noise levels during the operation of the completed project. The proponent should explore all potential measures to mitigate significant noise impacts during the assessment of alternatives.

#### □ **Ecosystem Protection and Restoration**

- Any impacts to ecosystem form and function must be avoided where possible. The Project File/ESR should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.
- All natural heritage features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. The following sensitive environmental features may be located within or adjacent to the study area:
  - Areas of Natural and Scientific Interest (ANSIs)
  - Rare Species of flora or fauna
  - Watercourses
  - Wetlands and Woodlots

We recommend consulting with the Ministry of Natural Resources and Forestry (MNRF), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional studies will be necessary to preserve and protect these sensitive features. In addition, you may consider the provisions of the Rouge Park Management Plan if applicable.

#### □ **Surface Water**

- The Project File/ESR must include a sufficient level of information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses within the study area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, pollution) are mitigated as part of the proposed undertaking.
- Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. The ministry's [Stormwater Management Planning and Design Manual \(2003\)](#) should be referenced in the Project File/ESR and utilized when designing stormwater control methods. **A Stormwater Management Plan should be prepared as part of the Class EA process** that includes:
  - Strategies to address potential water quantity and erosion impacts related to stormwater draining into streams or other sensitive environmental features, and to ensure that adequate (enhanced) water quality is maintained
  - Watershed information, drainage conditions, and other relevant background information
  - Future drainage conditions, stormwater management options, information on erosion and sediment control during construction, and other details of the proposed works
  - Information on maintenance and monitoring commitments.
- Ontario Regulation 60/08 under the Ontario Water Resources Act (OWRA) applies to the Lake Simcoe Basin, which encompasses Lake Simcoe and the lands from which surface water drains into Lake Simcoe. If the proposed sewage treatment plant is listed in Table 1 of the regulation, the Project File/ESR should describe how the proposed project and its mitigation measures are consistent with the requirements of this regulation and the OWRA.
- Any potential approval requirements for surface water taking or discharge should be identified in the Project File/ESR. In particular, a Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, with the exception of certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information. Additionally, an Environmental Compliance Approval under the OWRA is required for municipal stormwater management works.

#### □ **Groundwater**

- The status of, and potential impacts to any well water supplies should be addressed. If the project involves groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the Project File/ESR.
- If the potential construction or decommissioning of water wells is identified as an issue, the Project File/ESR should refer to Ontario Regulation 903, Wells, under the OWRA.

- Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.
- Any potential approval requirements for groundwater taking or discharge should be identified in the Project File/ESR. In particular, a Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, with the exception of certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information.

#### □ Contaminated Soils

- Since the removal or movement of soils may be required, appropriate tests to determine contaminant levels from previous land uses or dumping should be undertaken. If the soils are contaminated, you must determine how and where they are to be disposed of, consistent with *Part XV.1 of the Environmental Protection Act (EPA)* and Ontario Regulation 153/04, Records of Site Condition, which details the new requirements related to site assessment and clean up. Please contact the ministry's District Offices for further consultation if contaminated sites are present.
- Any current or historical waste disposal sites should be identified in the Project File/ESR. The status of these sites should be determined to confirm whether approval pursuant to Section 46 of the EPA may be required for land uses on former disposal sites.
- The location of any underground storage tanks should be investigated in the Project File/ESR. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The ministry's Spills Action Centre must be contacted in such an event.
- The Project File/ESR should identify any underground transmission lines in the study area. The owners should be consulted to avoid impacts to this infrastructure, including potential spills.

#### □ Excess Materials Management

- Activities involving the management of excess soil should be completed in accordance with the MECP's current guidance document titled "Management of Excess Soil – A Guide for Best Management Practices" (2014) available online (<http://www.ontario.ca/document/management-excess-soil-guide-best-management-practices>).
- All waste generated during construction must be disposed of in accordance with ministry requirements.

#### □ Servicing and Facilities

- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have an Environmental Compliance Approval (ECA) before it can operate lawfully. Please consult with the Environmental Approvals Access and Service Integration Branch (EAASIB) to determine whether a new or amended ECA will be required for any proposed infrastructure.
- We recommend referring to the ministry's "D-Series" guidelines – Land Use Compatibility to ensure that any potential land use conflicts are considered when planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

## □ Mitigation and Monitoring

Contractors must be made aware of all environmental considerations so that all environmental standards and commitments for both construction and operation are met. Mitigation measures should be clearly referenced in the Project File/ESR and regularly monitored during the construction stage of the project. In addition, we encourage proponents to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly.

- Design and construction reports and plans should be based on a best management approach that centres on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of any impacted areas.
- The proponent's construction and post-construction monitoring plans must be documented in the Project File/ESR, as outlined in Section A.2.5 and A.4.1 of the MEA Class EA parent document.

## □ Consultation

- The Project File/ESR must demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all stakeholder consultation efforts undertaken during the planning process. This includes a discussion in the Project File/ESR that identifies concerns that were raised and **describes how they have been addressed by the proponent** throughout the planning process. The Class EA also directs proponents to include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments.

## □ Class EA Process

- The Project File/ESR should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making.
- If this project is a Master Plan: there are several different approaches that can be used to conduct a Master Plan, examples of which are outlined in Appendix 4 of the Class EA. The Master Plan should clearly indicate the selected approach for conducting the plan, in particular by identifying whether the levels of assessment, consultation and documentation are sufficient to fulfill the requirements for Schedule B or C projects. Please note that any Schedule B or C projects identified in the plan would be subject to Part II Order Requests under the *Environmental Assessment Act* (EAA), although the plan itself would not be.
- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment. The Project File/ESR should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments) such that all potential impacts can be identified and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the Project File/ESR.
- Please include in the Project File/ESR a list of all subsequent permits or approvals that may be required for the implementation of the preferred alternative, including but not limited to, MECP's PTTW, EASR Registrations and ECAs, conservation authority permits, species at risk permits, and approvals under the *Canadian Environmental Assessment Act* (CEAA).
- Ministry guidelines and other information related to the issues above are available at <http://www.ontario.ca/environment-and-energy/environment-and-energy>. We encourage you to review all the available guides and to reference any relevant information in the Project File/ESR.



## A PROPONENT'S INTRODUCTION TO THE DELEGATION OF PROCEDURAL ASPECTS OF CONSULTATION WITH ABORIGINAL COMMUNITIES

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### DEFINITIONS

The following definitions are specific to this document and may not apply in other contexts:

**Aboriginal communities** – the First Nation or Métis communities identified by the Crown for the purpose of consultation.

**Consultation** – the Crown's legal obligation to consult when the Crown has knowledge of an established or asserted Aboriginal or treaty right and contemplates conduct that might adversely impact that right. This is the type of consultation required pursuant to s. 35 of the *Constitution Act, 1982*. Note that this definition does not include consultation with Aboriginal communities for other reasons, such as regulatory requirements.

**Crown** – the Ontario Crown, acting through a particular ministry or ministries.

**Procedural aspects of consultation** – those portions of consultation related to the process of consultation, such as notifying an Aboriginal community about a project, providing information about the potential impacts of a project, responding to concerns raised by an Aboriginal community and proposing changes to the project to avoid negative impacts.

**Proponent** – the person or entity that wants to undertake a project and requires an Ontario Crown decision or approval for the project.

### I. PURPOSE

The Crown has a legal duty to consult Aboriginal communities when it has knowledge of an existing or asserted Aboriginal or treaty right and contemplates conduct that may adversely impact that right. In outlining a framework for the duty to consult, the Supreme Court of Canada has stated that the Crown may delegate procedural aspects of consultation to third parties. This document provides general information about the Ontario Crown's approach to delegation of the procedural aspects of consultation to proponents.

This document is not intended to instruct a proponent about an individual project, and it does not constitute legal advice.

### II. WHY IS IT NECESSARY TO CONSULT WITH ABORIGINAL COMMUNITIES?

The objective of the modern law of Aboriginal and treaty rights is the *reconciliation* of Aboriginal peoples and non-Aboriginal peoples and their respective rights, claims and interests. Consultation is an important component of the reconciliation process.

The Crown has a legal duty to consult Aboriginal communities when it has knowledge of an existing or asserted Aboriginal or treaty right and contemplates conduct that might adversely impact that right. For example, the Crown's duty to consult is triggered when it considers issuing a permit, authorization or approval for a project which has the potential to adversely impact an Aboriginal right, such as the right to hunt, fish, or trap in a particular area.

The scope of consultation required in particular circumstances ranges across a spectrum depending on both the nature of the asserted or established right and the seriousness of the potential adverse impacts on that right.

Depending on the particular circumstances, the Crown may also need to take steps to accommodate the potentially impacted Aboriginal or treaty right. For example, the Crown may be required to avoid or minimize the potential adverse impacts of the project.

