

Appendix K
Consultation with the Métis Nation of Ontario

Meeting of June 18, 2018



Crown Land Disposition

Ministry of Natural resources and Forestry Class Environmental
Assessment for the Hasty Tract



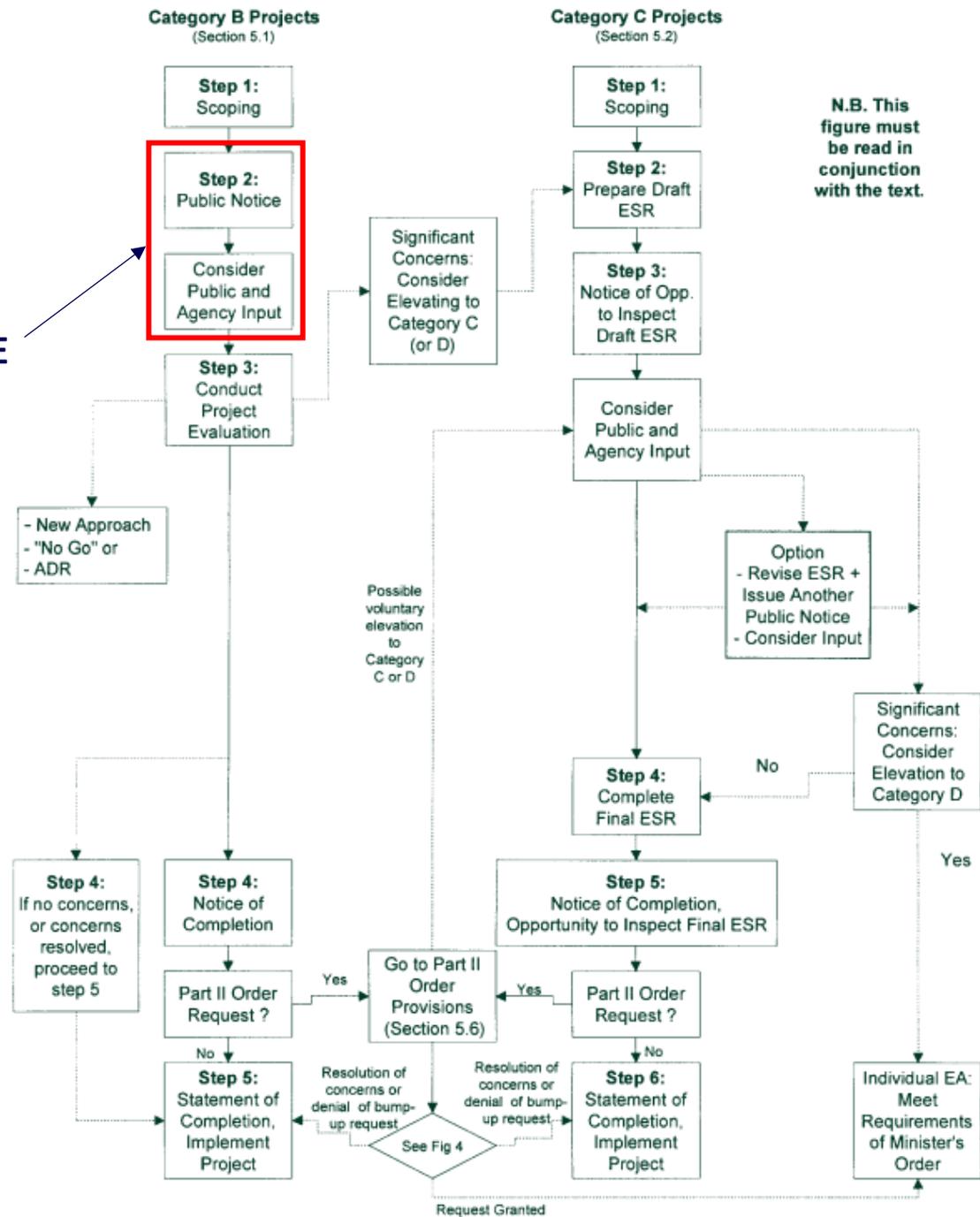
Project Description

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.

