

**Township of Springwater
FOR THE
Ministry of Natural
Resources and Forestry**

**Disposition of Crown Land at
1132 Snow Valley Road**

**Project Evaluation Report
Category B Class EA**

February 2020



Disposition of Crown Land at 1132 Snow Valley
Road
Category B Class EA

Project No. 117148

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1.0 Introduction

In 2018 the Township of Springwater (the Township) made a public announcement regarding a potential land acquisition for a community hub. The Township has retained the services of Ainley Group to document Ministry of Natural Resources and Forestry (MNRF) Class Environmental Assessment (Class EA) on behalf of the MNRF for the purchase of a portion of a Crown land property. The Crown land property is located at 1132 Snow Valley Road in the Township of Springwater. 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.

MNRF disposes of Crown land to municipalities for a wide variety of uses. A disposition is generally in response to an application request by another government agency. Prior to a decision being made to sell Crown land to the Township for the purpose of new capital construction projects, the MNRF requested that the Township fulfill the requirements of the Class EA in accordance with the *Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects* document (2003). In these situations, the applicant or proponent leads the process and is required to provide information and undertake tasks that fulfill MNRF's obligations under the requirements of the *Environmental Assessment Act (EAA)*.

Preceding the commencement of this Class EA, a screening process was completed to confirm the Class EA category based on the potential environmental impacts of the project. The screening criteria table was completed and after review by the MNRF it was determined that the project would proceed as a Category B Class EA. The screening criteria table is included in **Appendix A**. Category B Class EAs are projects with potential for low to medium negative environmental effects and/or public or agency concern. Category B projects planning and consultation process includes:

- Step 1: Scoping
- Step 2 Public Notice
- Step 3: Project Evaluation
- Step 4: Notice of Completion
- Step 5: Statement of Completion, Implement Project

This report documents the evaluation and consultation process that was undertaken by the Township for this project.

2.0 Purpose of Project

The need for multi-purpose community space has been identified in several of the Township's strategic reports and studies:

- Master Fire Plan (2010)
- Multi-Purpose Recreation Complex Feasibility Study (2008)
- Parks & Recreation Master Plan (2016) and Master Cultural Plan (2012)
- Needs Assessment Feasibility for Library Facilities (2014)

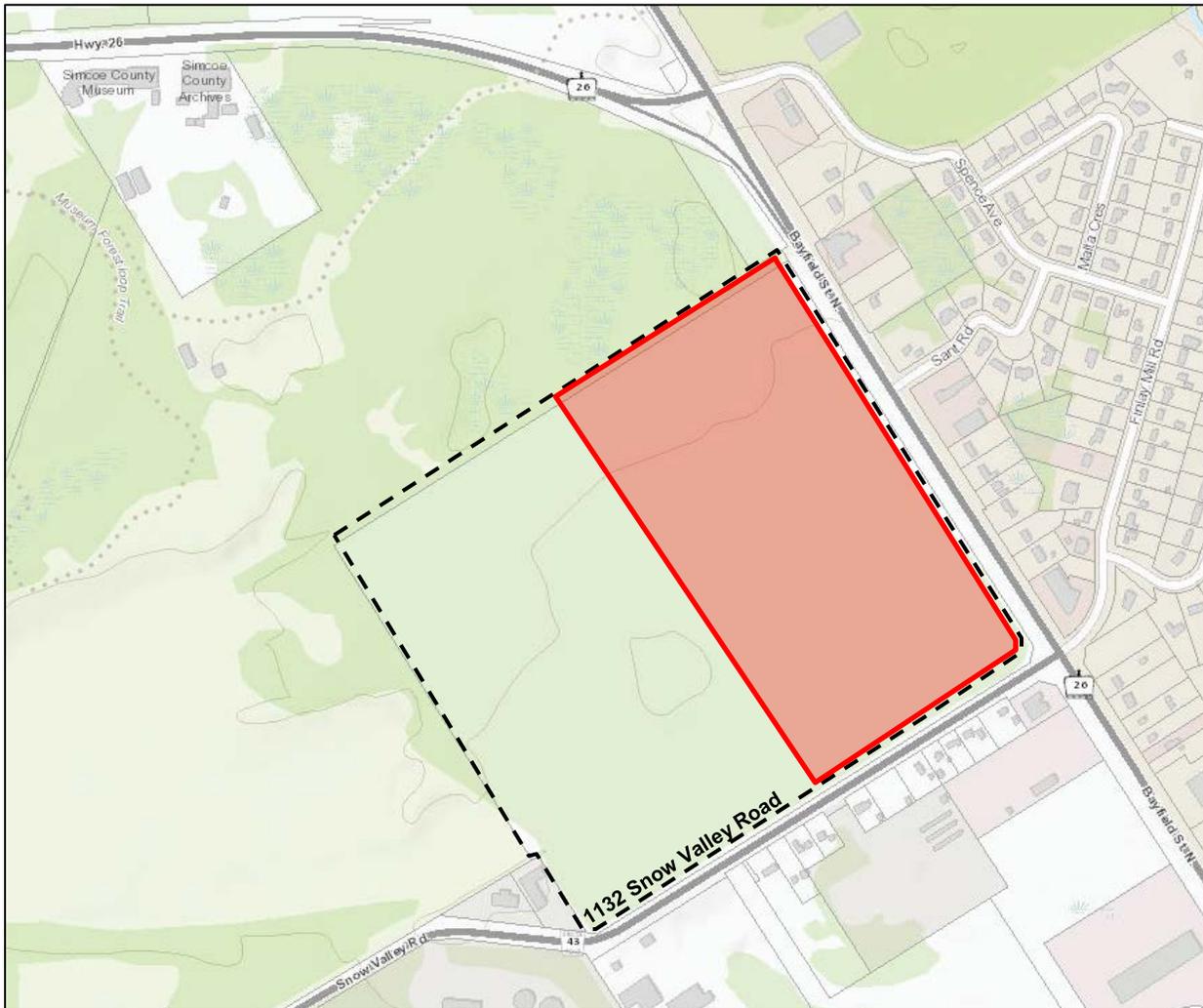
Currently the Springwater Fire Station 2 operates out of a shared facility located at 1453 Snow Valley Road. In 2015 the Township began searching for a new site to relocate the existing Fire Station 2. It was decided by Springwater Council to pursue a property close to the intersection of Bayfield Street and Snow Valley Road as it is central to the community and would provide for rapid response using this major transportation route. The intention was to find a location that would also accommodate a community hub, which not only may include the relocation of Fire Station 2, but also the potential for a multi-purpose complex and outdoor sports fields. With this in mind, several locations along this corridor were scrutinized early on in the process. However, 1132 Snow Valley Road (Hasty Tract) was identified as the only viable location as it provided the most potential to service the Township's future plans and projected community growth. The Class EA evaluation considered the potential impact of the sale of the Crown land parcel for the purposes of a new fire station and community hub. No other alternative development plans or property locations were considered through this Class EA.

The purchasing of the Hasty Tract will provide a location ideal for a community hub. The area provides a strategic location for municipal and community services and is accessible to transit (Simcoe County LINX). The purchase of the Hasty Tract will also provide potential in the long-term for local, higher level public services and the development of Midhurst's future downtown area.

3.0 Study Area

The Study Area (Figure 1) is approximately 50 acres of 1132 Snow Valley Road located on the northwest corner of Snow Valley Road and Bayfield Street.

Figure 1: Study Area



----- Hasty Tract Property Study Area

The portion of Crown land under consideration is designated as Natural Heritage (Environmental Protection) - Category 2 under the Township's Official Plan. These lands are characterized as areas of lesser environmental significance and/or sensitivity, although areas of high environmental quality may also be present. Category 2 Lands also presently contain lands/waters previously altered or impacted (i.e. former agricultural or aggregate extractive areas) and developed areas which exhibit a variety and mix of existing uses.

Under Zoning By-law 5000 the portion of Crown land is zoned as Open Space. Under Section 31 of this By-law, properties zoned as Open Space permit recreational use/passive outdoor recreation,

accessory food services and public use as of right. Under the By-law *Recreational Use* is defined as “the use of land for parks, playgrounds, tennis courts, lawn bowling, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, sports and recreational camps, community centres, snow skiing facility, mountain biking and all similar uses together with accessory buildings and structures, but does not include a track for the racing of animals, motor vehicles, snowmobiles or motorcycles, or miniature golf course.”

By definition the term *Public Use* “shall mean a building, structure, lot or block, or part thereof, used for public services by a public agency, corporation or body; road allowance; natural gas, transportation, railway, hydro electric transmission or distribution, telecommunication, water or wastewater servicing, and stormwater management infrastructure, public walkways, parks, parkettes, playgrounds, squares, plazas, statues or monuments.”

