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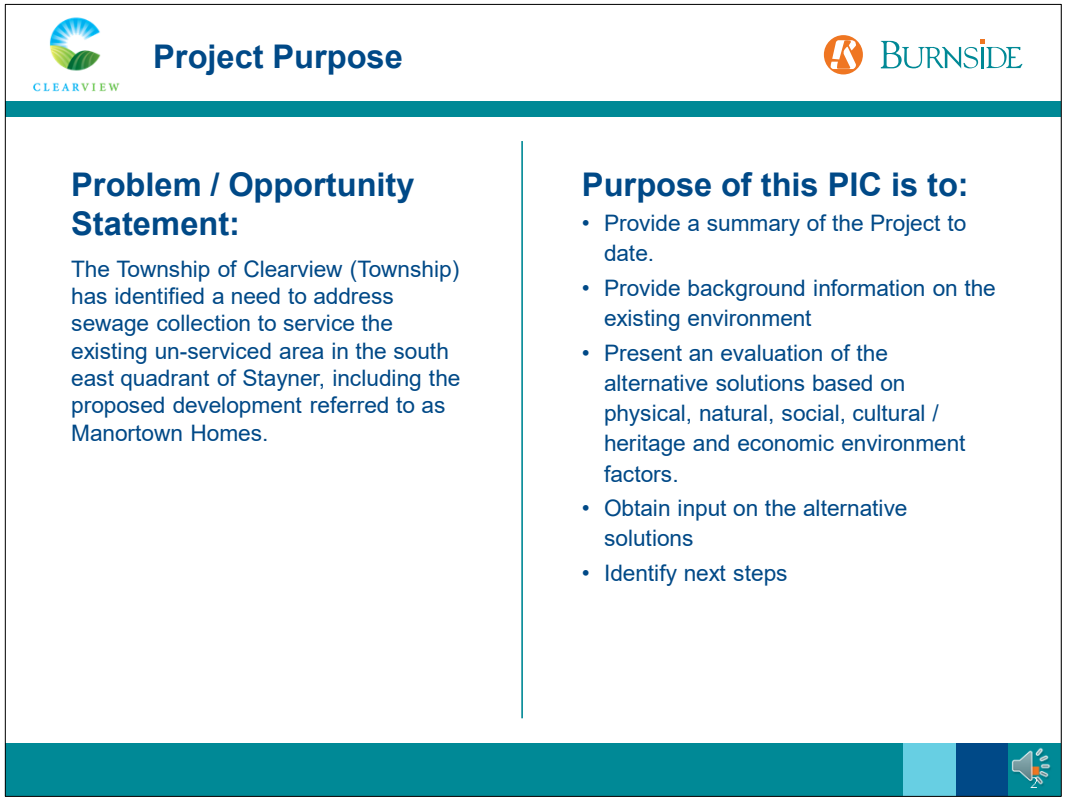
South East Stayner Sanitary Servicing
Township of Clearview
Municipal Class Environmental Assessment

Public Information Centre (PIC)

Welcome

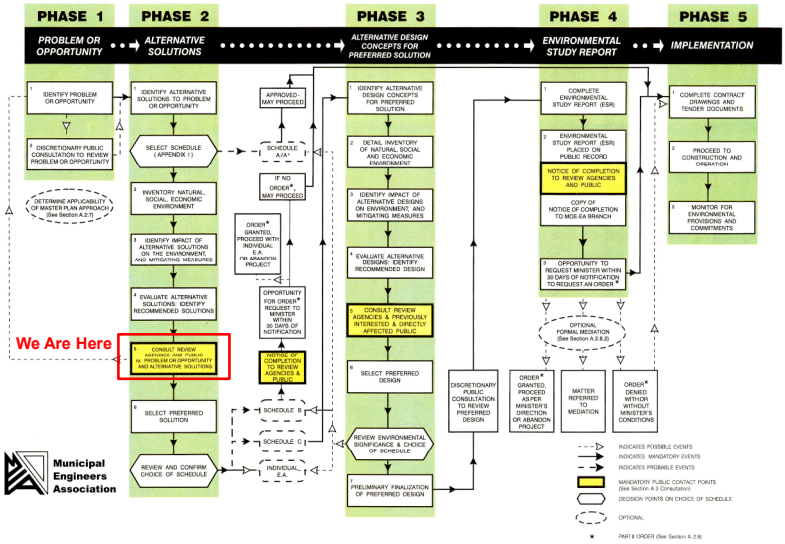
Welcome to the online Public Information Centre for the Township of Clearview South East Stayner Sanitary Servicing Municipal Class Environmental Assessment. My name is Jennifer Georgas and I am a Professional Engineer with R.J. Burnside and Associates. I will be guiding you through the 17 slides that form this presentation on behalf of the Township of Clearview and study team.