Class EA Process

The project is being planning in accordance with the Ministry of Natural Resources and Forest Class EA for MNR Resource Stewardship and Facility Development Projects (2003). The project has been screen and identified as a Category B project and at the present time, the project is at Step 2.

WE ARE HERE



Area Map

The Hasty Tract property is located at 1132 Snow Valley Road at Bayfield Street in Springwater, Ontario.

Hasty Tract Property



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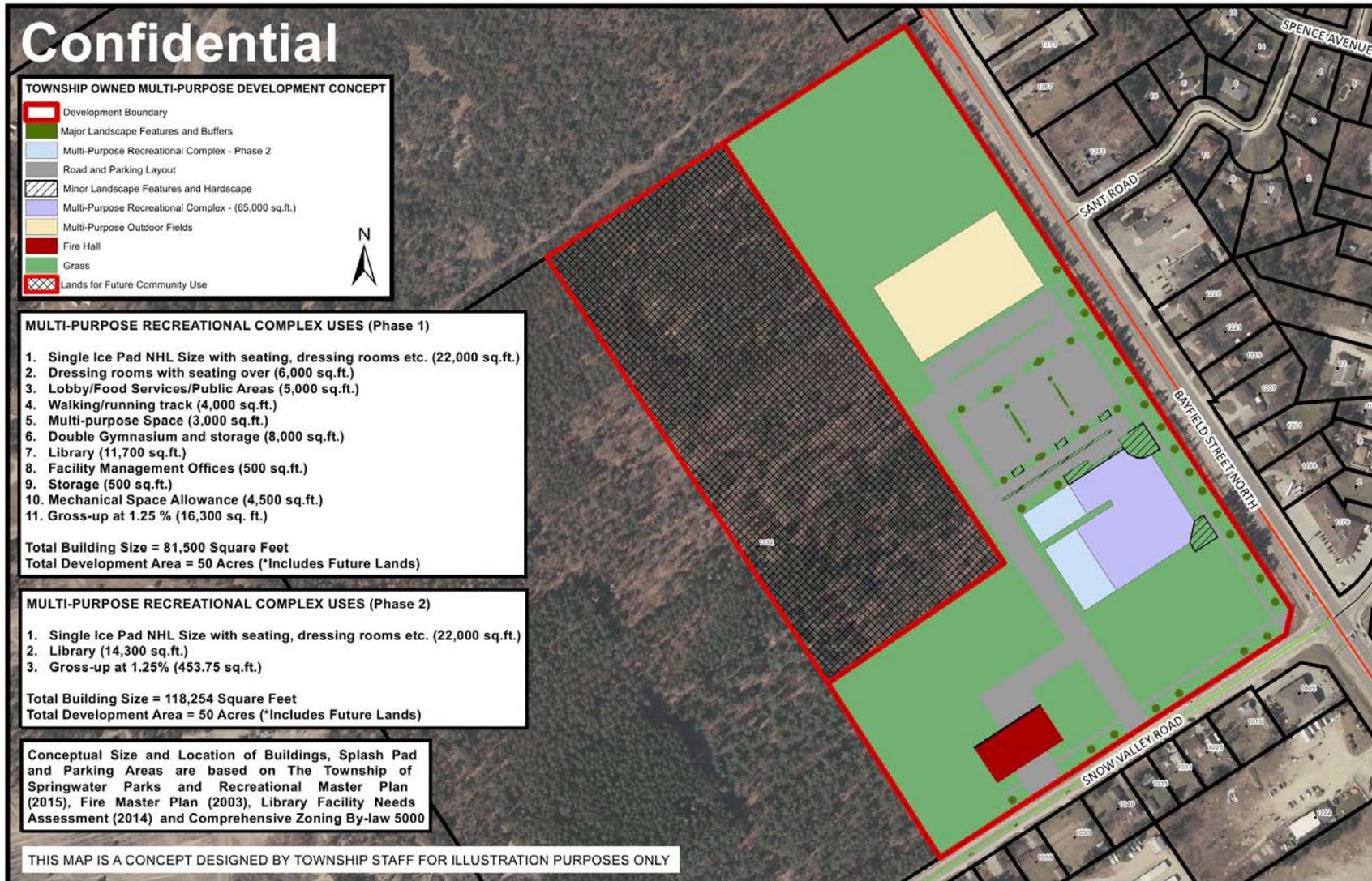
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February 7, 2018