### **III. THE CROWN'S ROLE AND RESPONSIBILITIES IN THE DELEGATED CONSULTATION PROCESS**

The Crown has the responsibility for ensuring that the duty to consult, and accommodate where appropriate, is met. However, the Crown may delegate the procedural aspects of consultation to a proponent.

There are different ways in which the Crown may delegate the procedural aspects of consultation to a proponent, including through a letter, a memorandum of understanding, legislation, regulation, policy and codes of practice.

If the Crown decides to delegate procedural aspects of consultation, the Crown will generally:

- Ensure that the delegation of procedural aspects of consultation and the responsibilities of the proponent are clearly communicated to the proponent;
- Identify which Aboriginal communities must be consulted;
- Provide contact information for the Aboriginal communities;
- Revise, as necessary, the list of Aboriginal communities to be consulted as new information becomes available and is assessed by the Crown;
- Assess the scope of consultation owed to the Aboriginal communities;
- Maintain appropriate oversight of the actions taken by the proponent in fulfilling the procedural aspects of consultation;
- Assess the adequacy of consultation that is undertaken and any accommodation that may be required;
- Provide a contact within any responsible ministry in case issues arise that require direction from the Crown; and
- Participate in the consultation process as necessary and as determined by the Crown.

### **IV. THE PROPONENT'S ROLE AND RESPONSIBILITIES IN THE DELEGATED CONSULTATION PROCESS**

Where aspects of the consultation process have been delegated to a proponent, the Crown, in meeting its duty to consult, will rely on the proponent's consultation activities and documentation of those activities. The consultation process informs the Crown's decision of whether to approve a proposed project or activity.

A proponent's role and responsibilities will vary depending on a variety of factors including the extent of consultation required in the circumstance and the procedural aspects of consultation the Crown has delegated to it. Proponents are often in a better position than the Crown to discuss a project and its potential impacts with Aboriginal communities and to determine ways to avoid or minimize the adverse impacts of a project.

A proponent can raise issues or questions with the Crown at any time during the consultation process. If issues or concerns arise during the consultation that cannot be addressed by the proponent, the proponent should contact the Crown.

**a) What might a proponent be required to do in carrying out the procedural aspects of consultation?**

Where the Crown delegates procedural aspects of consultation, it is often the proponent's responsibility to provide notice of the proposed project to the identified Aboriginal communities. The notice should indicate that the Crown has delegated the procedural aspects of consultation to the proponent and should include the following information:

- a description of the proposed project or activity;
- mapping;
- proposed timelines;
- details regarding anticipated environmental and other impacts;
- details regarding opportunities to comment; and
- any changes to the proposed project that have been made for seasonal conditions or other factors, where relevant.

Proponents should provide enough information and time to allow Aboriginal communities to provide meaningful feedback regarding the potential impacts of the project. Depending on the nature of consultation required for a project, a proponent also may be required to:

- provide the Crown with copies of any consultation plans prepared and an opportunity to review and comment;
- ensure that any necessary follow-up discussions with Aboriginal communities take place in a timely manner, including to confirm receipt of information, share and update information and to address questions or concerns that may arise;
- as appropriate, discuss with Aboriginal communities potential mitigation measures and/or changes to the project in response to concerns raised by Aboriginal communities;
- use language that is accessible and not overly technical, and translate material into Aboriginal languages where requested or appropriate;
- bear the reasonable costs associated with the consultation process such as, but not limited to, meeting hall rental, meal costs, document translation(s), or to address technical & capacity issues;
- provide the Crown with all the details about potential impacts on established or asserted Aboriginal or treaty rights, how these concerns have been considered and addressed by the proponent and the Aboriginal communities and any steps taken to mitigate the potential impacts;
- provide the Crown with complete and accurate documentation from these meetings and communications; and
- notify the Crown immediately if an Aboriginal community not identified by the Crown approaches the proponent seeking consultation opportunities.

**b) What documentation and reporting does the Crown need from the proponent?**

Proponents should keep records of all communications with the Aboriginal communities involved in the consultation process and any information provided to these Aboriginal communities.

As the Crown is required to assess the adequacy of consultation, it needs documentation to satisfy itself that the proponent has fulfilled the procedural aspects of consultation delegated to it. The documentation required would typically include:

- the date of meetings, the agendas, any materials distributed, those in attendance and copies of any minutes prepared;
- the description of the proposed project that was shared at the meeting;
- any and all concerns or other feedback provided by the communities;
- any information that was shared by a community in relation to its asserted or established Aboriginal or treaty rights and any potential adverse impacts of the proposed activity, approval or disposition on such rights;
- any proposed project changes or mitigation measures that were discussed, and feedback from Aboriginal communities about the proposed changes and measures;
- any commitments made by the proponent in response to any concerns raised, and feedback from Aboriginal communities on those commitments;
- copies of correspondence to or from Aboriginal communities, and any materials distributed electronically or by mail;
- information regarding any financial assistance provided by the proponent to enable participation by Aboriginal communities in the consultation;
- periodic consultation progress reports or copies of meeting notes if requested by the Crown;
- a summary of how the delegated aspects of consultation were carried out and the results; and
- a summary of issues raised by the Aboriginal communities, how the issues were addressed and any outstanding issues.

In certain circumstances, the Crown may share and discuss the proponent's consultation record with an Aboriginal community to ensure that it is an accurate reflection of the consultation process.

### **c) Will the Crown require a proponent to provide information about its commercial arrangements with Aboriginal communities?**

The Crown may require a proponent to share information about aspects of commercial arrangements between the proponent and Aboriginal communities where the arrangements:

- include elements that are directed at mitigating or otherwise addressing impacts of the project;
- include securing an Aboriginal community's support for the project; or
- may potentially affect the obligations of the Crown to the Aboriginal communities.

The proponent should make every reasonable effort to exempt the Crown from confidentiality provisions in commercial arrangements with Aboriginal communities to the extent necessary to allow this information to be shared with the Crown.

The Crown cannot guarantee that information shared with the Crown will remain confidential. Confidential commercial information should not be provided to the Crown as part of the consultation record if it is not relevant to the duty to consult or otherwise required to be submitted to the Crown as part of the regulatory process.

## **V. WHAT ARE THE ROLES AND RESPONSIBILITIES OF ABORIGINAL COMMUNITIES' IN THE CONSULTATION PROCESS?**

Like the Crown, Aboriginal communities are expected to engage in consultation in good faith. This includes:

- responding to the consultation notice;
- engaging in the proposed consultation process;
- providing relevant documentation;
- clearly articulating the potential impacts of the proposed project on Aboriginal or treaty rights; and
- discussing ways to mitigate any adverse impacts.

Some Aboriginal communities have developed tools, such as consultation protocols, policies or processes that provide guidance on how they would prefer to be consulted. Although not legally binding, proponents are encouraged to respect these community processes where it is reasonable to do so. Please note that there is no obligation for a proponent to pay a fee to an Aboriginal community in order to enter into a consultation process.

To ensure that the Crown is aware of existing community consultation protocols, proponents should contact the relevant Crown ministry when presented with a consultation protocol by an Aboriginal community or anyone purporting to be a representative of an Aboriginal community.

## **VI. WHAT IF MORE THAN ONE PROVINCIAL CROWN MINISTRY IS INVOLVED IN APPROVING A PROPONENT'S PROJECT?**

Depending on the project and the required permits or approvals, one or more ministries may delegate procedural aspects of the Crown's duty to consult to the proponent. The proponent may contact individual ministries for guidance related to the delegation of procedural aspects of consultation for ministry-specific permits/approvals required for the project in question. Proponents are encouraged to seek input from all involved Crown ministries sooner rather than later.



## Sylvia Waters

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**From:** EA Notices to CRegion (MECP) <eanotification.cregion@ontario.ca>  
**Sent:** Tuesday, July 07, 2020 8:54 AM  
**To:** Sylvia Waters  
**Subject:** Automatic reply: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

This is to acknowledge your email has been delivered to the Regional email account. A Regional EA Coordinator will contact you if additional information is needed. To speak directly to a Regional EA Coordinator, go to the INFO-GO website and under our ministry, select: 1) Drinking Water and Environmental Compliance Division 2) applicable Regional Office 3) Technical Support Section 4) Air, Pesticides, and Environmental Planning 5) Environmental Resource Planner & EA Coordinator

## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Tuesday, July 07, 2020 8:54 AM  
**To:** EA Notices to CRegion (MECP)  
**Cc:** chunmei.liu@ontario.ca  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Good morning Chunmei

Thank you for your email below. The Notice of Public Information Centre was sent to you for your information, and in error to West Central Region, thank you for catching that.

On July 15, 2019 (12:57) the Central Region email was sent an email with the Project Information Form for this Project. In return on July 26, 2019 Sylvia Radovic received an email from yourself regarding Indigenous communities to contact, source water protection, climate change, planning and policy, air quality, dust and noise, ecosystem protection and restoration, surface water, groundwater, contaminated soils, excess materials management, servicing and facilities, mitigation and monitoring, consultation, and class EA process.