The Township of Clearview has identified a need to address sewage collection to service the existing un-serviced area in the south east quadrant of Stayner. This area includes the proposed development referred to as Manortown Homes and other areas identified for future residential and commercial development. This Public Information Centre will present information on the Municipal Class Environmental Assessment process, the project background, the evaluation of the alternatives being considered, and the next steps in the process. Following the presentation we invite you to offer your comments on the project and the engagement materials presented on this platform. Information on how to submit your input to this study is provided at the end of the presentation. Your input is appreciated and will be considered by the study team in the evaluation of the alternative solutions.

Municipal Class EA Process

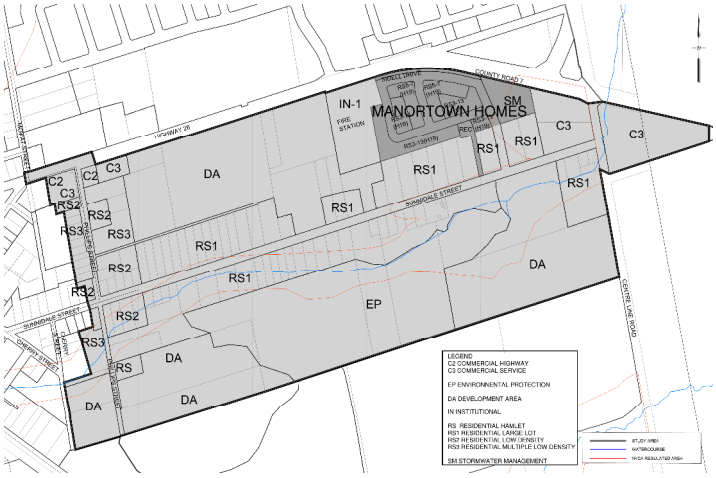
This project is being considered as a Schedule 'B' Project (Phases 1 and 2), as defined in the Municipal Engineers Association Class EA document



Providing sewage collection to service to this area of Stayner will require a sanitary pumping station. Under the Municipal Class EA process, construction of a new sanitary pumping station is considered a Schedule B project as defined in the Municipal Engineers Association Class EA document. As a Schedule B project, the project planning proceeds under the planning and documentation procedures of Phases 1 and 2 of the Municipal Class Environmental Assessment process. Through this process, feasible solutions are identified and evaluated with input from agencies, Indigenous communities and stakeholders toward a recommendation for a preferred solution. At the conclusion of Phase 2, the appropriate EA planning Schedule is confirmed and, if no Part II order requests are received by the Minister, the proponent may proceed to design and implementation of the project. An overview of the EA process is illustrated on the flow chart. The study is currently at the stage where we engage with interested parties and the public about the project and the alternative solutions, as highlighted in the yellow box under Phase 2

Study Area

The Study Area includes Phillips Street, Sunnidale 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.

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 and lands designated as Environmental Protection. An intermittent watercourse 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. Key considerations in the evaluation of the alternative solutions for the Study Area include; future development, aging infrastructure, the capacity of the existing sewers, the topography of the Study Area, the potential for land acquisition, encroachment on natural features, and planning policy and regulations.