4.0 Project Description

A Project Description was developed as part of the screening process. The project description was reviewed by the MNRF and is outlined below:

“The Ministry of Natural Resources and Forestry (MNRF), Midhurst District, is considering the disposition of a portion of crown land located at 1132 Snow Valley Road to the Township of Springwater (the Township). 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 disposition is approximately 40 to 50 acres of property and will be refined based on suitability for development. The following studies are anticipated as part of the Class EA process:

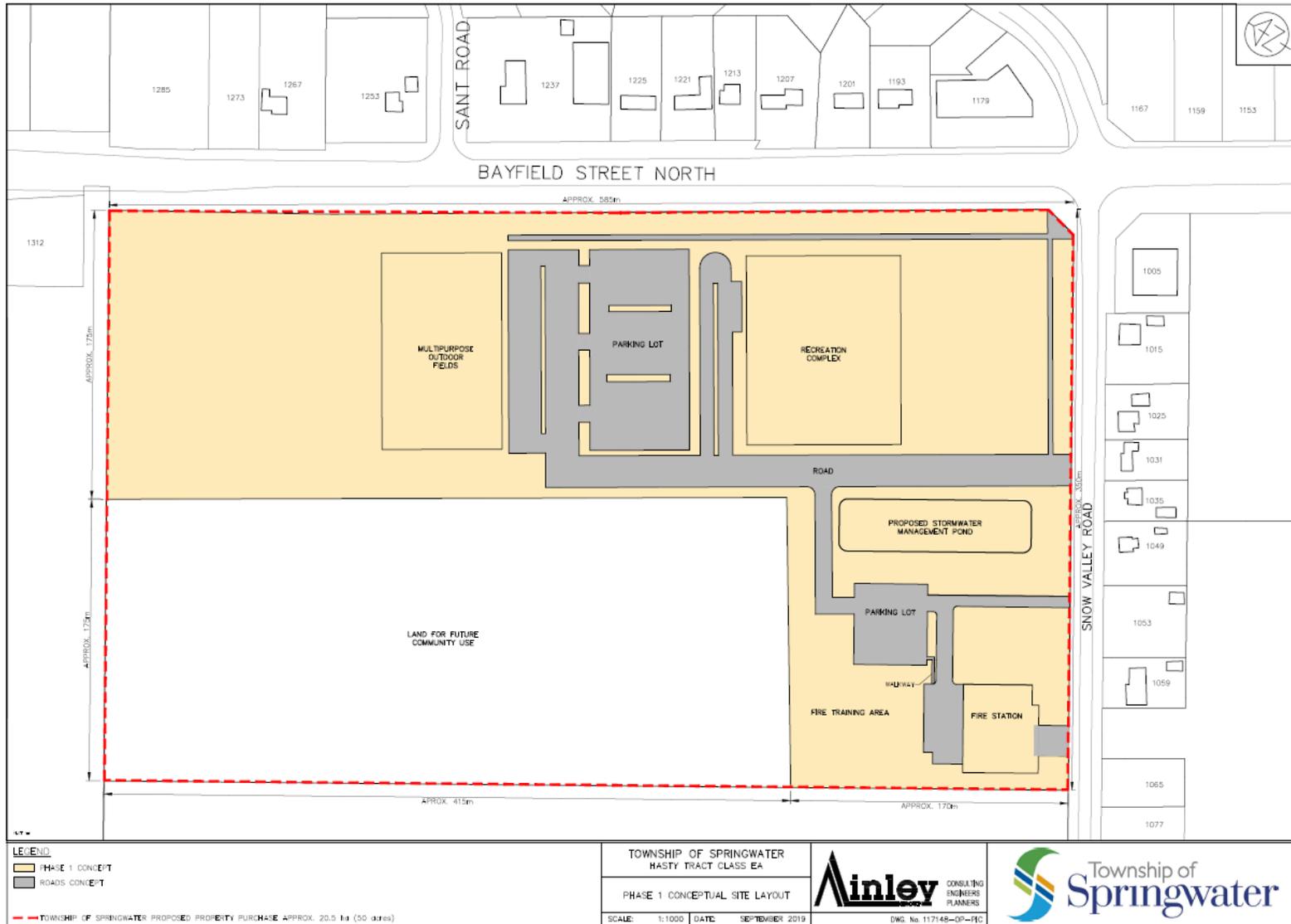
- *Archaeological Assessment*
- *Hydrogeological Investigation*
- *Stormwater management study*
- *Traffic Assessment*
- *Natural Environment Study”*

A conceptual site plan (Figure 2) has been developed which provides a layout of potential land use on the site. The conceptual site plan illustrates:

- A Fire Station
- A Recreational Complex
- Multipurpose Outdoor Fields
- Lands for Future Community Use
- Associated site infrastructure including internal roads, parking and storm water management
- Road outlets to Snow Valley Road

The intention is that the site would eventually be serviced by municipal water and wastewater systems, however it is possible that the fire station may proceed based on a private wastewater system.

Figure 2: Preliminary Site Plan



5.0 Site Assessments

As part of the Class EA the following studies were completed to determine if the site was viable for the proposed development and to ensure minimal environmental impacts would result from the development.

- Archaeological Assessment;
- Environmental Impact Study;
- Traffic Impact Study; and
- Preliminary Storm Water Management Assessment.

In addition to the studies identified above, the Township completed a Phase 1 and 2 Environmental Site Assessment to identify possible site contamination and to determine the extent of the contamination. These studies were initiated as there is known contamination on the east portion of 1132 Snow Valley Road. An overview of the site assessments is described below. The site assessment reports are included in **Appendix B through G**.

5.1 Archaeological Assessment

5.1.1 Stage 1 Archaeological Assessment

A Stage 1 Archaeological Assessment (AA) was conducted by Golder Associates Ltd. (**Appendix B**). The objective of the assessment was to identify known archaeological potential of the property, determine the impact of the proposed development on any potential archaeological resources and to provide recommendations as to whether additional archaeological investigations were required. The Stage 1 AA included a review of available archaeological and environmental literature relevant to the property, consultation with the Ministry of Tourism, Culture and Sport's database of registered archeological sites and a review of primary historic documentation including abstract records, census documentation, aerial photographs and historic maps.

The assessment identified the following property attributes which identify archaeological potential within the study area:

- Within 300m of a small lake
- Within 100m of a historic transportation route

- Located within 1 kilometre of four registered archaeological sites
- Density of occupation in the Simcoe Region, especially towards the end of the Late Woodland period

Based on the archeological potential for resources identified within the site a Stage 2 AA was recommended for the entire study area.

5.1.2 Stage 2 Archaeological Assessment

A Stage 2 AA (**Appendix B1**) was conducted by Golder Associates Ltd. based on the recommendations of the Stage 1 AA identifying that the study area exhibited archaeological potential. The objectives of the Stage 2 AA were:

- To conduct test pit survey at 5m intervals in all areas required as identified in the Stage 1 investigation to determine whether the Study Area contains archaeological resources requiring further assessment;
- To provide an overview of archaeological resources on the Study Area, and to determine whether any of the resources might be artifact and archaeological sites with cultural heritage value or interest; and,
- To provide specific direction for the protection, management, and/or recovery of these resources if discovered and recommend the appropriate Stage 3 assessment strategies if required.

The Stage 2 AA site investigation did not result in the identification of any archeological resources.

5.2 Environmental Impact Study

An Environment Impact Study (EIS) was conducted by Azimuth Environmental Consulting, Inc. (**Appendix C**). The objective of the EIS was to identify and assess the potential for impacts to candidate Significant Natural Heritage Features including Species at Risk (SAR) habitat within the Study Area and adjacent properties. The study examined background information from the MNRF, Township of Springwater, County of Simcoe and the Nottawasaga Valley Conservation Authority (NVCA) along with information collected by Azimuth ecologists during the 2018 field season. The following field studies were completed as part of the EIS:

- Conducted one amphibian call survey and a general habitat functional assessment of the property and adjacent lands (May 1, 2018);
- Conducted two vascular plant surveys (June 6 & September 5, 2018);
- Conducted two dawn breeding bird surveys (June 6 & June 22, 2018):
- Completed three nocturnal bird surveys (May 28, June 26, & June 27, 2018); and
- Completed Steps 1 & 2 of the MNRF *Technical Note on Species at Risk (SAR) Bats* (April 10, 2018).

The EIS examined the existing conditions on site including land use, vegetation communities, plants and wildlife. Adjacent land use is varied and contains residential, commercial, industrial, and forested areas. Springwater Provincial Park is present to the north of the property and is part of a larger forest complex which contains the property.

The existing vegetation communities on the property include a variety of coniferous plantation sub-types undergoing ecological succession to deciduous forest. An inventory of the vascular plants on the property was collected. None of the plant species observed on the property are listed on the Species at Risk in Ontario list or designated provincially rare. Surveys indicated possible or probable breeding evidence within the property.

The candidate significant natural heritage features on site were identified and are summarized below:

- *Candidate Significant Woodland* - The property is part of a contiguous woodland feature which extends beyond the property limits and is measured at approximate 102 ha. A woodland is considered significant if it is at least 50 ha. For the purpose of this assessment the woodland is considered to be a confirmed Significant Woodland on the basis of overall size, amount of woodland interior habitat and other factors.
- *Potential and Confirmed Habitat of Endangered and Threatened Species* - Nesting habitat for the Eastern Whip-poor-will (Threatened) was confirmed on adjacent properties and potential habitat areas were identified on the Study Site. The Study Site is categorized as a Category 3 habitat which is considered to have a high tolerance to alteration and primarily provide foraging habitat for the nesting individual. Additionally, the property was generally characterized by mature conifer plantation containing large

trees which may provide suitable roosting habitat for Little Brown Myotis, Northern Myotis and Tri-coloured bat species.