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**From:** EA Notices to CRegion (MECP) <[eanotification.cregion@ontario.ca](mailto:eanotification.cregion@ontario.ca)>  
**Sent:** Thursday, July 02, 2020 10:04 AM  
**To:** Sylvia Waters <[Sylvia.Waters@rjburnside.com](mailto:Sylvia.Waters@rjburnside.com)>  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Dear Sylvia,

Thank you for your email. I know you also send this notice to EA Notices to WCRRegion (MECP) [eanotification.wcregion@ontario.ca](mailto:eanotification.wcregion@ontario.ca). Please be aware this project is located in the Township of Clearview, County of Simcoe is managed by the ministry's Central Region. Therefore, you should send the notices of commencement and completion to EA Notices to CRegion (MECP) [eanotification.cregion@ontario.ca](mailto:eanotification.cregion@ontario.ca) instead of west central region email.

Your notification is also missing the completed Project Information Form (the Form can be found here [Ontario.ca](http://www.ontario.ca) under "Streamlined EAs". It is an excel spreadsheet with columns that need to be filled out by the proponent. The form has been developed for ease of use (i.e. drop down pick list for most fields). Instructions on filling out the form are contained in 2 tabs within the form itself).

**Please submit the completed PIF at your earliest convenience to this email**, and then the ministry can formally respond the Notice of Commencement.

For your reference, I have included the full instructions on the new notification procedure and encourage you to please review them. If you have any questions please let me know.

Thank you,

**Chunmei Liu** | Environmental Planner | Environmental Assessment Coordinator  
Environmental Assessment Branch, **Ontario Ministry of the Environment, Conservation and Parks**  
5775 Yonge Street, 8th Floor, Toronto, ON M2M 4J1  
416-326-4886 | [Chunmei.Liu@ontario.ca](mailto:Chunmei.Liu@ontario.ca) | Website: <http://www.ene.gov.on.ca/>

## For Your Information - New Notification Procedure

### 4 Step Process for Submitting Notices of Commencement for Streamlined EAs

To submit your notice you need to do the following:

1. **Download and complete the Project Information Form. (The Form can be found here [Ontario.ca](#) under “Streamlined EAs”. It is an excel spreadsheet with columns that need to be filled out by the proponent. The form has been developed for ease of use (i.e. drop down pick list for most fields). Instructions on filling out the form are contained in 2 tabs within the form itself).**
2. Create an email. The subject line of your email must include in this order: project location, type of streamlined EA and project name
  - o For example:  
York Region, MEA Class EA, Elgin Mills Rd East (Bayview to Woodbine)  
Durham Region, Electricity Screening Process, New Cogeneration Station  
City of Ottawa, Waste Management Screening Process, Landfill Expansion
3. **Attach the completed Project Information Form (in excel format) and a copy of your project notice (in PDF format) to the email.**
4. Send by email to the appropriate ministry regional office:  
**Central Region – [eanotification.cregion@ontario.ca](mailto:eanotification.cregion@ontario.ca)**  
Eastern Region – [eanotification.eregion@ontario.ca](mailto:eanotification.eregion@ontario.ca)  
Northern Region – [eanotification.nregion@ontario.ca](mailto:eanotification.nregion@ontario.ca)  
South West Region – [eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca)  
West Central Region – [eanotification.wcregion@ontario.ca](mailto:eanotification.wcregion@ontario.ca)

### 3 Step Process for Submitting Notices of Completion/Notices of Filing of Addendum/Revised Notice of Completion/Statement of Completion for Streamlined EA

To submit your notice you need to do the following:

1. Create an email. The subject line of your email must include in this order: project location, type of streamlined EA and project name.
2. Attach a copy of your project notice (in PDF format) to the email.
3. Send by email to the appropriate ministry regional office:  
**Central Region – [eanotification.cregion@ontario.ca](mailto:eanotification.cregion@ontario.ca)**  
Eastern Region – [eanotification.eregion@ontario.ca](mailto:eanotification.eregion@ontario.ca)  
Northern Region – [eanotification.nregion@ontario.ca](mailto:eanotification.nregion@ontario.ca)  
South West Region – [eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca)  
West Central Region – [eanotification.wcregion@ontario.ca](mailto:eanotification.wcregion@ontario.ca)

Notes:

- The hyperlink to the [District Officer Locator](#) website can be used to assist with determining what ministry region your project is located.
- If your project is located in more than one ministry region, you need to submit your notices to all appropriate regions.
- You must still fulfil all other mandatory notification requirements outlined in the applicable environmental assessment process.

## Sylvia Waters

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**From:** O'Hara, Charles (MECP) <Charles.O'Hara@ontario.ca>  
**Sent:** Thursday, July 02, 2020 9:22 AM  
**To:** Sylvia Waters  
**Subject:** Automatic reply: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Thank you for your email. I am out of the office until July 10. Atif Durrani is acting in my absence and can be reached at 647-922-0936

## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Monday, July 15, 2019 12:57 PM  
**To:** eanotification.cregion@ontario.ca  
**Cc:** Deanna De Forest  
**Subject:** Township of Clearview, Class EA Sch B, Sanitary Servicing, South East Quadrant of Stayner  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf; EA ProjectInfoForm-044062.xlsx

Please find attached Township of Clearview, Class EA Sch B, Sanitary Servicing, South East Quadrant of Stayner, Notice of Commencement.





## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:27 AM  
**To:** FisheriesProtection@dfo-mpo.gc.ca; gsandhu@adjtos.ca; eamc@wasagabeach.com; ken.mott@ontario.ca; kim.benner@ontario.ca; laura.e.hatcher@ontario.ca; jason.white@ontario.ca; shawn.parry@ontario.ca; charles.o'hara@ontario.ca; suzanne.kettle@ontario.ca; ssage@clearview.ca; cao@collingwood.ca; scott.moon@bell.ca; vince.cina@enbridge.com; ann.newman@enbridge.com; est.reg.crossing@enbridge.com; dpresley@mhbcplan.com; azocco@uniongas.com; Utility.Circulations@zayo.com; admin@nvca.on.ca; rpayment@clearview.ca; eanotification.cregion@ontario.ca; SecondaryLandUse@HydroOne.com  
**Subject:** 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, Municipal Class Environmental Assessment.  
On behalf of the Township of Clearview, please see attached Notice.

## Sylvia Waters

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**From:** FPP.CA / PPP.CA (DFO/MPO) <fisheriesprotection@dfo-mpo.gc.ca>  
**Sent:** Thursday, July 18, 2019 9:27 AM  
**To:** Sylvia Waters  
**Subject:** RE: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

This e-mail is a confirmation of receipt for your submission. Thank you for contacting Fisheries and Oceans Canada, Fisheries Protection Program.

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Le présent courriel est un accusé de réception de votre soumission. Merci d'avoir communiqué avec le Programme de protection des pêches de Pêches et Océans Canada.

## Sylvia Waters

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**From:** Hatcher, Laura (MTCS) <Laura.E.Hatcher@ontario.ca>  
**Sent:** Thursday, July 18, 2019 9:28 AM  
**To:** Sylvia Waters  
**Subject:** Automatic reply: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

I am out of the office on a one year leave from May 21, 2019 until May 31, 2020. For assistance in my absence, you may contact Karla Barboza at [karla.barboza@ontario.ca](mailto:karla.barboza@ontario.ca).

## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Monday, July 22, 2019 11:41 AM  
**To:** karla.barboza@ontario.ca  
**Subject:** FW: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

As per Laura Hatcher's email below, please find attached a Notice of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, Municipal Class Environmental Assessment.  
On behalf of the Township of Clearview, please see attached Notice.

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**From:** Hatcher, Laura (MTCS) <Laura.E.Hatcher@ontario.ca>  
**Sent:** Thursday, July 18, 2019 9:28 AM  
**To:** Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Subject:** Automatic reply: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

I am out of the office on a one year leave from May 21, 2019 until May 31, 2020. For assistance in my absence, you may contact Karla Barboza at [karla.barboza@ontario.ca](mailto:karla.barboza@ontario.ca).



## Sylvia Waters

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**From:** Microsoft Outlook  
**To:** suzanne.kettle@ontario.ca  
**Sent:** Thursday, July 18, 2019 9:27 AM  
**Subject:** Undeliverable: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA



Your message to [suzanne.kettle@ontario.ca](mailto:suzanne.kettle@ontario.ca) couldn't be delivered.

[suzanne.kettle](mailto:suzanne.kettle@ontario.ca) wasn't found at [ontario.ca](mailto:suzanne.kettle@ontario.ca).