Technical Environment

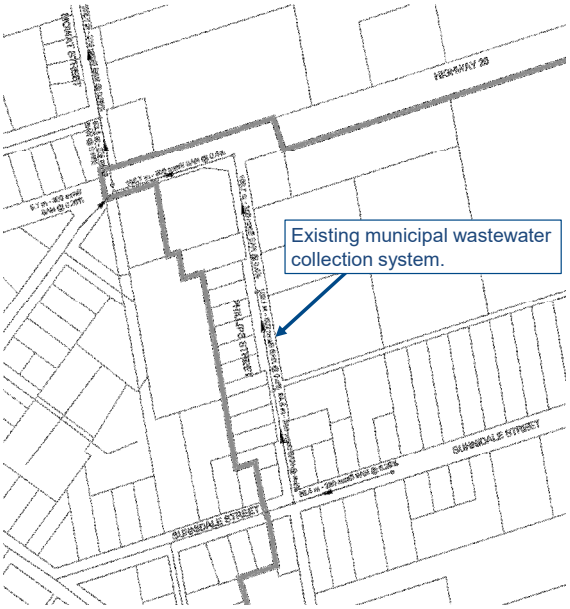
Study Area is partially serviced by an existing municipal wastewater collection system.

Most of the existing residential properties on Sunnidale Street are serviced by private sewage systems, consisting of septic tanks and leaching beds.

Most of the existing residential properties on Sunnidale 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 the existing sanitary infrastructure by gravity alone. A sanitary pumping station is required.



The selection of a preferred solution is based on the evaluation of alternatives with consideration of the technical, socio-cultural, financial and natural environment. The following slides provide a summary of the existing conditions in the Study area for each of these environments. The majority of existing properties on Sunnidale Street are currently serviced by private septic systems. The study area includes an existing sanitary sewer on Phillips Street and a small portion of Sunnidale Street, which directs the sewage northwards towards the Mowat Street sewer. Based on the elevations and locations of existing infrastructure, the extended sanitary service in the Study Area would not be able to drain to the existing sanitary infrastructure by gravity alone. A sanitary pumping station would be required.

Socio-Cultural Environment

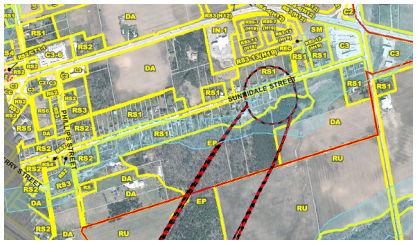
Land Use
The study area is zoned for residential, commercial and institutional (lands south of Highway 26). A portion of the Study Area is located in a Drinking Water Protection Zone, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer.

Cultural Heritage
Seven cultural heritage resources were identified within and/or adjacent to the Sunnidale Street study area.

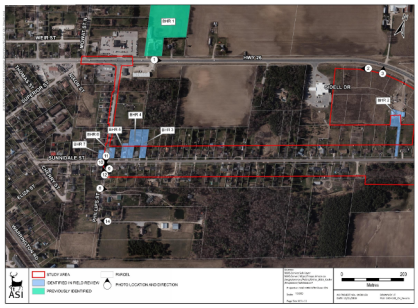
The identified cultural heritage resources are associated with the late nineteenth into the early twentieth century development of the rural residential lots along Sunnidale Street.

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)

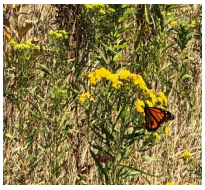


Location of Cultural Heritage Resources and photo plate locations in the Sunnidale Street study area. (ASI, 2019)

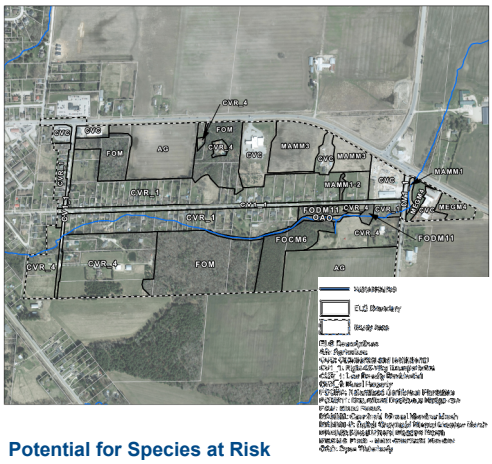
The Study Area is zoned for residential, commercial and institutional land use. A portion of the Study Area is located within a Drinking Water Protection Zone, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer. A cultural heritage assessment of the Study Area identified seven cultural heritage resources within and/or adjacent to the Sunnidale Street study area, consisting of a farmstead and rural residential properties representative of the late 19th century and early 20th century. The Stage 1 Archaeological Assessment determined that parts of the Study Area have archaeological potential and will require Stage 2 archaeological assessment (test pit survey) prior to any construction activities if the identified areas will be impacted by earthworks . Where any above-ground cultural heritage resources, or archaeological resources may be impacted by the preferred solution, appropriate mitigation measures will be developed. The specifics on the location of future infrastructure placement and construction activities will be determined during the detailed design stage of the project.