Preliminary Site Plan



Identification of Alternative Solutions

Two alternative are being considered for the disposition of the Hasty Tract property:

- Do Nothing
- Proceed with the disposition of the Crown land

Site Investigations

The following studies are anticipated as part of the Class EA process:

- Archaeological Assessment
- Hydrogeological Investigation
- Stormwater Management Study
- Traffic Assessment
- Natural Environment Study

Next Steps

Step 2:

1. Review Notice of Commencement comments

Step 3:

1. Complete site investigations
2. Conduct Public Information Centre (PIC)
3. Review PIC #1 comments
4. Confirm recommended alternative

Step 4:

1. Publish Notice of Completion
2. Review Notice of Completion comments

Step 5:

1. Statement of Completion
2. Implement project

Meeting of August 12, 2019

MINUTES OF MEETING #2 WITH MNO

PROJECT: Township of Springwater, MNRF Class Environmental Assessment

DATE: August 12, 2019

LOCATION: Township of Springwater

TIME: 11:05 am to 1:30 pm

PRESENT: David Dusome, Metis Nation of Ontario
Larry Duval, Metis Nation of Ontario
Greg Garratt, Metis Nation of Ontario
Peter Coture, Metis Nation of Ontario
Caryn MacLoughlin, Metis Nation of Ontario
Don Allen, Township of Springwater
Robert Brindley, Township of Springwater
Jeff Schmidt, Township of Springwater
Brent Armstrong, MNRF
Ryan Stapleton, MNRF
Victoria Perejmybida, Ainley Group

DISTRIBUTION: All Present

A meeting was held with the Metis Nation of Ontario (MNO) to discuss the Hasty Tract Class EA. The meeting was arranged to provide the MNO with the results of the Site Assessments and to identify the next steps of the project.

1. Opening Prayer

The MNO lead an opening prayer.

2. Introductions

Metis Nation of Ontario

- Regional Councillor David Dusome
- Senator Larry Duval, Moon River Métis Council
- President Greg Garratt, Georgian Bay Métis Council and Regional Captain of the Hunt
- President Peter Coture, Great Lakes Métis Council
- Caryn MacLoughlin, Region 7 Consultation Assessment Coordinator

Township of Springwater

- Don Allen, Mayor
- Robert Brindley, Chief Administrative Officer
- Jeff Schmidt, Deputy Chief Administrative Officer / Director of Finance

Ministry of Natural Resources and Forestry

- Brent Armstrong, Resource Liaison Specialist
- Ryan Stapleton, Lands and Waters Technical Specialist

Ainley Group

- Victoria Perejmybida, Project Engineer

3. Hasty Tract Class EA Presentation

The Township provided binders to the MNO which included the presentation slides and the accompanying reports completed as part of the project which could be reviewed following the meeting. The presentation slides were presented as part of the meeting (attached) and the following input was provided:

- The MNO asked for additional information regarding existing environmentally protected land (Crown land and County land). They wanted to know the designation of these protected properties and if they will remain protected and usable by the Metis. The Township and MNRF will provide mapping showing the protected lands and provide additional information regarding the zoning/protection of these properties. The Métis Nation of Ontario's Georgian Bay Traditional Territory Consultation Committee (GBTCC) has 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.