<b>Sylvia.Waters</b>	<b>Office 365</b>	<b>suzanne.kettle</b>
<b>Action Required</b>		Recipient
Unknown To address		

### How to Fix It

The address might be misspelled or might not exist. Try one or more of the following:

- **Retype the recipient's address, then resend the message** - If you're using Outlook, open this non-delivery report message and click **Send Again** from the menu or ribbon. In Outlook on the web, select this message, and then click the "**To send this message again, click here.**" link located just above the message preview window. In the To or Cc line, delete and then retype the entire recipient's address (ignore any address suggestions). After typing the complete address, click **Send** to resend the message. If you're using an email program other than Outlook or Outlook on the web, follow its standard way for resending a message. Just be sure to delete and retype the recipient's entire address before resending it.
- **Remove the recipient from the recipient Auto-Complete List, then resend the message** - If you're using Outlook or Outlook on the web, follow the steps in the "Remove the recipient from the recipient Auto-Complete List" section of [this article](#). Then resend the message. Be sure to delete and retype the recipient's entire address before clicking **Send**.
- **Contact the recipient by some other means**, (by phone, for example) to confirm you're using the right address. Ask them if

## Sylvia Waters

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**From:** Utility Circulations <utility.circulations+canned.response@zayo.com>  
**Sent:** Thursday, July 18, 2019 9:27 AM  
**To:** Sylvia Waters  
**Subject:** Re: 44062-NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

Thank you for your submission, it has been placed in the queue and will be replied to within 15 business days.

Utility Circulations

## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:21 AM  
**To:** FisheriesProtection@dfo-mpo.gc.ca; chunmei.liu@ontario.ca; eanotification.wcregion@ontario.ca; shawn.parry@ontario.ca; charles.o'hara@ontario.ca; ken.mott@ontario.ca; kim.benner@ontario.ca; karla.barboza@ontario.ca; laura.e.hatcher@ontario.ca; jason.white@ontario.ca; suzanne.kettle@ontario.ca; ssage@clearview.ca; cao@collingwood.ca; gsandhu@adjtos.ca; eamc@wasagabeach.com; scott.moon@bell.ca; vince.cina@enbridge.com; ann.newman@enbridge.com; est.reg.crossing@enbridge.com; dpresley@mhbcplan.com; azocco@uniongas.com; Utility.Circulations@zayo.com; admin@nvca.on.ca; rpayment@clearview.ca  
**Subject:** 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

Due to the current closures of public spaces for large gatherings, a virtual PIC will be held on the Township website at:

<https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing> starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup> 2020**.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study.

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>  
**Sent:** Tuesday, July 14, 2020 4:31 PM  
**To:** Mike Rawn; Jennifer Georgas  
**Cc:** Sylvia Waters; Shen, Rey (MTO); Akhtar, Usman (MTO); Pilla, Angelo (MTO); Diczki, Tarita (MTO)  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Ok, thanks Mike.

Replacement of this pipe will require MTO review and approval, including an Encroachment permit.

Thanks,

Peter D.

---

**From:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Sent:** July 14, 2020 4:22 PM  
**To:** Dorton, Peter (MTO) <[Peter.Dorton@ontario.ca](mailto:Peter.Dorton@ontario.ca)>; Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** [sylvia.waters@rjburnside.com](mailto:sylvia.waters@rjburnside.com); Shen, Rey (MTO) <[Rey.Shen@ontario.ca](mailto:Rey.Shen@ontario.ca)>; Akhtar, Usman (MTO) <[Usman.Akhtar@ontario.ca](mailto:Usman.Akhtar@ontario.ca)>; Pilla, Angelo (MTO) <[Angelo.Pilla@ontario.ca](mailto:Angelo.Pilla@ontario.ca)>; Diczki, Tarita (MTO) <[Tarita.Diczki@ontario.ca](mailto:Tarita.Diczki@ontario.ca)>  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Peter

I can confirm the Manortown development, future pumpstation, and Forcemains being reviewed as part of the Stayner Southeast Sanitary Servicing EA do not require any work to be completed in the Highway 26 ROW. The forcemain will discharge into an existing pipe on Phillips that is in the Highway 26 ROW. The existing pipe will have to be replaced at some point in the future due to age and depth (only 5' deep at Phillips). When we do that we will likely increase the size.

Thanks,

**Mike Rawn, C.E.T., CMM III**

Director of Public Works

Township of Clearview

705-428-6230 ext.243

Cell 705-441-6935

[www.clearview.ca](http://www.clearview.ca)

---

**From:** Dorton, Peter (MTO) <[Peter.Dorton@ontario.ca](mailto:Peter.Dorton@ontario.ca)>

**Sent:** July 14, 2020 3:22 PM

**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>; Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>

**Cc:** [sylvia.waters@rjburnside.com](mailto:sylvia.waters@rjburnside.com); Shen, Rey (MTO) <[Rey.Shen@ontario.ca](mailto:Rey.Shen@ontario.ca)>; Akhtar, Usman (MTO) <[Usman.Akhtar@ontario.ca](mailto:Usman.Akhtar@ontario.ca)>; Pilla, Angelo (MTO) <[Angelo.Pilla@ontario.ca](mailto:Angelo.Pilla@ontario.ca)>; Diczki, Tarita (MTO) <[Tarita.Diczki@ontario.ca](mailto:Tarita.Diczki@ontario.ca)>

**Subject:** FW: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

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Hi Jennifer / Mike:

MTO has reviewed this Notice of PIC, including the attached materials, and while we have no concerns with the recommendation for a proposed new sanitary pumping station within the Manortown Homes draft plan of subdivision site, please confirm that there are no associated works proposed within Highway 26 ROW.

Thanks,

Peter Dorton

Senior Project Manager

Highway Corridor Management Section – Central Region

Ministry of Transportation

159 Sir William Hearst Avenue, 7<sup>th</sup> Floor

Toronto, ON M3M 0B7

Tel. (416) 235 - 4280

E-Mail: [peter.dorton@ontario.ca](mailto:peter.dorton@ontario.ca)

Web: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

## Deanna De Forest

---

**From:** Deanna De Forest  
**Sent:** Wednesday, December 02, 2020 3:09 PM  
**To:** Minkin, Dan (MTCS)  
**Cc:** Jennifer Georgas; 300044062 SE Stayner Sanitary EA; Sylvia Waters  
**Subject:** FW: CHRA Report - MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 2020-07-17\_SouthEastStaynerSanitaryServicingMHSTCI-Ltr.pdf; 19CH-133 Sunnidale Street\_IA\_FINAL\_2Dec20.pdf

Hi Dan,

As requested, please find attached a copy of the Cultural Heritage Resources Assessment completed by ASI in support of the South East Stayner Sanitary Servicing Municipal Class Environmental Assessment.

The Notice of Completion for the project is planned to be issued for mid-December. Should you have any comments on the report, it would be greatly appreciated if you could let us know in advance of the issue of the Notice of Completion, if possible.

Please contact me if you have any questions.

Regards,

Deanna

**Deanna De Forest, B.Sc., E.P.**  
Senior Environmental Coordinator

R.J. Burnside & Associates Limited | [www.rjburnside.com](http://www.rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 705-797-4357

---

**From:** Deanna De Forest  
**Sent:** Tuesday, July 21, 2020 2:53 PM  
**To:** Minkin, Dan (MTCS) <Dan.Minkin@ontario.ca>; Joseph.Harvey@ontario.ca  
**Cc:** karla.barboza@ontario.ca; Mike Rawn <mrawn@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Subject:** RE: Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Hello Dan,

In response to your recent email to Jennifer Georgas, Project Engineer for South East Stayner Sanitary Servicing Municipal Class Environmental Assessment, your letter and comments are noted and will become part of the project file. A Stage 1 Archaeological Assessment was completed for the project and has been submitted to the MHSTCI (PIF# P383-0150-2019). A Cultural Heritage Resource Assessment (CHRA) is currently being completed for the Environmental Assessment as part of the characterization of the environment and the evaluation of alternatives. An electronic copy of the CHRA report will be provided to your agency prior to the Notice of Completion, per your request.

Regards,

Deanna

**Deanna De Forest, B.Sc., E.P.**  
Senior Environmental Coordinator

R.J. Burnside & Associates Limited | [www.rjburnside.com](http://www.rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 705-797-4357



---

**From:** Harvey, Joseph (MHSTCI) <[Joseph.Harvey@ontario.ca](mailto:Joseph.Harvey@ontario.ca)>

**Sent:** Friday, July 17, 2020 5:38 PM

**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>

**Cc:** Minkin, Dan (MHSTCI) <[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)>; Barboza, Karla (MHSTCI) <[Karla.Barboza@ontario.ca](mailto:Karla.Barboza@ontario.ca)>; Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>; Sylvia Waters <[Sylvia.Waters@rjburnside.com](mailto:Sylvia.Waters@rjburnside.com)>

**Subject:** Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Jennifer Georgas,

Please find attached MHSTCI's comments for the above referenced project. Contact Dan Minkin with any further questions or concerns.