- *Candidate Significant Wildlife Habitat* - The Eastern Wood-pewee (Special Concern) was identified during the dawn breeding bird survey. The site was identified as a probable breeding location of this species.

Based on the identified candidate significant natural heritage features an impact assessment was completed to confirm the presence of these features, assess the potential for negative ecological impact and provide recommendations for mitigation (Section 6.0).

5.3 Traffic Impact Study

The Traffic Impact Study was completed by Ainley Group (**Appendix D**). The study analyzed the existing and projected background traffic volumes, along with the projected traffic volumes generated by the site development. The objective of the study was to determine the traffic generated from the site and recommend road improvements to accommodate the projected traffic as well as examine the location of the site access points.

Three site access points were reviewed as per the preliminary site plan to accommodate community uses and emergency service vehicles. The access points are all located off of Snow Valley Road. The corner clearance between the site access and Highways 26 exceeds the 70m corner clearance requirements.

Based on the assessment it was estimated that the site will generate 96 and 360 trips during the AM and PM peak hours respectively. The report recommends upgrades to intersections in the area of Snow Valley Road, Highway 26 and Wilson Drive to accommodate the background traffic volumes and the site traffic volumes. All associated road improvements will be subject to the approval of the County of Simcoe and the Ministry of Transportation (MTO).

5.4 Preliminary Storm Water Management Assessment

The Preliminary Storm Water Management Assessment was completed by Ainley Group (**Appendix E**). The objective of the report was to investigate the existing drainage conditions in the area in order to propose potential stormwater management (SWM) alternatives that will

conform to all applicable Municipal, Regional and Provincial guidelines while minimizing the impact of the development on local drainage systems. A review of the existing drainage conditions and proposed land use was completed to determine potential SWM alternatives for the site development.

Conventional and innovative SWM measures were reviewed including source control measures, conveyance control measures and end-of-pipe measures. Source control measures are small scale SMW measures located at the beginning of a drainage system where stormwater is captured and treated on-site or close to where the rainfall lands. Conveyance control measures are designed to treat stormwater as it travels overland or through pipes on route to the downstream outlet. End-of-pipe measures are the most commonly used SWM measure in most municipalities and provide treatment for the collected drainage at the end of conveyance system prior to discharge of stormwater to a watercourse. These measures have the potential to address the water balance, water quality and water quantity issues. The following measures were reviewed:

- Source Control Measures
 - Bioretention areas
 - Permeable pavement
 - Soakaway pits/infiltration trenches
 - Oil/grit separators
 - Green rooftop technology
- Conveyance Control Measures
 - Grass swales, Vegetated filter strip
 - Bioretention/bioswales
- End-of-Pipe Measures
 - Wet ponds, Constructed wetlands
 - Hybrid wet ponds/wetlands
 - Dry ponds
 - Infiltration basin
 - Oil/grit separator

The report identifies a range of mitigation measures that can be applied to the site to minimize any impacts on local groundwater and downstream surface water resources. Stormwater

management of the site will be subject to the approval of the Nottawasaga Valley Conservation Authority and the Township.

5.5 Environmental Site Assessments

5.5.1 Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessments (ESA) was conducted by Azimuth Environmental Consulting, Inc. (**Appendix F**). The objective of the Phase 1 ESA was to evaluate potential environmental concerns related to past and present site activities, as well as adjacent land uses.

The assessment included a record review, interview process, site reconnaissance visit, and evaluation of information and reporting as stipulated in Ontario Regulations for this type of study. The Phase 1 assessment included all of 1132 Snow Valley Road as the portion of property being addressed by the Class EA had not yet been determined. During the assessment the following areas of potential environmental concern (APECs) were identified:

1. Importation of fill of an unknown quality located in the south west corner of the Phase 1 property. The fill material is associated with the adjacent 1148 Snow Valley Road parcel; however, the land use has overlapped onto the Phase 1 property.
2. Illegal garbage disposal. Three rusted drums were noted on the Phase 1 property. These drums are considered bulk material storage.
3. Historic chemical lagoon storage and release in the 1970s at 1131 Snow Valley Road
4. Hazardous material storage and release at 1131 Snow Valley Road associated with the 2003 drum building fire.
5. Historic gasoline fuel station at 1179 Bayfield Street North. A documented product release and soil and ground water impacts have been reported at this location.
6. Current use of 1152 Bayfield Street North for automotive maintenance
7. Historic storage of bulk fuel at 1237 Bayfield Street North.

Based on the results of the Phase 1 ESA and the identification of seven APECs it was recommended that a Phase 2 ESA be completed on the site.

5.5.2 Phase 2 Environmental Site Assessment

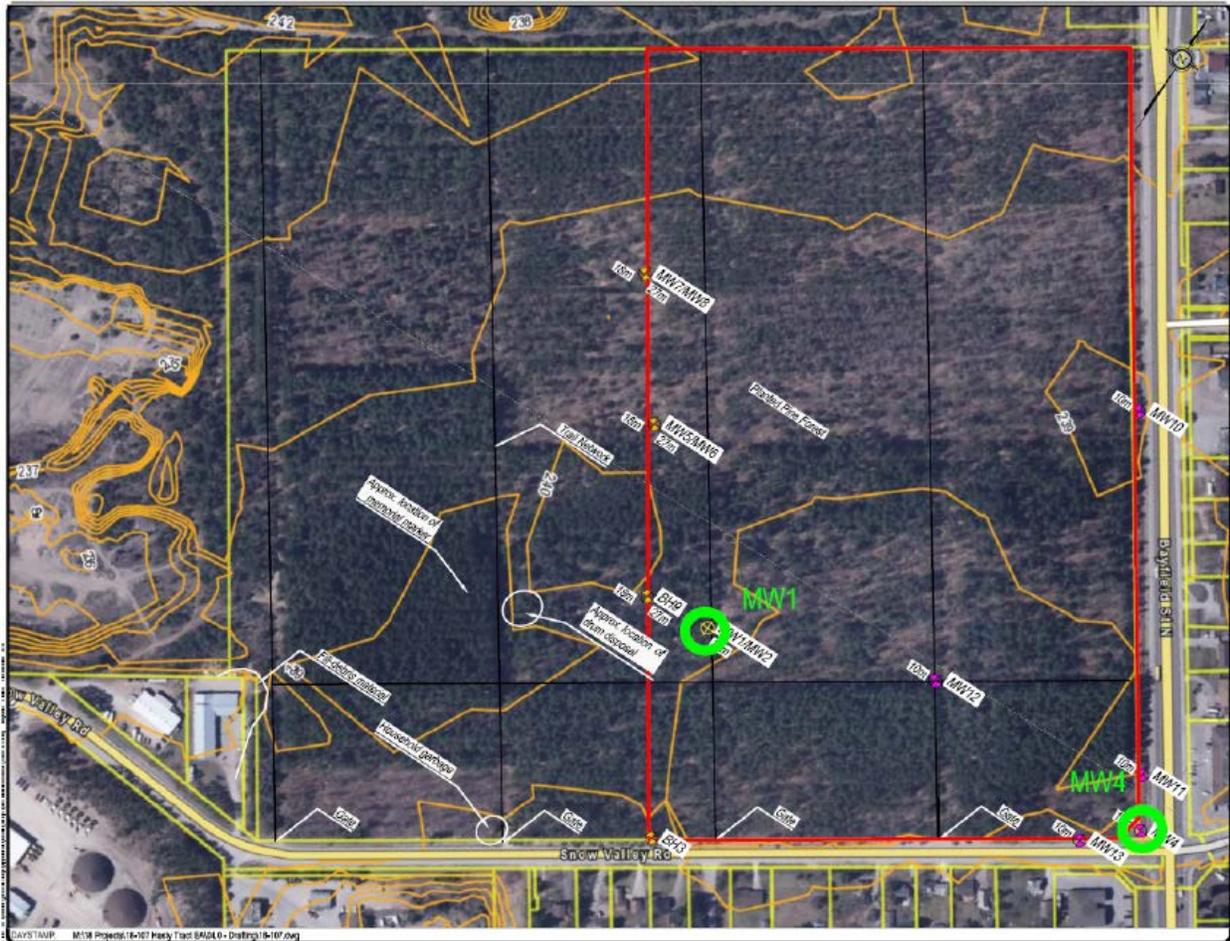
A Phase 2 ESA (**Appendix F1**) was conducted by Azimuth Environmental Consulting, Inc. based on the recommendations of the Phase 1 ESA identifying seven APECs located at 1132 Snow Valley Road. Following completion of the Phase 1 ESA the study area boundary for the Class EA was determined to be the east half of 1132 Snow Valley Road as identified previously in Figure 1. Moving forward with the Phase 2 ESA, only the east portion of the property was included in the investigation. The change in property boundary resulted in APECs 1 and 2 listed above in section 5.5.1 to be eliminated from further investigated as part of the Phase 2 ESA.