ACTION BY: Township of Springwater / MNRF

- The MNO asked for clarification of what a Secondary Plan is. The Township identified that the Official Plan is a high-level document that examines planning for the entire County. The Secondary Plan examines in more detail the plan for the Midhurst area. The Midhurst Secondary Planning information was previously sent to the MNO following the initial consultation meeting for the Hasty Tract project.
- The Township identified that the 2 neighbourhoods identified in the Midhurst Secondary Plan will be developed in conjunction with each other over a long time period. The Hasty Tract property is located between the two neighbourhood areas.
- The fire station will be an addition to the existing fire stations location in the Township of Springwater. The Township completed a review of locations along the Bayfield corridor as this was a location identified as the best for the new Station 2. The Hasty Tract property was selected as the preferred property based on the property characteristics and location within the Township.
- The Metis identified that they are concerned that the amount of protected land is decreasing and the number of rights-bearing Métis citizens are increasing in Region 7.
- All communication will be provided to Caryn and she will provide to the MNO committee members.

- The history of the Hasty Tract was provided by the MNRF and is outlined below.
 - 1846 Crown Patent.
 - 1926 the MNR required the land to support the tree nursery program that was in place until 1995.
- The Township identified that the site will be constructed to service the entire community including the Metis. As part of the discussion it was mentioned that as part of the site development, there could be a partnership with the MNO to provide education on the site or a community garden with medicinal plants. The Metis would be willing to partner with the Township on this project and could provide funds if necessary. The MNO identified that they also participate in tree planting if necessary.
- The Township identified that the site development is planned to be staged with initial site development to include the fire station and emergency services buildings. The community centre will likely not be developed for another 5-10 years. This will allow time for a partnership to be developed prior to the main portion of the property being developed and allow for planning between the Township and MNO. The Township will discuss potential collaborative projects with Council.

ACTION BY: Township of Springwater

Traffic Impact Study

- The Traffic Impact Study provided recommendations for widenings, turn lanes, signalization and number of entrances triggered by both background traffic and site traffic.

Storm Water Management

- The Stormwater Management (SWM) report reviewed existing drainage, storm water management alternatives, source control measures, water quality, potential outlet and siltation and erosion control.
- The property will have municipal servicing and therefore no water will be drawn from the site. The Township will also ensure that the SWM includes low impact design to allow for some of the stormwater to be dealt with on the site instead of being redirected to the SWM pond and existing drainage which ultimately outlets to Willow Creek.
- The MNO asked what aquifer is located under the Hasty Tract property. Ainley will review and provide a response following the meeting. The Hasty Tract site is not in a wellhead protection area.

ACTION BY: Ainley Group

- The SWM pond will be designed to be a natural feature on the site.

Environmental Impact Study

- The mitigation measures identified in the Environmental Impact Study (EIS) will be incorporated into the Class EA project file and will be followed during development of the site. The EIS identified the following mitigation measures:

- All work is to cease on site and the MNRF is to be contacted if a species at risk is identified on-site during construction.
- Temporary fence is to be erected around the construction site to prevent inadvertent encroachment into the areas being protected.
- Retainable trees should be protected through the installation of fencing or a comparable barrier along the drip line.
- Construction activities involving the removal of vegetation should be restricted from occurring during the bird breeding season (April 1st to August 30th).
- The MNO identified that the construction fencing needs to be wildlife friendly. The MNO will provide additional information on fencing requirements. They explained that the fencing around the site should be short enough for deer to be able to get over it. In areas with building construction the fencing will be tall enough to prevent wildlife from getting into the construction area. While the GBTTCC brought up the subject of wildlife-safe fencing, it is the proponent who would look into the matter of which fencing would suit the site-needs as well as being wildlife-friendly. When the fencing has been selected, GBTTCC would be happy to look at the proposed fencing option and provide feedback.

ACTION BY: Metis Nation of Ontario

- The MNO inquired if they could harvest the wood being removed for construction. The Township identified that they would need to discuss this matter with Council however the Township does intend on working with the MNO on the project.