Joseph Harvey

*On behalf of*

Dan Minkin

Heritage Planner

Heritage Planning Unit

[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)

July 17, 2020

EMAIL ONLY

Jennifer Georgas, P. Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

**MHSTCI File :** 0011144  
**Proponent :** The Township of Clearview  
**Subject :** Notice of Public Information Centre – Municipal Class EA  
**Project :** South East Stayner Sanitary Servicing  
**Location :** The Township of Clearview

Dear Jennifer Georges:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of public information centre for the above-referenced project. MHSTCI's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.

### **Project Summary**

The Township of Clearview (Township) is initiating a Municipal Class Environmental Assessment (EA) to address the need for Sewage Collection to service the south east quadrant of Stayner. The Study will follow Schedule B of the Municipal Class Environmental Assessment (Municipal Engineers Association, October 2000, as amended in 2007, 2011, & 2015) process, which is an approved process under the Ontario Environmental Assessment Act.

### **Identifying Cultural Heritage Resources**

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

### Archaeological Resources

This EA project may impact archaeological resources and should be screened using the MHSTCI [Criteria for Evaluating Archaeological Potential](#) to determine if an archaeological assessment is needed. MHSTCI archaeological sites data are available at [archaeology@ontario.ca](mailto:archaeology@ontario.ca). If the EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an archaeologist licenced under the *OHA*, who is responsible for submitting the report directly to MHSTCI for review.

### Built Heritage and Cultural Heritage Landscapes

The MHSTCI [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether this EA project may impact cultural heritage resources. If potential or known heritage resources exist, MHSTCI recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MHSTCI for review, and make it available to local organizations or individuals who have expressed interest in review.

### Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MHSTCI whether any technical cultural heritage studies will be completed for this EA project, and provide them to MHSTCI before issuing a Notice of Completion or commencing any work on the site. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, do not hesitate to contact Dan Minkin.

Sincerely,

Joseph Harvey  
*On behalf of*

Dan Minkin  
Heritage Planner  
Heritage Planning Unit  
[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)

Copied to: Mike Rawn, Director of Public Works, Clearview Township  
Sylvia Waters, Technical Administrator, R.J. Burnside & Associates Limited

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

## Sylvia Waters

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**From:** Parry, Shawn (MMA) <Shawn.Parry@ontario.ca>  
**Sent:** Thursday, July 02, 2020 9:24 AM  
**To:** Sylvia Waters  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Sylvia,

Please remove me from your distribution list. I'm no longer involved in operational type activities. I've advised MECP to remove me as well.

Thanks and have a great day.

s./

---

**From:** Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Sent:** July 2, 2020 9:21 AM  
**To:** FisheriesProtection@dfo-mpo.gc.ca; Liu, Chunmei (MECP) <Chunmei.Liu@ontario.ca>; EA Notices to WCRegion (MECP) <eanotification.wcregion@ontario.ca>; Parry, Shawn (MMA) <Shawn.Parry@ontario.ca>; O'Hara, Charles (MECP) <Charles.O'Hara@ontario.ca>; Mott, Ken (MNRF) <ken.mott@ontario.ca>; Benner, Kim (MNRF) <kim.benner@ontario.ca>; Barboza, Karla (MHSTCI) <Karla.Barboza@ontario.ca>; laura.e.hatcher@ontario.ca; White, Jason (MTO) <Jason.White@ontario.ca>; suzanne.kettle@ontario.ca; ssage@clearview.ca; cao@collingwood.ca; gsandhu@adjtos.ca; eamc@wasagabeach.com; scott.moon@bell.ca; vince.cina@enbridge.com; ann.newman@enbridge.com; est.reg.crossing@enbridge.com; dpresley@mhbcpplan.com; azocco@uniongas.com; Utility.Circulations@zayo.com; admin@nvca.on.ca; rpayment@clearview.ca  
**Subject:** 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

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Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Jennifer Georgas  
**Sent:** Wednesday, September 02, 2020 3:34 PM  
**To:** Deanna De Forest  
**Cc:** 300044062 SE Stayner Sanitary EA; Sylvia Waters  
**Subject:** FW: South East Stayner Sanitary Servicing EA - PIC Slides - NVCA ID # 38042

---

**From:** Lee Bull <lbull@nvca.on.ca>  
**Sent:** Wednesday, September 02, 2020 7:54 AM  
**To:** Mike Rawn <mrawn@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>  
**Cc:** Morgen Wilson <mwilson@nvca.on.ca>  
**Subject:** South East Stayner Sanitary Servicing EA - PIC Slides - NVCA ID # 38042

Good morning Mike

Nottawasaga Valley Conservation Authority staff has had the opportunity to review the slides prepared for the Jul 2020 PIC in support of the above noted EA.

There is a rough ELC map within the presentation and some high-level discussion of natural heritage features including a watercourse and potential SAR habitat. The study area also contains an area of woodland, and possible areas of unevaluated wetland.

Portions of the proposed infrastructure (sanitary sewers) are proposed within these areas of natural cover and across watercourses. Please consider the following NH-related comments:

1. It is recommended that sanitary infrastructure be installed under the noted watercourses via directional drilling or otherwise non-intrusive methods.
2. It is recommended that areas of natural cover (that will be directly impacted by the footprint of proposed infrastructure) are evaluated for features of significance (SAR, wetland, etc.).

We trust the foregoing is of assistance to you. Please feel free to contact the undersigned should you wish to discuss this matter further.

Sincerely,

**Lee J. Bull, MCIP, RPP | Manager, Planning Services**

**Nottawasaga Valley Conservation Authority**  
8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
T 705-424-1479 ext. 231 | F 705-424-2115  
[lbull@nvca.on.ca](mailto:lbull@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)

*I am currently working remotely as the Nottawasaga Valley Conservation Authority is taking preventative measures to limit the spread of COVID-19. You may experience some delays or disruptions as we follow recommendations of health professionals to slow the virus from spreading.*

## Sylvia Waters

---

**From:** Deanna De Forest  
**Sent:** Wednesday, July 24, 2019 10:17 AM  
**To:** Jennifer Georgas  
**Cc:** Sylvia Waters  
**Subject:** RE: Hydro One Response: South East Stayner Sanitary Servicing, Township of Clearview

**From:** [SecondaryLandUse@HydroOne.com](mailto:SecondaryLandUse@HydroOne.com) <[SecondaryLandUse@HydroOne.com](mailto:SecondaryLandUse@HydroOne.com)>  
**Sent:** Wednesday, July 24, 2019 9:48 AM  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Cc:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Subject:** Hydro One Response: South East Stayner Sanitary Servicing, Township of Clearview

Please see the attached for Hydro One's Response.

Hydro One Networks Inc  
[SecondaryLandUse@HydroOne.com](mailto:SecondaryLandUse@HydroOne.com)

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email





Hydro One Networks Inc  
483 Bay St  
Toronto, ON

July 24, 2019

Re: South East Stayner Sanitary Servicing, Township of Clearview

Attention:  
Mike Rawn,  
Director of Public Works  
Clearview Township

Following our preliminary assessment, we confirm there are no existing Hydro One Transmission assets in the subject area. Please be advised that this is only a preliminary assessment based on current information. No further consultation with Hydro One Networks Inc. is required if no changes are made to the current information.

However, if plans for the undertaking change or the study area expands beyond that shown, please contact Hydro One to assess impacts of existing or future planned electricity infrastructure.

Any future communications are sent to [Secondarylanduse@hydroone.com](mailto:Secondarylanduse@hydroone.com).