The Phase 2 ESA consisted of conducting a soil drilling and groundwater sampling program at the various APECs. Thirteen exploration boreholes were advanced with eleven of the boreholes completed as groundwater monitoring wells. The drilling program focused primarily along the western boundary of the study area to address the APEC related to the chlorinated solvents released from 1131 Snow Valley Road. The historic contamination released from 1131 Snow Valley Road is known to be present on the west portion of the Hasty Tract. The drilling program also addressed the two additional APEC locations along the east portion of the study area related to past and present businesses along Bayfield Street North.

Two significant contamination detections were identified during the site investigation. The results of the soil analysis identified measurable detections of benzene greater than Table 2 Site Condition Standards (SCS) at Borehole 1 along the west study area boundary. The groundwater analysis confirmed the benzene contamination at Monitoring Well 1 and detected Petroleum Hydrocarbons (PHC) above the Table 2 SCS at Monitoring Well 4 located at the southeast corner of the study area. To delineate the PHC contamination at Monitoring Well 4 subsequent sampling locations (Monitoring Wells 11-13) were advanced and the results identified PHC concentrations below the Table 2 SCS. The areas just described are presented on Figure 3.

A second round of groundwater samples were taken approximately 2 months after the initial samples. The results identified that each of the impacted locations from the first sampling event were measured below the Table 2 SCS during the second round of sampling. There is a possibility the benzene contamination is still present in the soil as the second round of sampling only examined groundwater. The Phase 2 ESA also identified the groundwater flow direction in the upper aquifer to be north-northeast. It should be noted that groundwater systems exhibit a degree of seasonal variation.

Figure 3: Monitoring Wells



5.5.3 Supplemental Groundwater Sample Results

Supplemental sampling of two ground water monitoring wells was completed by Azimuth Environmental Consulting, Inc. to confirm that the contaminant of concern previously detected at these locations are now being measured above Ministry standards. The results letter and data sheets can be found in **Appendix G**. The results from the supplemental sampling continued to detect the presence of PHC/VOC parameters in the deep aquifer system at the well location identified as MW1. The results of the supplemental sampling found that no parameter measurements above the analytical limits were found at station MW4. It was the opinion of Azimuth Consultant's Environmental Scientist that the supplemental sampling results confirm the conclusions presented in the Phase Two ESA Report (2019); there is minimal risk to the Township in purchasing the eastern half of Hasty Tract, extending to approximately 50 acres.

6.0 Evaluation and Mitigation

In order to decide if the proposed land use is appropriate to the land, evaluation of potential impacts has been completed as part of the Class EA process. The Class EA process requires the identification of mitigation measures to be developed after an understanding of the potential negative impacts have been established. The criteria used for evaluation was identified in the project screening criteria table, as cited in *Section 1.0*.

6.1 Natural Environment Considerations

Air Quality

Typical air quality impacts from construction are anticipated, these impacts will however be limited in duration. Dust will be expected from the construction works to a minor degree and will be managed through standard construction practices (such as the use of non-chlorine dust suppressants). There are no lasting impacts anticipated from the construction of the fire station or recreation facility. The following standard mitigation measures will assist in reducing construction impacts:

- The Contractor will be required to utilize best management practices during construction to maintain air quality through construction and include no unnecessary idling of vehicles during construction.
- The idling of equipment will be restricted to the minimum necessary to perform the specified work. Also proper traffic control management will be implemented to ensure vehicles idle times are at a minimum. The temporary air emissions from construction equipment will not be mitigated.

With the construction of the fire station and the future construction of the public recreational facility, increased Green House Gas (GHG) emissions may be anticipated from operation of the facilities and travel to and from the facility by employees and members of the public. The Township is committed to developing GHG reduction strategies for all of its operations and these new facilities will be incorporated into the Township strategy.

Water Quality or Quantity (ground or surface)

Based on the information gathered through the completion of the Preliminary Stormwater Management report, the following issues are to be addressed in the proposed final SWM plan:

- Groundwater monitoring wells established during the Site Assessment should continue to be monitored during the construction and operation of the facilities;
- The SWM plan must maintain existing stormwater runoff rates to the existing outlet points by restricting post development peak flow rates to pre-development levels for the 2-year through 100- year design storms;
- The SWM plan must achieve the required Level 1 “Enhanced” water quality treatment to Provincial standards in the form of 80% total suspended solids (TSS) removal for the site effluent in accordance with NVCA Stormwater Technical Guide; and
- The stormwater management plan must accommodate the flows from the external drainage areas west and north of the subject property and must provide safe conveyance of the Regulatory storm event peak flows through the site to the downstream drainage system.

SWM options including enhanced swales, green roofs, infiltration trenches, a wet pond, a wetland, underground storage chambers designed to mitigate anticipated stormwater impacts associated with the development of the subject property and provide the water quality and water quantity control as required by NVCA.

Species at Risk (SAR)

The impact assessment completed as part of the EIS identified the following:

- Potential and Confirmed Habitat of Endangered and Threatened Species
 - As the Study Site only makes up 3% of the Category 3 habitat for the Eastern Whip-poor-will in the area, the loss of the woodland feature is not expected to impact the species. Post-development, this species will continue to utilize the retained lands adjacent to the property.
 - Conifer vegetation communities, particularly plantations are not expected to contain an abundance of suitable features which would support an *Endangered* bat species maternity colony. There is no expectation that the removal of the forest cover within the property would have a negative effect upon *Endangered* bat species and their habitat based on the overall availability of suitable habitat present within adjacent lands and the lack of appropriate features within the property.

- Significant Wildlife Habitat
 - The Eastern Wood-pewee habitat extends beyond the property limits to the west, north, and south. Based on the average territory size of the Eastern Wood-pewee, it is reasonable to expect that the lands retained adjacent to the property will continue to provide suitable habitat for this species to carry out various life processes including breeding.

Provided that conformance is demonstrated for environmental considerations and mitigation described below, there is no expectation that contraventions of the *Endangered Species Act* will result from the proposed development.

- If species at risk are identified during on-site work, all works will cease and Ministry of Environment, Conservation and Parks SAROntario@ontario.ca will be contacted for guidance.
- 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.

Significate earth or life science features

The site does not contain significant areas of natural or scientific interest (ANSI). The Study Area is not located within an area that is subject to the Greenbelt Plan (2017), the Niagara Escarpment Plan (2017) or the Oak Ridges Moraine Conservation Plan (2017). There are no Provincially Significant Wetlands (PSW) within or adjacent to the subject study area.

Fish or Other Aquatic Species and Their Habitats

The preferred potential outlet for stormwater flows was identified in the Preliminary SWM report as the Bayfield Street North ditch as it appears to have the necessary capacity and would only require minor adjustments. This outlet will convey flow to a tributary of Willow Creek. The outlet will need to be further examined during the completion of the final SWM plan for the site. Final design may require review by the Department of Fisheries and Oceans to ensure no impacts to fish or fish habitat.

Land Subject to Natural or Human-Made Hazards

Increased land use through recreational activities has the potential to increase wildland fire risk. Prior to implementing the project, the Township will assess the wildland fire risk and develop a mitigation plan. The review will utilise MNRF's Wildland Fire Risk Assessment and Mitigation Reference Manual that contains wildland fire assessment and mitigation standards and tools to support the implementation of the province's land use planning policies. The Township will coordinate with MNRF in developing the mitigation plan for the Township lands and adjacent MNRF lands.

Recovery of Species under Special Management Program

This screening criterion is not applicable to this project as there are no species recovery management programs operating within the study area.

Ecological Integrity

The proposed development will remove the entire 19 ha woodland which would reduce the contiguous woodland feature to approximately 83 ha. The retained woodland feature will maintain a size which will still be considered to be significant as per the size criteria provided within the MNRF's Natural Heritage Reference Manual (i.e., 50 ha or more).

Impacts related to the removal of the woodland habitat within the property is considered to be negligible as the contiguous woodland feature will continue to provide the ecological functions associated with the feature, including provision of wildlife habitat and interior habitat. Therefore, the ecological function of the Significant Woodland habitat associated with the size is expected to remain intact should future development propose entire removal. No negative ecological impacts to the Significant Woodland as it relates to this function are expected to result from the proposed development.

Currently, the contiguous woodland feature contains approximately 54 ha of interior habitat including 10.3 ha within the property. The loss of 19 ha of woodland as a result of the proposed development would reduce the amount of interior habitat to approximately 39 ha (i.e., 28% loss of interior habitat). Approximately 72% of the current interior habitat will remain post-development which will continue to provide function attributable to interior forest habitat such as specialized wildlife habitat. Therefore, the ecological function of the Significant Woodland

habitat associated with interior habitat is expected to remain within adjacent lands should future development propose entire removal.

Terrestrial Wildlife

As a study approach for the EIS, during the course of the field surveys, lists of mammals potentially utilizing the property were compiled from direct observations and interpretations of signs (i.e., tracks, scats, evidence of feeding). As such, no mammals were directly observed during any of the field surveys nor any signs observed. It should be noted that the absence of mammal observations during the field surveys does not indicate that they are not present or will never occur within the area. As the ecological integrity of the woodland is expected to remain, negative impacts to terrestrial wildlife is not anticipated to occur.