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

The assessment of the natural environment was completed through field investigations to characterize the vegetation communities and the potential for habitat of Species at Risk in the Study Area. Vegetation communities in the Study Area are considered to be relatively common in Ontario. Key natural features in the Study Area include McIntyre Creek, regulated by the Nottawasaga Valley Conservation Authority, and potential habitat for Species at Risk bats as well as habitat for Special Concern species; Monarch Butterfly.

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 unserviced area in the south east quadrant of Stayner.

The Alternatives include:

1) Do Nothing

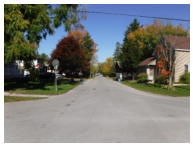
2) Build a New Pumping Station on a New Site to Service the Study Area

3) Build a New Pumping Station on a New Site to Service Manortown Homes Development

Alternative solutions that are feasible to address sewage collection service for the existing unserviced area in the south east quadrant of Stayner are evaluated relative to each other against a set of criteria which is developed based on the project environment. The Alternatives considered include: Do Nothing, Build a New Pumping Station on a New Site to Service the Study Area, Build a New Pumping Station on a New Site to Service Manortown Homes Development.

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

The do nothing alternative is a Mandatory requirement for consideration in a Class EA and would maintain the status quo in the study area. The pros and cons of this alternative can be seen on the slide. This alternative does not address the problem statement.

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 Sunnidale Street and Phillips Street

Challenges:

- Would require upsizing of existing Phillips Street/Sunnidale Street/Highway 26 sanitary sewer to accommodate future development
- Mowat 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

The estimated costs are for comparison purposes, developed based on conceptual design and should not be used for budgetary estimates.

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Build a new pumping station on a new site to service the study area. This alternative allows for servicing of the entire Study Area and includes construction of a new sanitary pumping station. The Study Area was evaluated for potential sites with a size and elevation appropriate for a sewage pumping station. Three pump station locations were preliminarily screened for this alternative. The benefits and challenges of this alternative can be seen on the slide. This alternative allows servicing for the entire study area over time as build out occurs but will require eventual upsizing and replacement of the existing sanitary sewers on Sunnidale and Phillips Street. This alternative is the highest cost relative to the other alternatives.

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.

The estimated costs are for comparison purposes, developed based on conceptual design and should not be used for budgetary estimates.

Build a new pumping station on a new site to service the 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. This alternative would not require the upsizing of existing infrastructure, however would not allow for the servicing of existing or future development in the study area. This alternative is a lower cost than the option to service the entire study area.

Evaluation of Alternative Solutions

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Order of Preference	
Most Preferred	○
More Preferred	◔
Somewhat Preferred	◑
Less Preferred	◕
Least Preferred	●

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 A	Site B	Site C
Natural Environment					
Vegetation/Tree (potential to impact or remove vegetaton or trees)	○	◑	◑	◑	◑
Terrestrial Habitat (potential impact to breeding birds, general wildlife, habitat connectivity)	○	◑	◑	◑	◑
Fisheries / Aquatic Habitat (potential impact to habitat features)	○	○	○	○	◑
Species at Risk (SAR) (potential impact to habitat of Species at Risk eg. Barn Swallow, bats, Butternut)	○	◑	◑	◑	○
Groundwater Resources (potential impact to groundwater resources, wells, aquifer)	●	◔	◔	◔	◔
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 (NVCA, MNRF,County of Simcoe)	◔	○	○	◑	●
Summary Socio-Cultural Environment	◔	◔	○	◔	◔

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The impacts of the Alternatives were evaluated against the inventory of the natural, social/cultural, economic and technical environment of the Study Area, including possible mitigating measures. The alternatives were compared to each other by applying a ranking from most preferred to least preferred based on the level of anticipated impact for each criterion, with a full pie representing the greatest anticipated impact, and therefore least preferred, to empty pie representing the least anticipated impact, and therefore most preferred. The table provides a summary of the Evaluation of Alternatives as an average range under each environment category. The evaluation leads to the identification of a preliminary Preferred Alternative.