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***

## Sylvia Waters

---

**From:** Eastern Region Crossing <est.reg.crossing@enbridge.com>  
**Sent:** Thursday, July 02, 2020 11:12 AM  
**To:** Sylvia Waters  
**Subject:** RE: 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Enbridge Pipelines does not have any assets in the area  
Thank you

---

**From:** Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Sent:** Thursday, July 2, 2020 9:21 AM  
**To:** FisheriesProtection@dfo-mpo.gc.ca; chunmei.liu@ontario.ca; eanotification.wcregion@ontario.ca; shawn.parry@ontario.ca; charles.o'hara@ontario.ca; ken.mott@ontario.ca; kim.benner@ontario.ca; karla.barboza@ontario.ca; laura.e.hatcher@ontario.ca; jason.white@ontario.ca; suzanne.kettle@ontario.ca; ssage@clearview.ca; cao@collingwood.ca; gsandhu@adjtos.ca; eamc@wasagabeach.com; scott.moon@bell.ca; Vince Cina <Vince.Cina@enbridge.com>; Ann Newman <ann.newman@enbridge.com>; Eastern Region Crossing <est.reg.crossing@enbridge.com>; dpresley@mhbcplan.com; Amanda Zocco <Amanda.Zocco@enbridge.com>; Utility.Circulations@zayo.com; admin@nvca.on.ca; rpayment@clearview.ca  
**Subject:** [External] 44062-Agency-Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

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[https://secure-web.cisco.com/1QrKEUzhQ0MfmyWGa2HU7MrOlzP0STeA59UiX6uMin7mBsTq-juN20Dzc8zNA3p9PHCyJw0TdE3QflnScALFQYThvB1tRp8bv3xLEdy9kNb\\_8vANWL0-iXt2or5gWkBJuV0yIRwh4oBqLtXQ4-nBXcPI4mjgbTG4DKszlYSn9hou5oY0w1iYE4Od3QyGaKnoFBlqq9PjSMm2khPN87oY0AOiZwPZSgegBLcTGKJhFUvKO4P5y3-Q6OQCoBKzoK57Wrrl1pdvB0y8l-jVlkOr4YYjz\\_8TregMTwO09dikrfhJby2\\_-eg9Ik0u5cEIP3g7/https%3A%2F%2Fwww.clearview.ca%2Fnews-events-meetings%2Fspecial-projects%2Fenvironmental-assessment-stayner-sanitary-servicing](https://secure-web.cisco.com/1QrKEUzhQ0MfmyWGa2HU7MrOlzP0STeA59UiX6uMin7mBsTq-juN20Dzc8zNA3p9PHCyJw0TdE3QflnScALFQYThvB1tRp8bv3xLEdy9kNb_8vANWL0-iXt2or5gWkBJuV0yIRwh4oBqLtXQ4-nBXcPI4mjgbTG4DKszlYSn9hou5oY0w1iYE4Od3QyGaKnoFBlqq9PjSMm2khPN87oY0AOiZwPZSgegBLcTGKJhFUvKO4P5y3-Q6OQCoBKzoK57Wrrl1pdvB0y8l-jVlkOr4YYjz_8TregMTwO09dikrfhJby2_-eg9Ik0u5cEIP3g7/https%3A%2F%2Fwww.clearview.ca%2Fnews-events-meetings%2Fspecial-projects%2Fenvironmental-assessment-stayner-sanitary-servicing) starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup> 2020**.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study.

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:29 AM  
**To:** info@chimnissing.ca  
**Subject:** 44062-Beausoleil First Nation - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Mr. A. Dan Monague, First Nation Administrator, Beausoleil First Nation

On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserved area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



The MCEA will be conducted in accordance with the "Municipal Class Environmental Assessment" (Municipal Engineers Association, October 2000, as amended in 2007, 2011, and 2015) which is an approved process under the *Ontario Environmental Assessment Act*. A key component of the study will be engagement with Indigenous communities, the public and agencies. At this stage of the process, R.J. Burnside & Associates Ltd. is requesting on behalf of the Township, that your community leaders advise if the community is interested in participating in the project and/or provide any comments/concerns with the proposed project.

Input and comments received from Indigenous communities, the public and agencies will be incorporated into the planning and design of this project. Your input and questions are encouraged. To provide the study team with your comments or for further project information, please contact Jennifer Georgas, Project Engineer at 1-800-265-9662 Ext. 4271 or [jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com).

Your participation in this EA study is much appreciated

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:27 AM  
**To:** melanievincent21@yahoo.ca; maxime.picard@cnhw.qc.ca  
**Subject:** 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Grand Chief, Konrad Sioui, Nation Huronne-Wendat

On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserved area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



The MCEA will be conducted in accordance with the "Municipal Class Environmental Assessment" (Municipal Engineers Association, October 2000, as amended in 2007, 2011, and 2015) which is an approved process under the *Ontario Environmental Assessment Act*. A key component of the study will be engagement with Indigenous communities, the public and agencies. At this stage of the process, R.J. Burnside & Associates Ltd. is requesting on behalf of the Township, that your community leaders advise if the community is interested in participating in the project and/or provide any comments/concerns with the proposed project.

Input and comments received from Indigenous communities, the public and agencies will be incorporated into the planning and design of this project. Your input and questions are encouraged. To provide the study team with your comments or for further project information, please contact Jennifer Georgas, Project Engineer at 1-800-265-9662 Ext. 4271 or [jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com).

Your participation in this EA study is much appreciated

## Sylvia Waters

---

**Subject:** FW: 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA Stage 1 Archaeological Assessment

**From:** Maxime Picard <maxime.picard@cnhw.qc.ca>

**Sent:** Tuesday, December 10, 2019 8:26 AM

**To:** Deanna De Forest <Deanna.DeForest@rjburnside.com>

**Cc:** Sylvia Waters <Sylvia.Waters@rjburnside.com>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>

**Subject:** RE: 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA Stage 1 Archaeological Assessment

Good morning Deanna,

Thanks for following-up.

Please effectively keep us updated on the Stage 2 timing and results.

Have a great day,

Maxime



**NATION HURONNE-WENDAT**  
**Bureau du Nionwentsïo**

**Maxime Picard, B. Sc. A.**

Coordonnateur de projets - Ontario

255, Place Chef Michel-Laveau

Wendake (Qc) G0A 4V0

Téléphone : 418-843-3767 # 2105

Courriel : maxime.picard@cnhw.qc.ca



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## Sylvia Waters

---

**Subject:** FW: 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA Stage 1 Archaeological Assessment  
**Attachments:** 19EA167\_Stg1\_Nov18\_2019 (1).pdf

**From:** Deanna De Forest <Deanna.DeForest@rjburnside.com>  
**Sent:** Monday, December 09, 2019 12:15 PM  
**To:** maxime.picard@cnhw.qc.ca  
**Cc:** Sylvia Waters <Sylvia.Waters@rjburnside.com>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>  
**Subject:** FW: 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA Stage 1 Archaeological Assessment

Hello Maxime,

Thank you for your email comments of July 18, 2019 following the Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study. Your comments are appreciated and will become part of the public record for the project.

A Stage 1 Archaeological Assessment has been completed for the study area. I have attached a copy of the report for your information. The Stage 1 concluded that parts of the study area exhibit archaeological potential and recommends a Stage 2 Archaeological Assessment in select areas, if impacted. A Stage 2 Archaeological Assessment will be completed as part of the project if the preliminary preferred solution selected has the potential to impact to areas of archaeological potential within the study area as a result of earthworks and ground disturbance.

We will keep your contact information on the project contact list to receive notices of the project. Please let me know if you would also like to be kept informed about any upcoming archaeological assessment.

Regards,  
Deanna

**Deanna De Forest, B.Sc., E.P.**  
Environmental Assessment Lead

R.J. Burnside & Associates Limited | [www.rjburnside.com](http://www.rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 705-797-4357



---

**From:** Maxime Picard <[maxime.picard@cnhw.qc.ca](mailto:maxime.picard@cnhw.qc.ca)>

**Sent:** Thursday, July 18, 2019 10:23 AM

**To:** Sylvia Waters <[Sylvia.Waters@rjburnside.com](mailto:Sylvia.Waters@rjburnside.com)>; [melanievincent21@yahoo.ca](mailto:melanievincent21@yahoo.ca)

**Subject:** RE: 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

Good morning Sylvia,

Thanks for your email addressed to Grand Chief Sioui on the South East Stayner Sanitary Servicing Project.

The Huron-Wendat Nation is pleased to be involved in this important project for the Township.

Could you please clarify whether or not there will be any archaeological assessment initiated as part of the EA ?

Best regards,

Maxime Picard



**NATION HURONNE-WENDAT**  
**Bureau du Nionwentsio**

**Maxime Picard, B. Sc. A.**

Coordonnateur de projets - Ontario

255, Place Chef Michel-Laveau

Wendake (Qc) G0A 4V0

Téléphone : 418-843-3767 # 2105

Courriel : [maxime.picard@cnhw.qc.ca](mailto:maxime.picard@cnhw.qc.ca)

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**De :** Sylvia Waters [<mailto:Sylvia.Waters@rjburnside.com>]

**Envoyé :** 18 juillet 2019 09:27

**À :** [melanievincent21@yahoo.ca](mailto:melanievincent21@yahoo.ca); [maxime.picard@cnhw.qc.ca](mailto:maxime.picard@cnhw.qc.ca)

**Objet :** 44062-Nation Huronne-Wendat - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA

Hello, Grand Chief, Konrad Sioui, Nation Huronne-Wendat

On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserved area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



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Your participation in this EA study is much appreciated



**Sylvia Waters**  
Technical Administrator, EPA

R.J. Burnside & Associates Limited  
128 Wellington Street West, Suite 301, Barrie, Ontario L4N 8J6  
Office: +1 800-265-9662 Direct: +1 705-797-4379  
[www.rjburnside.com](http://www.rjburnside.com)

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Thank you.