Natural vegetation and terrestrial habitat linkages or corridors through fragmentation, alteration and or/critical loss

As part of the EIS, vegetation communities were classified using the Ecological Land Classification (ELC) for Southern Ontario (Lee et al., 1998). None of the species found within the study area are designated as provincially rare or as a SAR. ELC communities include a variety of coniferous plantation sub-types undergoing ecological succession to deciduous forest. As the proposed development is only to occur on a portion of the Hasty Tract, no fragmentation of the natural linkages or corridor is expected. The following mitigation measures will ensure that the proposed project does not impact terrestrial habitat linkages:

- A temporary fence should be erected along the surveyed limits of the forested lands to prevent inadvertent encroachment into these areas to be protected. This fence should be kept intact throughout the entire construction.
- Retainable trees should be protected through the installation of fencing or a comparable barrier outside the drip line of the retainable trees.
- Site layout design will provide for maximum retention of existing trees and planting of replacement trees on the purchased lands. During design phase a planting plan will be developed that will indicate the location, amount, and types of trees that will be replanted on the purchased lands and on other Township lands.

Permafrost

This screening criterion is not applicable to this project.

Soils and sediment quality

To preserve the ecological integrity of the adjacent natural areas, during development any fill and soil used on the site will be native soil and will comply with construction standards. This will minimize the risk of introducing invasive species to the project area and surrounding natural environments.

As there are known areas of pre-existing contamination within the study area, although unlikely, the following measures will assist in addressing any contamination management during the period of construction:

- The removal and movement of soil should follow the recommendations as outlined in the Management of Excess Soil – A Guide for Best Management Practices document prepared by the Ministry of Environment Conservation and Parks (MECP).
- If potential contamination is encountered the appropriate tests will need to be undertaken to confirm the contaminant present and its levels. If the soils are contaminated, disposal will need to be 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.
- Excess material will require proper management (removal, storage and disposal). Materials should be managed in accordance with OPSS 180 – General Specification for the Management of Excess Materials.

Drainage or flooding

The proposed development is not anticipated to cause impacts to stormwater drainage or increase a risk to flooding. As stated in the Preliminary SWM report, the stormwater management plan must accommodate the flows from the external drainage areas west and north of the subject property and must provide safe conveyance of the Regulatory storm event peak flows through the site to the downstream drainage system. Because parking lots and roads for the proposed development account for a significant share of the site's impervious surfaces, conveyance control measures present an important opportunity to improve downstream water quality conditions, promote groundwater recharge and minimize watercourse erosion. Some possible conveyance control measures that will be included in the final SWM plan are grasses swales, bioswales, and vegetated filter strips.

Sedimentation or Erosion

The SWM report identifies the need for siltation and erosion control. It will need to be implemented for all construction activities within the development site, including vegetation clearing, topsoil stripping, road construction and stockpiling of materials. The siltation and erosion control measures proposed to be implemented prior to and during construction are identified below:

- Heavy duty silt fence around the perimeter of the site
- A construction vehicle entrance
- Ditch inlet catch basins will be fitted with sediment traps
- Strawbale flow check dams and rock flow check dams will be installed on and off site to prevent the movement of sediment downstream to Willow Creek.

Natural Heritage Features and Areas

No Areas of Natural and Scientific Interest or wetlands occur within the lands to be purchased by the Township. Significant woodlands, significant wildlife habitat and Species at Risk habitat were assessed, and mitigation proposed such that any potential negative impacts to these features from the proposed use of the property will be minimized. Mitigation measures include timing windows for tree removal, isolation of the work area, tree protection for trees designated for retention and fencing.

Climate Change

Climate change concerns relate to the increased concentration of greenhouse gases in the atmosphere which can result in a rise in the global mean surface temperature. Increased temperatures worldwide are creating changes in climate that is resulting in extreme weather events. The rise of greenhouse gas emissions is influencing climate patterns, hydrology, ecosystems and ocean chemistry.

There are two approaches to address climate change. These include reducing a project's impact on climate change (climate change mitigation) and increasing the local ecosystem's resilience to climate change (climate change adaptation). However, before a mitigation or adaptation strategy can be established, the potential for the project to impact climate change and the potential impact that climate change may have on a project, must be considered. The subsequent sections will discuss the aforementioned aspects in relation to this project utilizing a qualitative approach.

- Potential for Project to Impact Climate Change: The current undertaking is a small scale project involving the phased construction of municipal recreational infrastructure. The construction will involve the clearing of forested land and the loss of carbon sequestration. A phased approach will be taken, and small areas of the land will be cleared as required. The Township will replace the 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.
- Potential for Climate Change to Impact this Project: Climate change has the potential to result in increased storm events that can lead to flooding, fires, and damage to facilities. The portions of paved areas and structures will create impermeable areas, however this project is a small scale project and an increase risk to flooding is not anticipated. The design of a stormwater retention pond will maintain water quality and quantity and slow the movement of stormwater. The Township will conduct a study to ensure that potential impacts from climate related events are satisfactorily mitigated. Mitigations may include the incorporation of a green roof on the recreational complex, rain gardens, bioswales in the parking lot, and interpretive signs on the LID features used as a form of outreach and public education.

6.2 Land Use, Resource Management Considerations

Access to trail or inaccessible areas

During the public consultation process, it became apparent that there are several unofficial trails present throughout the study area property, which local residents use for recreational activities such as hiking, dog walking, mountain biking and snowmobiling. The land required for the proposed project is approximately 50 acres of the Hasty Tract parcel, with the remainder excluded from the land purchase. The project is also noted to be a phased approach, with the construction of the Fire Station completed first. It is recommended that an integrated approach be adopted between the developed lands and undeveloped lands to enhance the overall recreational use of the entire area. Consideration should be given to supporting and enhancing existing recreational use of the site through improvement of trails and pathways integrated into the design of the new facilities. Within close proximity to the Hasty Tract property are the County Museum and the Springwater Provincial Park which offer outdoor trails. Across from the Hasty

Tract on the south side of Snow Valley Road is the County of Simcoe Hickling Recreational Trail.

Obstruct navigation

The development of the site will not obstruct navigation.

Other Resource management projects

The development of the site will not impact other resource management projects.

Traffic patterns or traffic infrastructure

Development of the purchased Hasty Tract lands by the Township represents only one component in the overall development of the Midhurst area. Overall traffic management plans for the Midhurst development area have been identified within the Midhurst Class Environmental Assessment for Water, Wastewater and Roads servicing. The additional impacts from the development of the proposed Community Hub on the Hasty Tract, has been identified within this study.

Through the completion of the Traffic Impact Study, an analysis of the existing and projected background traffic volume, along with the projected traffic volume generated by the site development, revealed that Snow Valley Road at Highway 26 will continue to operate at an acceptable Level of Service 'E' by the site build out year 2028 planning horizon. Beyond that, signal timing/phasing needs to be adjusted at the intersection along with an eastbound right lane by 2033, and extension of existing turn lanes by 2038.

Should Snow Valley Road be widened to 4 lanes by 2021 and Wilson Drive widened to 4 lanes by 2031 as per the County's Transportation Master Plan, no additional improvements are required on Snow Valley Road and Wilson Drive. Signalization of the southerly intersection of Snow Valley Road with Wilson Drive will be required by 2028 regardless of the subject development.

The results of the traffic impact study show that impacts from site development can be adequately mitigated through construction of lane and intersection improvements.

Construction shall utilize traffic management measures (i.e. construction staging, detours etc.) to minimize impacts to local traffic and to maintain access during construction.

Recreational importance – public or private

The proposed development will provide public recreational and community facilities. The public uses proposed for the site will replace the current public use of the property which primarily consists of various walking trails primarily located in a north-south pattern that are used by the public throughout the property. As noted above, consideration should be given to supporting and enhancing existing recreational use of the site through improvement of trails and pathways integrated into the design of the new facilities.

Create excessive waste materials

There is no creation of excessive waste associated with the intended land use.

Commit a significant amount of non-renewable resources

There will be no commitment of significant non-renewable resources.

Noise level

There will be an increased amount of noise associated with the intended land use. It is recommended that a background noise study be undertaken around the site to establish background noise levels before any development proceeds. Acceptable noise levels at the site boundaries should be established for the purchased lands and projected noise impacts and mitigation measures established for each phase of development.

Views or aesthetics

As the purchased lands will become a significant Community Hub, the Township intends to develop the lands with careful consideration of the aesthetic impact within the site and on adjacent properties. Consideration will be given to preserving trees around the site boundaries and to minimising the visual impacts of the development.

Be a precondition or justification for implementing another project

This screening criterion is not applicable to this project.

Adjacent or nearby uses, persons or property

Adjacent land use is varied and contains residential, commercial, industrial, and forested areas. Springwater Provincial Park is present to the north of the property and is part of a larger forest complex which contains the property. The proposed development is not anticipated to negatively impact any adjacent or nearby uses, persons or property.

6.3 Social, Cultural and Economic Considerations

Cultural heritage resources

Based on the result of the field investigation the Stage 2 AA recommendation is that the study area is considered free from further archaeological concerns and no further archaeological assessment is necessary. The following measures apply under the specified scenarios:

- 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 Section 48(1) of the *Ontario Heritage Act* (Government of Ontario 1990).
- *The Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner (Government of Ontario 2002). It is recommended that the Registrar of Cemeteries at the Ministry of Consumer Services is also immediately notified.

