

Statement of Completion for a Category B Project Evaluation - Hasty Tract

Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects

Project Description

The Township of Springwater (the Township) wishes to purchase a portion of a Crown land property located at 1132 Snow Valley Road in the Township of Springwater from the Ministry of Natural Resources and Forestry (MNRF) known locally as the Hasty Tract. The Township intends to use the property for new capital construction projects. Facilities being considered include a Fire Station, multi-purpose recreational complex, multi-purpose outdoor fields and other public uses. The first facility proposed is a fire station. The remainder of the proposed development will be phased to meet the needs of the community. The land proposed for purchase by the Township is located on the east half of the property (approximately 50 acres).

The subject property contains a plantation undergoing ecological succession to a deciduous forest. There are several trails throughout the property which local residents use for recreational activities such as hiking, dog walking, mountain biking and snowmobiling. Adjacent land use is varied and contains residential, commercial, industrial, and forested areas.

Project Evaluation and Consultation

A Category B project evaluation and consultation process was carried out for this project (sale of Crown land) in accordance with the Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects.

As part of the Category B project evaluation, the following studies were carried out on site by the Township:

- Traffic Impact Study
- Stormwater Management Study
- Environmental Impact Study
- Archaeological Assessment Stage 1 and Stage 2
- Environmental Site Assessment Phase 1 and Phase 2

A Notice of Commencement was issued on May 3, 2018 and was mailed to persons and agencies with a known or potential interest in the proposed project. The Notice included project information and an opportunity to comment within 30 days. A public information centre (PIC) was held September 26, 2019. All PIC material including the project studies were made available for public review with an opportunity to comment by October 11, 2019. Comments on the proposal were received from three residents, one of which asked to be added to the mailing list and notified of any updates. The public comments received identified concerns with the removal of trees and vegetative buffer and impact during weather events, the loss of a natural area used by the public, climate change impacts, property value impacts; and, traffic congestion, noise and lights. The three commenters were sent a formal response by the Township's consultant referencing evaluation assessment information from the various studies that were undertaken and the mitigative measures proposed to address identified concerns.

Indigenous community consultation occurred in parallel with public and agency consultation at each stage of the Class EA including the Notice of Commencement, Notice of PIC and the Statement of Completion. The following Indigenous communities were engaged:

- Beausoleil First Nation*
- Chippewas of Rama First Nation
- Chippewas of Georgina Island First Nation

- Georgian Bay Métis Council (including a consultation coordinator at the Métis Nation of Ontario)

*Before the Class EA process was initiated, a formal letter was sent to Beausoleil First Nation on October 25, 2016 to discuss any interest in the Hasty Tract property. The Beausoleil First Nation responded that they had no interest in purchasing any portion of the land.

During the Class EA process, the Georgian Bay Métis Council expressed interest in the project that resulted in additional consultation. Two meetings took place on June 18, 2018 and August 12, 2019. The first meeting was held to provide the Georgian Bay Métis Council detailed information pertaining to the Class EA process, project description and recommended site assessments. The follow-up meeting held in August 2019 provided Georgian Bay Métis Council the results of the completed site assessments. In these discussions, the Township committed to giving consideration for the recognition of First Nations and Métis in the Township's development of the site which may include pollinator gardens, native tree plantings and information boards displayed outdoors for education.

No significant adverse environmental effects are anticipated from the disposition of the property for use as a community hub provided that appropriate mitigation measures are implemented. Some mitigation measures include the following:

- Enhancement of the overall recreational use of the entire area by supporting and enhancing existing recreational use of the site through improvement of trails and pathways integrated into the design of the new facilities.
- Construction activities involving tree removal will be restricted from occurring between April 1 to October 31 of any given year to avoid impacting potential bat roosting habitat and migratory bird nesting.
- A temporary fence (wildlife safe) will be erected along the surveyed limits to prevent inadvertent encroachment into those areas to be protected. This fence will be kept intact throughout the entire construction.
- Construction of lane and intersection improvements will be implemented to address traffic impacts and utilization of traffic management measures (i.e. construction staging, detours etc.) to minimize impacts to local traffic and to maintain access during construction.
- Preservation of trees around the site boundaries will minimize the visual impacts of the development.
- Replacement of lost carbon sequestration through planting of trees on other sites and through planting of trees on this site with a higher potential for carbon sequestration.
- Design of a stormwater retention pond to maintain water quality and quantity and slow the movement of stormwater.
- Incorporation of a green roof on the recreational complex, rain gardens, bioswales in the parking lot, and interpretive signs on the Low Impact Development features used as a form of outreach and public education.
- Fill and soil used on the site will be native soil and will comply with construction standards.

The site assessments, project evaluation, proposed mitigation, and the consultation process that was undertaken are documented in the Project Evaluation Report prepared for the Township (Ainley Group, February 2020).

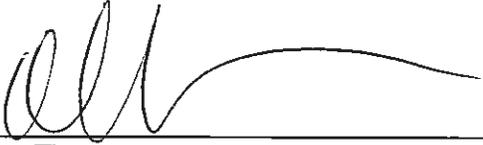
Notice of Completion

A Notice of Completion (NoC) was sent to all public, agencies and Indigenous communities on the project contact list on February 6, 2020. The NoC advised that a Project Evaluation Report was available for public review. A digital copy of the Project Evaluation Report was made available on the Township's website and a hardcopy was available at the Township of Springwater Administration Centre for review. Contact information and the opportunity to provide comment was provided to public, agency and Indigenous communities, including the opportunity to request a Part II Order from the Ministry of Environment, Conservation and Parks.

No comments were received during the 30-day comment period that ended on March 8, 2020. There were also no Part II Orders received.

Decision

MNRF considers that there are no significant outstanding concerns. MNRF will proceed with the sale of the subject property.



Dan Thompson
A/District Manager
Midhurst District
Ministry of Natural Resources and Forestry

April 9, 2020
Date

Copies to:
Project File
MNRF RFSD Mailbox
MECP EA Mailbox