\*\*\*\*\*

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:28 AM  
**To:** consultations@metisnation.org  
**Subject:** 44062-MNO - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Jesse Fieldwebster, Consultation Assessment Coordinator  
On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserviced area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



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Your participation in this EA study is much appreciated

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:28 AM  
**To:** d.ritchie@saugeenojibwaynation.ca  
**Subject:** 44062-Chippewas of Nawash FN - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Doran Ritchie, Saugeen Ojibway Nation (SON)

As per a phone conversation with Chief, Greg Nadjiwon, Chippewas of Nawash First Nation, he informed and requested that Notices be forwarded to yourself to be reviewed and flagged as necessary for the Chippewas of Nawash First Nation.

On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserviced area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



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Your participation in this EA study is much appreciated

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:28 AM  
**To:** shardayj@ramafirstnation.ca  
**Subject:** 44062-Chippewas of Mnjikaning FN (Rama) - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Sharday James, Community Consultation Worker, Communications, Chippewas of Mnjikaning First Nation (Rama)

On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserved area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



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Your participation in this EA study is much appreciated



## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 18, 2019 9:25 AM  
**To:** lester.anoquot@saugeen.org  
**Cc:** band.admin@saugeen.org  
**Subject:** 44062-Saugeen FN - NOTICE of Commencement, South East Stayner Sanitary Servicing, Township of Clearview, MCEA  
**Attachments:** 190718\_NOCm-SE Stayner EA.pdf

Hello, Chief, Lester Anoquot, Saugeen First Nation  
On behalf of the Township of Clearview (Township), please see the attached Notice of Commencement for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment (MCEA) Study, to consider options to address the existing unserved area in the south east quadrant of Stayner, ON, including the proposed development referred to as 'Manortown Homes'. The approximate extent of the Study Area is shown on the map.



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Your participation in this EA study is much appreciated



## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:21 AM  
**To:** jcopegog@chimnissing.ca; lands@chimnissing.ca  
**Cc:** info@chimnissing.ca  
**Subject:** 44062-Beausoleil First Nation Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Jane Copegog, Land Manager for Beausoleil First Nation

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

Due to the current closures of public spaces for large gatherings, a virtual PIC will be held on the Township website at:

<https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing> starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup> 2020**.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study.

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:22 AM  
**To:** natasha.charles@georginaisland.com  
**Subject:** 44062-Chippewas of Georgina Island Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Natash Charles, Community Consultation, for the Chippewas of Georgina Island

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

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Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:22 AM  
**To:** chiefsdesk@nawash.ca  
**Subject:** 44062-Chippewas of Nawash First Nation Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Chief, Greg Nadjiwon for Chippewas of Nawash First Nation

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

Due to the current closures of public spaces for large gatherings, a virtual PIC will be held on the Township website at:

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Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
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Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:22 AM  
**To:** melanievincent21@yahoo.ca; maxime.picard@cnhw.qc.ca  
**Subject:** 44062-Nation Huronne-Wendat Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Maxime Picard

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

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[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

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705-797-4271  
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## Sylvia Waters

---

**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:22 AM  
**To:** consultations@metisnation.org  
**Subject:** 44062-Metis Nation Ontario Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Jessie Fieldwebster, Consultation Assessment Coordinator

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705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)

## Sylvia Waters

---

**From:** Sharday James <shardayj@ramafirstnation.ca>  
**Sent:** Thursday, July 02, 2020 10:02 AM  
**To:** Sylvia Waters  
**Subject:** RE: 44062-Chippewas of Mnjikaning First Nation (Rama) Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Hello,  
Thank you for your email. I will be watching the PIC and let you know if we have any comments or concerns.

Thank you,  
Sharday James

---

### Sharday James

*Community Consultation Worker, Communications*

#### **Chippewas of Rama First Nation**

(ph) 705-325-3611, 1633

(cell)

(fax)

(url) [www.ramafirstnation.ca](http://www.ramafirstnation.ca)

-----  
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By submitting your or another individual's personal information to Chippewas of Rama First Nation, its service providers and agents, you agree and confirm your authority from such other individual, to our collection, use and disclosure of such personal information in accordance with our privacy policy.

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**From:** Sylvia Waters <Sylvia.Waters@rjburnside.com>  
**Sent:** July 2, 2020 9:22 AM  
**To:** Sharday James <shardayj@ramafirstnation.ca>  
**Subject:** 44062-Chippewas of Mnjikaning First Nation (Rama) Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview

Hello Sharday James, Community Consultation Worker for Chippewas of Mnjikaning First Nation (Rama)

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Project Engineer  
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[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)



**Sylvia Waters**  
Technical Administrator, EPA

R.J. Burnside & Associates Limited  
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COVID 19: We remain open for business

The health and safety of our employees and clients is of paramount importance. Most of our staff are working remotely and continue to serve clients using our well established collaborative technology platforms. For our full COVID 19 response please [click here](#).

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## Sylvia Waters

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**From:** Sylvia Waters  
**Sent:** Thursday, July 02, 2020 9:24 AM  
**To:** lester.anoquot@saugeen.org  
**Cc:** band.admin@saugeen.org  
**Subject:** 44062-Saugeen First Nation Notice of Public Information Centre MCEA South East Stayner Sanitary Servicing, Township of Clearview  
**Attachments:** 44062NoPIC-SE Stayner EA.pdf

Hello Chief Lester Anoquot for Saugeen First Nation

On behalf of the Township of Clearview, please see the attached Notice of Public Information Centre (PIC) for the South East Stayner Sanitary Servicing, Municipal Class Environmental Assessment.

Due to the current closures of public spaces for large gatherings, a virtual PIC will be held on the Township website at:

<https://www.clearview.ca/news-events-meetings/special-projects/environmental-assessment-stayner-sanitary-servicing> starting **July 2<sup>nd</sup> 2020**. Your comments on the project and information materials are encouraged by **August 4<sup>th</sup> 2020**.

Please contact either of the following Project Team members if you are unable to access the online information concerning this Study.

Mike Rawn, C.E.T., CMM III  
Director of Public Works  
Clearview Township  
217 Gideon Street  
Stayner, ON L0M 1S0  
705-428-6230, ext. 243  
[mrawn@clearview.ca](mailto:mrawn@clearview.ca)

Jennifer Georgas, P.Eng  
Project Engineer  
R.J. Burnside & Associates Limited  
3 Ronell Crescent  
Collingwood, ON L9Y 4J6  
705-797-4271  
[jennifer.georgas@rjburnside.com](mailto:jennifer.georgas@rjburnside.com)



September 15, 2020

**Via: Mail**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]:

**Re: South East Stayner Servicing Municipal Class Environmental Assessment  
Project No.: 300044062.0000**

Thank you for your letter received on July 9, 2020 with your questions about the South East Stayner Sanitary Servicing Municipal Class Environmental Assessment.

Your comments, questions, and the responses to your questions will become part of the public record for this study and will be included in the summary report along with other comments received during the online Public Information Centre (PIC) for the project. The PIC summary report will be posted on the Township website after the close of the PIC comment period on August 4, 2020. A copy of the PIC summary report is included in this correspondence.

A response to each of your questions from your letter is provided below:

1. "How will all the additional traffic be handled getting on to Centre Line and Highway #26?"

The Environmental Assessment study currently underway is to consider solutions for sanitary servicing in the area of south east Stayner. Analysis of traffic is not part of this study. A Traffic Impact Study is required as part of the Manortown Homes subdivision draft plan approval and reviewed as part of the planning process. It can be made available by contacting the Township planning department (Nick Ainley) at 705-428-6230 ext. 242.

2. "Where will the children be picked up by the school bus on Sunnidale Street?"

Similar to the response to question #1, the current study is focused on sanitary servicing in the Study Area. Inquiries about school bus routes and pick up locations can be directed to the Simcoe County Student Transportation Consortium at 64 Cedar Pointe Drive, Suite #1403, Barrie, ON L4N 5R7, phone: 705-733-8965.

3. "How will the drainage pond be looked after?"

A stormwater management pond is planned to be located within the Manortown Homes development and is reviewed as part of the planning and approval process for the development. The Township of Clearview will assume responsibility of the maintenance of the stormwater management pond when it assumes the development. As part of the approval process through the Ministry of Environment Conservation and Parks (MECP) an Environmental Compliance Approval (ECA) is issued which contains requirements for Operation and Maintenance of the stormwater facility.

4. "Can we get any compensation because of the grading of the high road level that they want to bring into the subdivision right next to our property?"

Beyond the Municipal Class Environmental Assessment for sanitary servicing of the study area, the Township will work with the Developer as part of the planning process to arrive at solutions appropriate within the planning and engineering context for this area of Stayner.

5. "Where will the snow from the sidewalk be shoved to?"

Winter maintenance of sidewalks in the study area will be in accordance with the Township's regular winter maintenance operations. Snow from sidewalks is typically moved to the boulevard areas of the right-of-way.

6. "Where will the pumping station for Sunnidale Street be located?"