Displace people businesses, institutions, or public facilities

The Township intends to use the site for public uses including a fire station, recreational facility and community centre. There are no impacts related to the displacement of any people businesses, institutions, or public facilities.

Community character, enjoyment of property, or local amenities

The public uses proposed for the site will replace the current public use of the property used for passive recreation.

Increase demand on government services or infrastructure

The proposed development of the site will involve replacement of an existing fire station and additional services required to meet the demands of a growing community. Increased demand for services is anticipated to be in line with community growth and, as such, should not impose additional burden on existing services or infrastructure.

Public health and/or safety

The Township intends to use the site for public uses including a fire station, recreational facility and community centre. The impacts to public health and safety are positive in nature.

Local, regional or provincial economies or businesses

The Township will be using municipal budget funds to purchase the proposed land. The property will be sold at market value to the Township. As this Class EA is specific to the disposition of the Crown land property, the costs associated to construct the proposed municipal infrastructure remains unidentified and will be developed as part of the site development process.

Tourism values

This screening criterion is not applicable to this project.

6.4 Indigenous Considerations

First Nation reserves or communities

The project is not directly adjacent to any First Nation reserves or communities. We do not anticipate any off-site impacts that could potentially impact First Nation reserves or communities. The closest reserve and community is more than 40kms from the site. No off-site impacts were identified by notified communities that could potentially impact First Nation reserves or communities.

Spiritual, ceremonial, or cultural sites

A Stage 1 archaeological assessment identified the Study Area exhibited archaeological potential. Attributes identifying archaeological potential within the Study Area include the

proximity to a small lake (less than 300 m), the proximity of historic transportation route (less than 100 m) and the proximity of previously registered archaeological sites. The density of occupation in the Simcoe region, especially towards the end of the Late Woodland period, as indicated by the large number of registered archaeological sites suggests the study area contains potential for Indigenous resources. The Stage 1 assessment recommended the entire Study Area be archaeologically investigated with hand excavated test pits at 5 m intervals at least 5 cm into natural *in situ* subsoil. Despite careful survey, the Stage 2 assessment did not result in the identification of any archaeological resources or cultural remains. It is recommended that the Study Area be considered free from further archaeological concerns.

The Archaeological Stage 1 and Stage 2 reports were provided to Georgian Bay Métis during the project meeting held on August 12, 2019. During this meeting the Georgian Bay Métis inquired if the consultant who completed the Stage 2 Archaeological field work had expertise in identifying Métis artifacts. Follow up was completed by contacting Golder staff to ask for clarification on their knowledge of Metis artifacts. Golder responded informing that their archaeologists have expertise in the identification of a wide range of artifacts. Golder staff take a conservative approach when artifacts are identified in the field and typically retain anything that is not explicitly modern. No further concerns or comments were received from Georgian Bay Métis regarding the archeological assessments and reports.

Traditional land or resources used for harvesting activities

The project is located within Treaty 16, 1815 (Beausoleil First Nation, Rama First Nation and Chippewas of Georgina Island First Nation) and within asserted Traditional Harvesting Territory of the Georgian Bay Métis (MNO Region 7). The Hasty Tract property was sold (Crown Patent) in 1846. It was then unpatented and acquired by the Department of Lands and Forests (now the MNRF) in 1926 to support the tree nursery program that was in place until 1995.

Through consultation with the Georgian Bay Métis, discussions over uses for harvested trees due to project construction were discussed during the August 12, 2019 project meeting. The Township shared that this would need to be discussed with Council and that discussions with the Georgian Bay Métis and the Township will continue to occur to collaborate where possible. Georgian Bay Métis Council members shared a general concern of the reduction of Crown land

via disbursement in its traditional territory as there is very little Crown land left on which its citizens can practice their traditional way-of-life. The Township identified that the site will be constructed to service the entire community including First Nation and Métis communities.

At this meeting, the Georgian Bay Métis inquired if there were deer yards present within the study area. In the course of the site assessments completed as part of the EIS, no signs of deer presence or travel through the study area were observed or recorded. The Georgian Bay Métis stated that even if they were not present during the site assessment the Hasty Tract could still be a location where deer are present. Georgian Bay Métis identified that construction fence needs to be wildlife friendly, this means that the perimeter fencing should be short enough for deer to jump over, while the fencing around building areas should be tall enough to prevent wildlife from getting in and potentially trapped or injured. Installing wildlife friendly fencing will ensure that deer and other wildlife important to communities for harvesting are not negatively impacted by the project. Beausoleil First Nation, Rama First Nation and Georgina Island First Nation did not provide any comments regarding the proposed project or any potential adverse impacts on Aboriginal or treaty rights.

Values

The site will be constructed to service the entire community including First Nation and Métis communities. As part of the discussion during the project meeting held on August 12, 2019 with the Georgian Bay Métis it was mentioned that as part of the site development, there could be a partnership with the Georgian Bay Métis to provide education on the site or a community garden with medicinal plants. The Georgian Bay Métis would be willing to partner with the Township on this project and could provide funds if necessary. The Georgian Bay Métis identified that they also participate in tree planting if necessary. Consideration will be given to including recognition of First Nations and Métis in developing the site and discussions with the Georgian Bay Métis and the Township will continue to occur to collaborate where possible. No values were identified by First Nation communities that were notified.

Lands subject to land claims

There are no lands subject to active land claims within the project area. Beausoleil First Nation was engaged on October 25, 2016 to discuss their interest in the Hasty Tract. Beausoleil First Nation confirmed that they are not interested in purchasing the lands due to contamination

through correspondence received August 28, 2017. On March 28, 2018 the communities of Beausoleil First Nation, Chippewas of Rama First Nation, Chippewas of Georgina Island First Nation, and Georgian Bay Métis Council were contact by mailed letter prior to the commencement of the Class EA. The letter indicated that the Township would be commencing an MNRF Class Environmental Assessment (Class EA) on behalf of the MNRF. The intention of the letter was to provide a project summary and imagery about the proposal, including location. The letter further acknowledged if a community wished to be engaged at additional steps throughout the process, the Township we would be happy to discuss. None of the above listed communities replied with an interest in purchasing the Hasty Tract property.

7.0 Consultation

7.1 Public and Agency Consultation

Public and Agency consultation is an important part of the Class EA process, allowing public and review agencies to become informed and comment throughout the process. For the Class EA, public and agency input and comments were received and incorporated into the evaluation process. Copies of all consultation completed as part of the Notice of Project Commencement can be found in **Appendix I** along with a list compiled of all review agencies contacted during the Class EA process.

The public and review agencies were contacted with three different notices throughout the Class EA process. A notice of commencement was issued on May 3, 2018. The Notice of Commencement was advertised in the *Springwater News* and posted on the Township's website to provide information on the project, process and how to get involved. The second notice was issued September 5, 2019 and advertised on the Township's website as well as published in editions of the *Springwater News* dated September 5, 2019 and September 12, 2019. The second notice was to inform the public and review agencies of a Public Information Centre (PIC) that took place on September 26, 2019.

The information provided at the PIC included a summary of the project background, an overview of the Class EA process, and a summary of the results of the environmental investigations.

There were 9 members of the public in attendance. The PIC gave residents an opportunity to ask questions and allowed the project team to further understand the community concerns with respect to this project. Three (3) comments were submitted to the project team by members of the public. Response letters to the 3 comments received were mailed on December 17, 2019. Copies of all consultation completed as part of the Notice of PIC and the PIC presentation material can be found in **Appendix J**.

Table 1 provides a summary of all correspondence received and sent during the consultation process.