Evaluation of Alternative Solutions

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Order of Preference	
Most Preferred	○
More Preferred	◔
Somewhat Preferred	◑
Less Preferred	◕
Least Preferred	●

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 A	Site B	Site C
Financial Environment					
Estimated Capital Costs	○	◔	◑	◑	●
Estimated Operation and Maintenance Cost	◔	◔	◑	◑	◑
Property Acquisition Cost	○	○	○	●	●
Summary Financial Environment	○	○	◔	◑	◕
Technical Environment					
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 accomodated 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	◕	◔	○	◔	◔
Problem Statement					
Addresses Problem Statement	No	Yes	Yes	Yes	Yes
Overall Summary	**Not Preferred**	**More Preferred**	**Most Preferred**	**Somewhat Preferred**	**Least Preferred**

The alternative to have a new pump station on a new site to service the study area received the most favourable overall ranking when compared to the other alternatives. Site A is located within the Manortown Homes development. This alternative ranks similarly to the other alternatives for potential impacts to the natural environment. The cost for construction and maintenance of a pumping station and forcemain to service the study area is higher relative to servicing only the Manortown Homes development, however this alternative is most preferred for the socio-cultural and technical environments because it provides municipal servicing to the existing and future development in the study area at a location that can be designed to accommodate the SPS footprint, without the need for property acquisition or impact to potential archaeological resources.

Preliminary Preferred Alternative

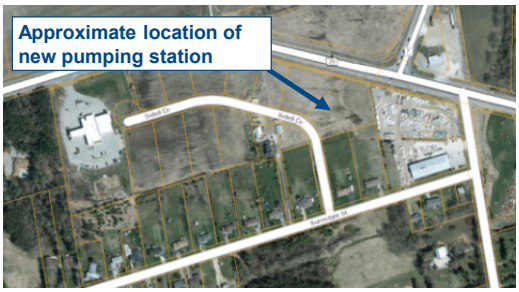
Build a New Pumping Station on a New Site to Service the Study Area

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 Sunnidale 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:

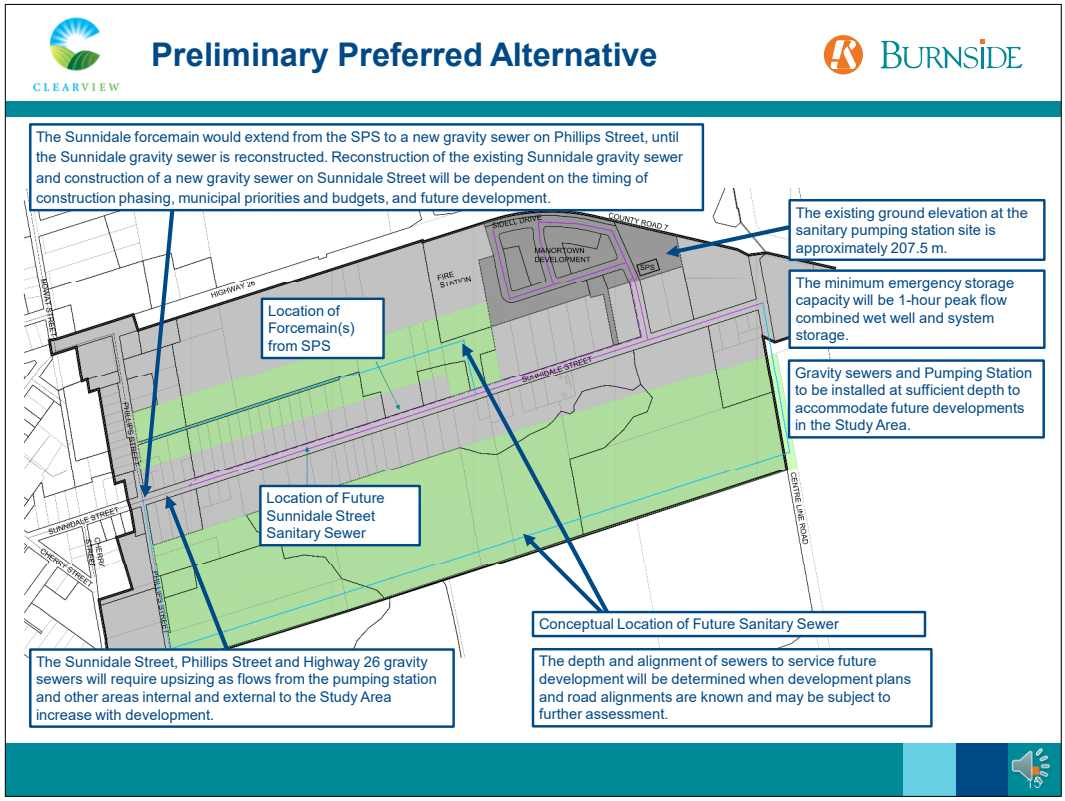
- Grade elevation allows for connection to gravity sewer
- Located greatest distance from watercourse and NVCA Regulated Area
- Located outside Drinking Water Protection Zone
- No property acquisition is required. The site will be assumed by the Township as part of the assumption of the overall Manortown Homes development.