The new pumping station is planned to be located within the Manortown Homes development. The approximate location of the new pumping station is provided in the illustration below, found in the on-line Public Information Centre materials for the project.

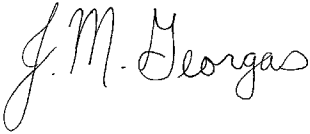


Thank you for your participation in the Municipal Class Environmental Assessment process.

Your comments and questions are appreciated.

Yours truly,

**R.J. Burnside & Associates Limited**



Jennifer Georgas, P.Eng.  
Project Engineer  
JMG:sc

Enclosure(s)     None

cc:     Mike Rawn, Township of Clearview, Via: Email (mrawn@clearview.ca)

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200915 Response Ltr Bishop  
15/09/2020 3:19 PM

## Sylvia Waters

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**From:** Jennifer Georgas  
**Sent:** Thursday, July 25, 2019 2:20 PM  
**To:** Deanna De Forest  
**Cc:** Sylvia Waters; 300044062 SE Stayner Sanitary EA  
**Subject:** FW: FW: Sidell SPS and EA

Hi Deanna,

Please see below email for permission to access the Manortown property to assess the SPS site. Also, please add [REDACTED] (contact info below) to the list for future notifications. Pearson are Manortown's engineers.

Thanks,  
Jennifer

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**From:** [REDACTED]  
**Sent:** Thursday, July 25, 2019 2:17 PM  
**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** [REDACTED]  
**Subject:** FW: FW: Sidell SPS and EA

Hi Jennifer,

Please see email below for approval to access the property.

Regards,

[REDACTED]



[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** July 25, 2019 1:37 PM  
**To:** [REDACTED]  
**Subject:** Re: FW: Sidell SPS and EA



Yes they can have access

----- Original message -----

From: [REDACTED]  
Date: 2019-07-25 1:17 PM (GMT-05:00)  
To: [REDACTED]  
Subject: FW: Sidell SPS and EA

Hi [REDACTED]

Please see below email from Burnside re: access to your site for visual review of the proposed location of pump station for their EA process.

Assuming that you are ok with that, please respond to affect and I will send back to Burnside.

I was able to speak to Burnside this morning and will give you a call this afternoon to review that discussion.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

**From:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>

**Sent:** July 25, 2019 11:59 AM

**To:** [REDACTED]

**Subject:** Sidell SPS and EA

Hi [REDACTED]

As discussed, can you please consult with your client to allow our environmental team access to the site to complete a visual inspection of the proposed pumping station location? We will also add you to the list for future notifications related to the EA.

Thanks,

Jennifer



**Jennifer Georgas, P.Eng.**  
Project Engineer

R.J. Burnside & Associates Limited  
3 Ronell Crescent, Collingwood, Ontario L9Y 4J6  
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Thank you.

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Please note that Pearson Engineering Limited will be blocking all emails containing attachments with a .zip or similar compression extension. When sending a compression file please rename the extension and include details in the body of the email on how to make the file useable again.

## Sylvia Waters

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**From:** Deanna De Forest  
**Sent:** Wednesday, August 07, 2019 2:22 PM  
**To:** Don McNalty  
**Cc:** Jennifer Georgas; Sylvia Waters  
**Subject:** RE: Stayner sewer EA

Excellent, thanks Don. We'll update the project file / contact list.

Deanna

---

**From:** Don McNalty <[Don.McNalty@rjburnside.com](mailto:Don.McNalty@rjburnside.com)>  
**Sent:** Wednesday, August 07, 2019 2:19 PM  
**To:** Deanna De Forest <[Deanna.DeForest@rjburnside.com](mailto:Deanna.DeForest@rjburnside.com)>  
**Cc:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Subject:** RE: Stayner sewer EA

I spoke to [REDACTED]. He has spoken to [REDACTED] and told him we would keep him informed, that his property was in the study area but would not be impacted by the eventual work related to the EA.

I think we do not need to speak to [REDACTED] at this time but need to record his call and that [REDACTED] has responded

[REDACTED]

**From:** [REDACTED].ca>  
**Date:** August 6, 2019 at 11:03:04 AM EDT  
**To:** "Jennifer Georgas/RJB ([Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com))" <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** [REDACTED]  
**Subject:** Stayner sewer EA

Hi Jennifer

[REDACTED] from [REDACTED]. would like to be kept up to date with the South East Stayner Sewer EA. [REDACTED] is concerned about potential costs. The location of his property would make it difficult to service with sewer lines. [REDACTED] phone number is [REDACTED]

Thanks,

**Mike Rawn, C.E.T., CMM III**  
Director of Public Works  
Township of Clearview  
705-428-6230 ext.243  
Cell 705-441-6935

## Sylvia Waters

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**From:** Jennifer Georgas  
**Sent:** Thursday, August 22, 2019 4:39 PM  
**To:** Deanna De Forest  
**Cc:** Sylvia Waters; 300044062 SE Stayner Sanitary EA  
**Subject:** FW: Sunnidale Street Development  
**Attachments:** 2017-08-02 - 264 Sunnidale Concept Plan.pdf

**From:** [REDACTED] >  
**Sent:** Thursday, August 22, 2019 4:35 PM  
**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Cc:** [REDACTED]  
**Subject:** RE: Sunnidale Street Development

Hi Jennifer,

Thanks for your time on the phone. As discussed, attached is our existing concept plan for 64 townhome units at [REDACTED] aiming to begin construction within 12-24 months pending, of course, the outcome of your study. Thanks for including us in your study and please keep us updated as you progress to the public meeting stage.

Thanks,  
[REDACTED]

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**From:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Sent:** August 16, 2019 11:56 AM  
**To:** [REDACTED]  
**Subject:** RE: Sunnidale Street Development

Hi [REDACTED]

Apologies for the delay, I am out of the office for the rest of today but will call you on Monday. Let me know if there is a particular time that works for you.

Thanks,  
Jennifer

**Jennifer Georgas, P.Eng.**  
Project Engineer

R.J. Burnside & Associates Limited | [rjburnside.com](http://rjburnside.com)  
Office: +1 800-265-9662 Direct: +1 705-797-4271

**From:** [REDACTED]

**Sent:** Friday, August 16, 2019 11:42 AM

**To:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>

**Cc:** [REDACTED]

**Subject:** Sunnidale Street Development

Hi Jennifer,

My name is [REDACTED], I got your contact information from my colleague [REDACTED]. Our company has a piece of residential development property on Sunnidale Street in Stayner and we are interested in including our development in your sanitary study of the surrounding area. Please give me a call to discuss at the number below and I would be happy to give you all the information on our upcoming project.

Thanks,

[REDACTED]

[REDACTED]

## Sylvia Waters

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**Subject:** FW: 300044062 SE Stayner EA project contact list updates

**From:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Sent:** Friday, January 03, 2020 10:19 AM  
**To:** [REDACTED]  
**Cc:** Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>  
**Subject:** RE: [REDACTED] homes

[REDACTED] is the reason we started the Sewer EA in that corner of Town. They have to wait as the EA progresses. Jennifer (copied) can make sure you are added to the EA contact list if you are not already on it. The Clearview EA will help determine how big pipes and pump station needs to be and where it should be built. There will be public meetings in the near future.

Thanks,

**Mike Rawn, C.E.T., CMM III**  
Director of Public Works  
Township of Clearview

705-428-6230 ext.243  
Cell 705-441-6935  
[www.clearview.ca](http://www.clearview.ca)

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**From:** [REDACTED]  
**Sent:** January 2, 2020 9:03 AM  
**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>  
**Subject:** Re: [REDACTED] homes

Happy New Year to you too. Curious whether they will be running a force main and gravity sewer down Sunnydale St providing they go with the pump station idea. You can't stop progress. Just interested and if they have a start date. Thanks for getting back to me.

On Thu, Jan 2, 2020, 8:43 AM Mike Rawn, <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)> wrote:

Hi [REDACTED]

Happy New Year

We are doing an environmental assessment for that end of Stayner for sewers. Are you wanting to know about the possible sewers in the area or just [REDACTED] Homes specifically?

Thanks,

**Mike Rawn, C.E.T., CMM III**  
Director of Public Works



Township of Clearview

705-428-6230 ext.243

Cell 705-441-6935

[www.clearview.ca](http://www.clearview.ca)

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**From:** [REDACTED]

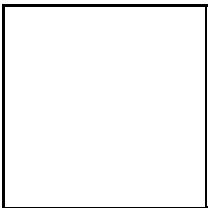
**Sent:** December 27, 2019 11:29 AM

**To:** Mike Rawn <[mrawn@clearview.ca](mailto:mrawn@clearview.ca)>

**Subject:** [REDACTED] homes

Hi Mike just wondering if I could receive any project notices dealing with [REDACTED] homes. Hope you had a great Christmas

[REDACTED]



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