Table 1: Public and Agency Consultation

| No. | Respondent Information | Comments Received | Response |
|---|--|--|--|
| AGENCY COMMENTS | | | |
| Notice of Study Commencement - May 3, 2018 | | | |
| 1 | Altaf Patel A/ Regional Manager, Real Estate Services Accommodation & Portfolio Management Public Service and Procurement Canada - Ontario Region 4900 Yonge Street, 10th Floor Toronto, Ontario M2N 6A6 (416) 512-5639 altaf.patel@pwgsc.gc.ca | Email Submitted May 10, 2018 A. Patel's comment acknowledged the receipt of the notice directed to Public Services and Procurement Canada. Public Services and Procurement Canada will be reviewing for any potential impact. | Email Response May 10, 2018 Ainley Group's response identified that they look forward to all further communications. |
| 2 | Suzanne LaPerrière Manager, Environmental Compliance and Regulations Public Service and Procurement Canada 4900 Yonge Street, 10th Floor Toronto, Ontario M2N 6A6 (416) 848-4938 suzanne.laperriere@pwgsc-tpsgc.gc.ca | Email Submitted May 11, 2018 Suzanne LaPerrière's comment identified the project does not appear to cause interest from the Public Service and Procurement Canada and wanted confirmation that the notice was sent based on a master list of contacts as opposed to know Federal lands to be impacted. | Email Response May 11, 2018 Ainley Group's response identified that the Notice of Commencement was provided to Public Service and Procurement Canada based on a master Agency Contact List. And advise if Public Service and Procurement Canada wish to continue to receive communication throughout the Class EA process. |
| 3 | Environmental Assessment Program, Ontario Region Transport Canada 4900 Yonge Street Toronto, Ontario M2N 6A5 (416) 952-0514 enviroont@tc.gc.ca | Email Submitted May 11, 2018 Transport Canada's comment identified that they do not need receipt of all individual or Class EA related notifications. They identified tools to self-assess whether the project notifications should be provided to Transport Canada and the most common Acts that have applied to projects in an Environmental Assessment. | Email Response May 11, 2018 Ainley Group's response identified that a review of the information provided identified that the Class EA for the Disposition of the Hasty Tract property does not require further correspondence with Transport Canada and that Transport Canada will be removed from the Agency Contact List. |
| 4 | Amy Knapp Planner II Nottawasaga Valley Conservation Authority 8195 8th Line Utopia, Ontario L0M 1T0 (705) 424-1479 aknapp@nvca.on.ca | Letter Submitted by Email May 24, 2018 The NVCA provided the following comments: <u>General</u> - The property is not within regulatory jurisdiction of the NVCA <u>Natural Hazards</u> - the property is not affected by natural hazards <u>Natural Heritage</u> - The NVCA is unaware of any significant natural heritage features on the property. The property has not been included within the county of Simcoe Greenlands designation. The NVCA would recommend an Environmental Impact Statement (EIS) to assess the environmental features and function along with a screening for Rare Species and Species at Risk. Methods of mitigating impacts of development and recommendations for the preservation of remaining natural heritage features and functions should be provided. <u>Source water Protection</u> - The property is within a significant groundwater recharge area and partially within a highly vulnerable aquifer. The property is not within a wellhead protection zone. The EIS should provide assessment of the potential impacts of future development on recharge function and the quality of ground and surface water resources. The NVCA would like to receive additional information should it become available for agency review. | Emailed Response June 29, 2018 Ainley Group's response identified that and EIS is currently being completed the EIS will look at natural heritage and source water protection. Preservation and mitigation measures will be developed and implemented. The project team will be in contact with the NVCA at key milestones throughout this planning process. See Appendix I for a full copy of the formal response letter. |
| 5 | Katherine Kirzati Heritage Planner Heritage Programs Unit Programs and Services Branch Ministry of Tourism, Culture and Sport 401 Bay Street, Suite 1700 | Letter Submitted by Email May 25, 2018 "MTCS's interest in this Environmental Assessment project relates to its mandate of conserving Ontario's cultural heritage, which includes: <ul style="list-style-type: none"> • Archaeological resources, including land and marine; | Emailed Response June 29, 2018 Ainley Group's response identified that a Cultural Heritage Assessment was not identified as a requirement in the Class EA screening process. An Archaeological Assessment is |

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| | <p>Toronto, Ontario M7A 0A7 (416) 314-7643 katherine.kirzati@ontario.ca</p> | <ul style="list-style-type: none"> • 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. <p><u>Identifying Cultural Heritage Resources</u> - Cultural heritage resources may be identified by indigenous communities, municipal heritage committees, historical societies and other local heritage organizations Ontario Regulation 157/10 - "The Standards and Guidelines for Conservation of Provincial Heritage Properties (S&G), prepared pursuant to Section 25.2 of the Ontario Heritage Act (OHA), came into effect on July 1, 2010. All Ontario government ministries and public bodies that are prescribed under Ontario Regulation 157/10 must comply with the S&Gs. They apply to property that is owned or controlled by the Crown in right of Ontario or by a prescribed public body." The MTCS recommends that a Cultural Heritage Evaluation Report be undertaken.</p> <p><u>Archaeological Resources</u> - The mapping identified a body of water within 300 m of the site and therefore an archaeological assessment is required.</p> <p><u>Environmental Assessment Reporting</u> - "All technical heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MTCS whether any technical heritage studies will be completed for your EA project, and provide them to MTCS before issuing a Notice of Commencement of work on site. If your 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."</p> | <p>currently underway and will be used to determine if there is any cultural heritage features found on the site. A proper evaluation will be completed if cultural heritage features are identified during the assessment.</p> |
| 6 | <p>Scott Imrie Area Distribution Engineering Technician Hydro One 45 Sarjeant Drive Barrie, Ontario L4M 5N5 (705) 728-5017 ext. 6794 scott.imrie@hydroone.com</p> | <p>Email submitted June 1, 2018 Hydro One identified that they do not have any conflict on the referenced property and that there is a plant on the road allowance adjacent to the east property along County Road 27.</p> | <p>Email Response June 1, 2018 Ainley Group's response identified that they look forward to all further communications.</p> |
| <p>PUBLIC COMMENTS</p> | | | |
| <p>Notice of Study Commencement - May 3, 2018</p> | | | |
| 1 | <p>Email Submitted May 28, 2018 "My concern is that Springwater taxes will be spent to purchase, clear-cut and develop a significant area of naturalized property that has intrinsic value as crown land for residents. This property affords Springwater taxpayers: walking and hiking - exercising of pets - mountain biking - all-terrain vehicle use (motorbikes and ATVs) - snow machine trail use - habitat for a large variety of flora and fauna - natural services (purification of air and water) One of the reasons my family moved out of Barrie and into beautiful Springwater township was to leave the noise and traffic that results from constant suburban sprawl and development behind. I don't oppose economic activity, and the recreational and civic projects proposed for this site are certainly needed, but I'd prefer to see my taxpayer dollars being used to purchase land that has already been developed or built to some degree (there are other brownfield acreages that could be considered, I am sure). Destroying a beautiful and valuable piece of Springwater township that many residents currently value and enjoy is not progress."</p> | | <p>Email Response May 29, 2018 The Township's response identified that they will be reviewing the comment as part of the Environmental Assessment process.</p> <p>Email Response June 29, 2018 Ainley Group's response identified that comments will be considered in the planning process along with the results of site assessments. The final evaluation will consider the social, cultural and natural environment impacts of the project. Please advise if you would like to be added to the mailing list.</p> <p>See Appendix I for a full copy of the formal response letter.</p> |

| Notice of Public Information Centre – September 5, 2019 | | |
|---|--|--|
| 1 | <p>Email Submitted September 20, 2019 “Good Evening, I am a resident in the area of 1132 Snow Valley Road, and I would like to be added to the mailing list and any updates the project to please be sent to me.”</p> | See Appendix J for a full copy of the formal response letter. |
| 2 | <p>Comment Received via Email October 7, 2019 “Our family has many concerns regarding the proposed development of the Hasty Tract at 1132 Snow Valley Road. Property on the north side of Snow Valley Road near Anne Street was previously cleared in anticipation of the building of a new fire hall. If this property was developed it would eliminate the destruction of much more green space. Removal of these trees also eliminates a buffer that exists when we have northwest winds and/or snow squalls. This buffer makes it easier for the roads department to maintain the road. We understand the desire to have the fire station closer to Midhurst but that also means that it is further away from the fast growing subdivisions at Centre Vespra and Snow Valley should Station 1 be needed in these areas. When the recreation complex and/or sports fields are developed it could cause major congestion at the Bayfield Street/Snow Valley Road intersection. Many Sunday and holiday Monday afternoons in the summer traffic can be backed up to at least Gill Road and sometimes as far as County Road 93 at Dalston waiting to use Snow Valley Road & Wilson Road as a by-pass around Barrie. This would make the intersection more dangerous as drivers impatiently try to exit the complex after sporting events, etc. If the property near Anne Street is developed there would still be room for the construction of the complex & sports fields which would allow easier access to Snow Valley Road. If designed properly the Anne Street location could have access to both Anne Street and Snow Valley Road. This location would also lessen the impact on existing residential properties as the surrounding area is reforested. Property values would likely decrease due to the additional traffic, noise and lights. Thank you for taking the time to consider our concerns.”</p> | See Appendix J for a full copy of the formal response letter. |
| 3. | <p>Comment Received via Email September 27, 2019: I didn't see the notices for the PIC as I have been completely occupied with the ECCC proposed Hine's Emerald Recovery Strategy (ECCC RS) and the deadline for comments is September 30th, so I missed the PIC. I would sincerely like to review the information after the 30th and comment. Is this possible? Can you please forward me a link to the EA information? I had noticed talk about an arena in recent years, but I had no idea of the scale of it and thought it was tied to the Midhurst Secondary Plan, which must not proceed if we are to survive the climate change crisis. As you might expect, in the context of the global crisis of climate change, I am perplexed that the Township would be contemplating such a project on forested lands. We need to be preserving and planting trees, not destroying forests. The carbon footprint of construction and operation and the loss of a carbon sync of this magnitude are unconscionable in this context. May I ask what projects the Township has approved and underway, or at least planned, to halt our negative contributions to climate change and to mitigate the effects and to remediate our negative contributions? Personally, I am retrofitting my property to minimize my negative impacts. I have an electric car. I have hired a consultant to design and build stormwater infiltration systems to minimize my impact on Willow Creek. I intend to replace my furnace, A/C and hot water heater with a geothermal system. I have had an electric lawnmower for years now. The very last thing this planet needs now is another recreation centre. Our population and the planet would be far better off if we were all out enjoying nature. The reason I moved to Midhurst was to be able to live in a place where I had ready access to natural areas. I used to be able to Nordic ski, run, hike and mountain bike in the Environmental Protection area forests between Pooles Road and Little Lake, but for the past several years the owners have posted them as No Trespassing so I am unable to use them. Now I have to drive or bike or run on roads to get to areas to access nature. This is a violation of my right to nature. Now a huge facility is planned which further reduces the natural area and will have a tremendous negative impact on the environment while removing</p> | <p>Response provided via email from Township of Springwater on September 29, 2019: “Thank you for your email and comments. As requested, I have attached the link below to the Hasty Tract EA information that is currently posted on the Township’s website. Included on this page are the display boards that were presented at the PIC on September 26. <u>Hasty Tract</u> (live website link) Should you have any further comments regarding this project, please submit them by no later than October 11, 2019” See Appendix J for a full copy of the formal response letter.</p> |

the priceless natural benefits of the forest. It just makes no sense at all. People need community and nature. People do not need a recreation complex. They need to be outside enjoying nature.