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

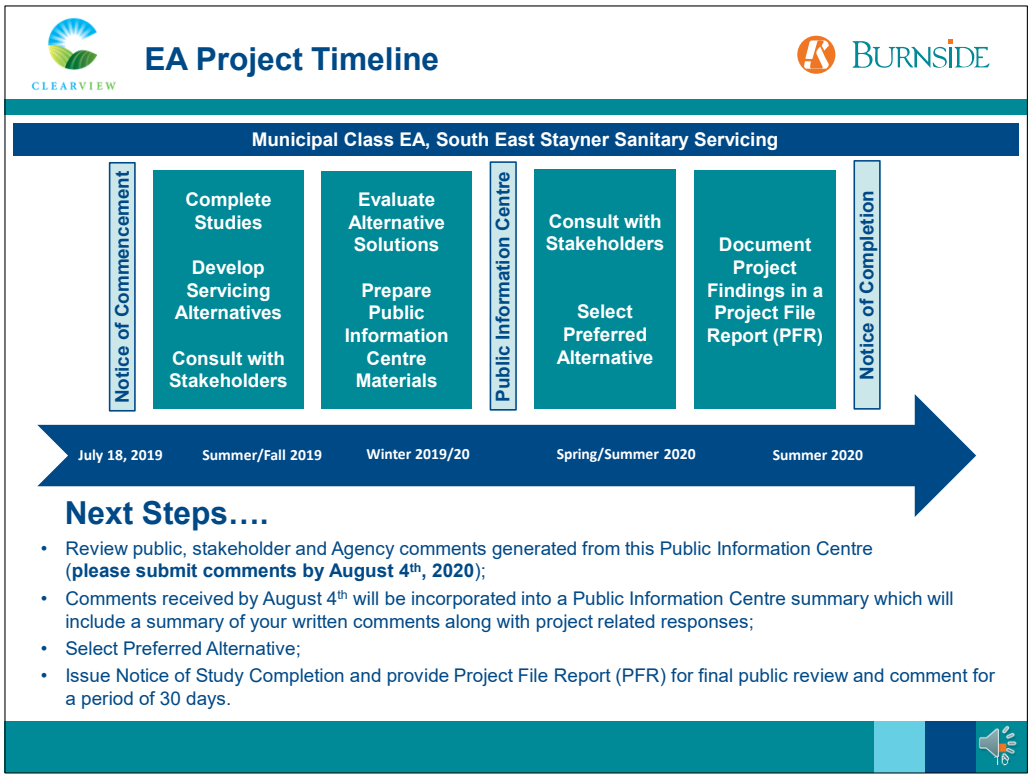


The sewage pumping station will be designed as per MECP Guidelines, and Township of Clearview Sewage Pumping Station Design Guide, including a submersible pumping station, separate building for controls, MCC, standby generator and a basement or vault to house valves.