I need to get back to work on the Recovery Strategy. The plight of the Hine's Emerald and climate change are telling us we do not understand what we are doing. They are telling us we must stop living under the illusion that population and economic growth are sustainable. If we don't stop now, soon Hine's Emerald will no longer exist in Canada, and within a few generations, neither will human beings.

Please redirect our tax dollars and your energies to:

1. stopping our Township's negative contributions to climate change,
2. initiating projects that mitigate the negative impacts of climate change such as LID retrofits to infrastructure and urban and suburban developments, etc.
3. initiating projects to remediate climate change such as planting trees and banning the cutting of trees and protecting all forests, restoring Minesing Wetlands,

We cannot afford to grow our population and infrastructure any further. The time has come to stop, and to change directions. This is a mandatory edict of natural law. If we ignore it or slowly try to get used to the idea and wait for science to absolutely prove it, it will be too late. It is already too late to avoid serious consequences. It is not too late to save the world, yet.

Stopping the development of the Hasty Tract would be a start. I realize some of the trees there are reaching end-of-life, but some areas of the tract were planted in White Pine, which have an average life expectancy of 200 years and can live as long as 450 years. If the red pine must be harvested, then plant Jack Pine and Red Oak and American Beech in their places.

I may be missing something, so please send me the PIC information so I may review it.

Please share this correspondence with Springwater Township Council.

Comment Received via Email October 10, 2019:

In the Azimuth Phase I ESA Evaluation, section 4.3.4 states the Phase One Property is zoned "Environmental Protection II" with "Environmental Connections/ Potential Trails", etc. "mapping shown in Schedule A-8 indicates that future development and land use change would be subject to Section 16 of the Township of Springwater Official Plan policies". It also notes that the "... Natural Heritage Information Centre and the MNR [data] indicates that numerous Species at Risk are known to occur within 1 km of the Phase One Property." A Species at Risk assessment is required prior to development of the Phase One Property as habitat for the identified species may be present on the Phase One Property".

The above points substantiate my concerns that the proposed development plans would have negative environmental impacts and potentially negative impacts on numerous Species at Risk. In consideration of the alarming rate of the loss of Biodiversity and of the dire predictions of Climate Change, I submit that is unconscionable for the Township to be contemplating developing this forested "Environmental Protection II" with "Environmental Connections/ Potential Trails" property which is mitigating our contributions to climate change and which is providing a natural space for the community to connect with nature and gain those benefits. The environmental costs for:

- the destruction of this approximately 90 year old forest,
- the materials, construction and operation of the proposed facilities
- highly degraded infiltration of groundwater feeding the Willow Creek via a stormwater management pond versus a forest

do not justify to questionable benefits of the proposed Recreation Complex. An additional Fire Station may well be necessary, but this is not the site for it.

7.2 Indigenous Consultation

Prior to the start of the Class EA, early engagement by the MNRF occurred in October 2016. The MNRF mailed out an information package to Chief Mary McCue-King and Council of Beausoleil First Nation on October 25, 2016, as it was determined that Beausoleil First Nation may have an interest in the proposal. The information included a project summary and imagery identifying the project location. The Hasty Tract project was discussed with Beausoleil First Nation Council and they identified that they are not interested in purchasing the property due to the presence of contamination (date of correspondence August 28, 2017, a full copy can be found in **Appendix H**).

At the start of the project the MNRF advised of the following Indigenous communities that were to be consulted throughout the Class EA process:

- Beausoleil First Nation
- Chippewas of Rama First Nation
- Chippewas of Georgina Island First Nation
- Georgian Bay Métis Council (Métis Nation of Ontario)

On March 28, 2018 the four communities were contacted by mailed letter prior to the formal Notice of Commencement. The letter indicated that the Township would be commencing an MNRF Class Environmental Assessment (Class EA) on behalf of the MNRF. The intention of the letter was to provide a project summary and imagery about the proposal, including location. The letter further outlined the typical points of information sharing throughout the Class EA process, and informed each community that the Township understood that the typical process may not meet the needs of the community. If a community wished to be engaged at additional steps throughout the process, the Township would be happy to discuss. A response from Chippewas of Rama First Nation was received on April 9, 2018 acknowledging the receipt of letter and that the information would be shared with their Council and forwarded to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. It was noted by Chippewas of Rama First Nation that Ms. McKenzie will review the letter and take the necessary action if required. No further correspondence was received. All correspondence is included in **Appendix H**.

From this point, Indigenous community consultation has occurred in parallel with review agency consultation at each stage of the Class EA. A notice of commencement was issued on May 3, 2018. The second notice was issued September 5, 2019. The Notice of PIC was sent via registered mail and included a detailed covering letter. A response from Chippewas of Rama First Nation was received on May 10, 2018 acknowledging the receipt of Notice of Commencement and that the information would be shared with their Council and forwarded to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. It was noted by Chippewas of Rama First Nation that Ms. McKenzie will review the letter and take the necessary action if required. No further correspondence identifying any concerns was received in response to the Notice of Commencement or Notice of Public Information Centre. All correspondence is included in **Appendices I and J**.

During the Class EA process the Métis Nation of Ontario, specifically Georgian Bay Métis, expressed interest in the project that resulted in additional consultation which included two meetings that took place on June 18, 2018 and August 12, 2019. The first meeting was held to provide the Georgian Bay Métis 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 the results of the completed site assessments. The Township provided binders to the Georgian Bay Métis members present which included the presentation slides and the accompanying reports completed as part of the project which could be reviewed following the meeting.

Georgian Bay Métis Council members shared a general concern of the reduction of Crown land via disbursement in its traditional territory as there is very little Crown land left on which its citizens can practice their traditional way-of-life. The Township identified that the site will be constructed to service the entire community including First Nation and Métis communities.

During this meeting, it was mentioned that as part of the site development, there could be a partnership with the Georgian Bay Métis to provide education on the site or a community garden with medicinal plants. The Georgian Bay Métis Council would be willing to partner with the Township on this project and could provide funds if necessary. The Georgian Bay Métis Council identified that they could also participate in tree planting if necessary. They also expressed an

interest in the trees harvested due to construction, for various uses in their community. The Township shared that this would need to be discussed with Council; however, discussions with the Georgian Bay Métis and the Township will continue to occur to collaborate where possible.

A follow up email was sent to Georgian Bay Métis Council on August 28, 2019 with the aquifer information requested during the meeting of August 12, 2019. Mapping was provided showing the location of the highly vulnerable aquifer and the well head protection areas. As indicated during the meeting with Georgian Bay Métis Council, the site will be serviced by municipal infrastructure and therefore there will be no wells on the site potentially affecting the groundwater.

The Georgian Bay Métis inquired if the consultant who completed the Stage 2 Archaeological field work had expertise in identifying Métis artifacts. Follow up was completed by contacting Golder to ask for clarification on their knowledge of Metis artifacts. They provided the following response which was provided to Georgian Bay Métis on August 28, 2019:

“Golder’s archaeologist have expertise in the identification of a wide range of artifacts, from pre-contact periods through to modern times. Our field staff generally take a conservative approach when artifacts are identified in the field, regardless of temporal period or cultural affiliation, and typically retain anything that is not explicitly modern.”

The meeting presentations and minutes along with all follow up correspondence are attached in **Appendix K**.

8.0 Permits and Approvals

For the disposition of Crown land, there are no permits required. Any permits required to develop the land once the property is acquired will be reviewed during the implementation phase for the construction of infrastructure.

9.0 Conclusion

The Hasty Tract property will meet its intended purpose of providing a site for the relocation of Fire Station 2, as well as a new multi-purpose community hub. Through the evaluation and consultation process, all potential impacts as a result of the proposed development have been evaluated and mitigation will be undertaken to minimize any negative impacts.

The next step of the Class EA process will be to send a Notice of Completion to all persons, government agencies and Indigenous communities that asked to be notified of the decision on the project or have concerns that remain unresolved. An opportunity will be provided to review the evaluation report and provide comment during the 30-day comment period.