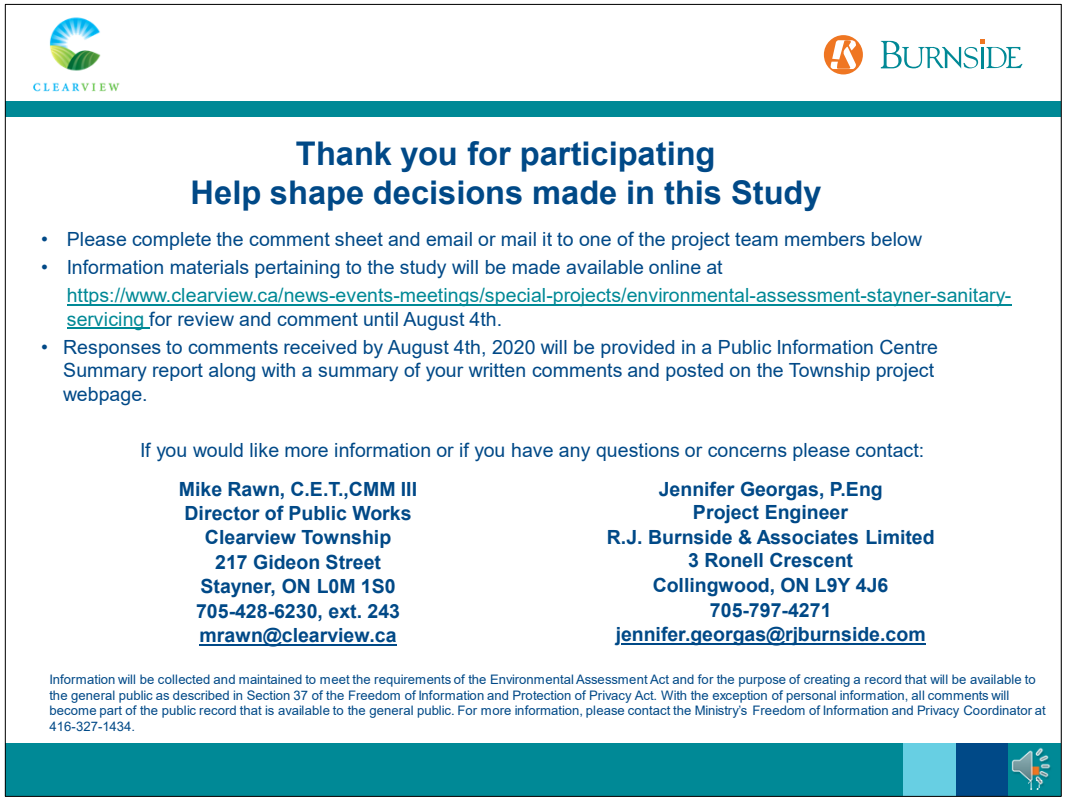
The preliminary preferred option is to Build a New Pumping Station on a New Site to Service the Study Area. The preferred location of the pumping station is within the Manortown development where the grade elevation allows for connection to the gravity sewer. This location is located outside of the Drinking Water Protection Zone and furthest from the watercourse and NVCA regulated area. The site for the sanitary pumping station will be assumed by the Township as part of the assumption of the overall Manortown Homes development.



This figure illustrates the approximate location of pumping station within the Manortown development. A single or double sanitary forcemain will run within the right of ways from the pumping station, along Sunnidale Street, to gravity sewer on Sunnidale Street. The design of the forcemain and pumping station will be completed per the Ministry of Environment, Conservation and Parks and the Township's Sewage Pumping Station Design Guide following the conclusion of the Municipal Class Environmental Assessment. The conceptual location of future sanitary sewer to service future development in the area is shown for reference, however the location and details of these sewers will be determined by other studies as future development plans are approved.



The timeline of this study is provided on this slide. Following the input received from this PIC, the Study Team will confirm the preferred alternative. The Municipal Class Environmental Assessment process , including the input from the public, agencies, Indigenous communities and stakeholders will be documented in a Project File Report and made available for public review and comment for a period of 30-days following the Notice of Completion of the project. At this time, it is anticipated that the Notice of Completion and the Project File Report will be available in the Summer of 2020.



Thank you for participating in this Public Information Centre. Help shape the decisions made as part of this study. We encourage you to complete the comment form available on the Township's website at the link provided. You may also email or mail your comment form to one of the project team members. The presentation materials will be available on the project webpage for review and comment until August 4th, 2020. 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. We appreciate your input and look forward to receiving your comments.