ACTION BY: Township of Springwater

- The MNO inquired if there were any deer yards identified during the site assessments. Ainley identified that the results would be in the report. The MNO identified that even if they were not present during the site assessment the Hasty Tract could still be a location where deer are present. The Township identified that behind the museum there is property where deer habitat could be as well. The County is currently completing burns on the property, that will be completed this winter, reintroduce native habitat for local species. The MNO expressed concern that the vegetation could be contaminated from the Hasty Tract site which could cause issues during the burning. Ainley identified that there is currently monitoring occurring on the west portion of the Hasty Tract property which identifies that the contamination is contained to the property. The groundwater also goes in a north east direction and therefore contamination to the west of the Hasty Tract property is not a concern.
- The investigation identified the Hasty Tract as a small section of land in a larger section of natural environment in the area.

Phase 1 and 2 Environmental Site Assessment

- Phase 1 and 2 Environmental Site Assessments (ESA) were completed on the property because of known contamination on the west portion of the Hasty Tract caused by the neighbouring property now owned by Terrapure. The intention of the Phase 1 and 2 ESAs was to determine a clean line on the property to allow the Township to purchase an uncontaminated property. During the Phase 2 ESA two locations of contamination were

identified (MW1 – benzene and MW4 – petroleum hydrocarbons). During the presentation the Township and Ainley identified the following information about the ESA:

- The benzene located at MW1 was identified 52m deep. The source of the contaminant is unknown. The contaminant has limited risk to the social and natural environment due to its depth and low concentration.
- The petroleum hydrocarbons located at MW4 is assumed to be related to the neighbouring property which previously had a gas station located on it. It is also common for petroleum hydrocarbon contamination to be located near larger intersections as vehicle collisions are more common and can result in a gasoline spills. The contamination was identified in low concentration.
- Additional monitoring has taken place at the two locations where contamination was identified. The monitoring includes two groundwater samples at each location. The results of the sampling have shown the groundwater contamination at these locations to be below the levels identified in the MECP Table 2 for Full Depth Generic Site Condition Standards in a Potable Ground Water Condition.
- A cobble feature was found during the site investigation. The cobble feature is more porous than the surrounding ground conditions and therefore has a higher ability to transport contaminants. Based on the investigation no contaminants were observed in the cobble feature however it could transport contaminants in the future.
- There is a remediation program being completed on the west portion of the Hasty Tract property to reduce the existing contamination and contain it on the property. The remediation program is being completed by Terrapure.

Stage 1 and 2 Archaeological Assessment

- The Stage 1 Archaeological Assessment (AA) included a desktop analysis of the Hasty Tract Property. The analysis identified the need for a Stage 2 AA as the study area is within 300m of a small lake, 100m of a historical transport route, within 1km of four registered archaeological sites and the significant density of occupation in the Simcoe Region towards the end of the Late Woodland period.
- The Stage 2 AA consisted of test pits being conducted at 5m intervals. The Stage 2 AA resulted in the identification of no archaeological resources.
- The MNO inquired if the consultant who completed the work had expertise in identifying Metis artifacts. Ainley identified that they could confirm with the consultant that completed the investigations.

ACTION BY: Ainley Group

4. Next Steps

The Township will update Council on the outcome of the meeting and potential of a partnership with the MNO on this project moving forwards.

ACTION BY: Township of Springwater

The Township is holding a public meeting on September 26, 2019 for the Hasty Tract Class EA

being completed to purchase the Crown land.

The Township and MNRF will provide mapping to the MNO. The mapping will include the level of protection for each of the properties.

ACTION BY: Township of Springwater / MNRF

The MNO can provide a letter to the Township that identifies that consultation with the MNO has taken place. The Township identified that it would be useful to get a letter following the public meeting, prior to completing the Class EA process.

5. Closing Prayer

The MNO lead a closing prayer.

Any errors and/or omissions from these Minutes should be reported to the undersigned as soon as possible.

Minutes prepared by:

Victoria Perejmybida, M.ASc., P.Eng.
Ainley & Associates Limited

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Township of
Springwater

**Métis Nation of Ontario Update
Springwater Community Hub
Hasty Tract Acquisition**

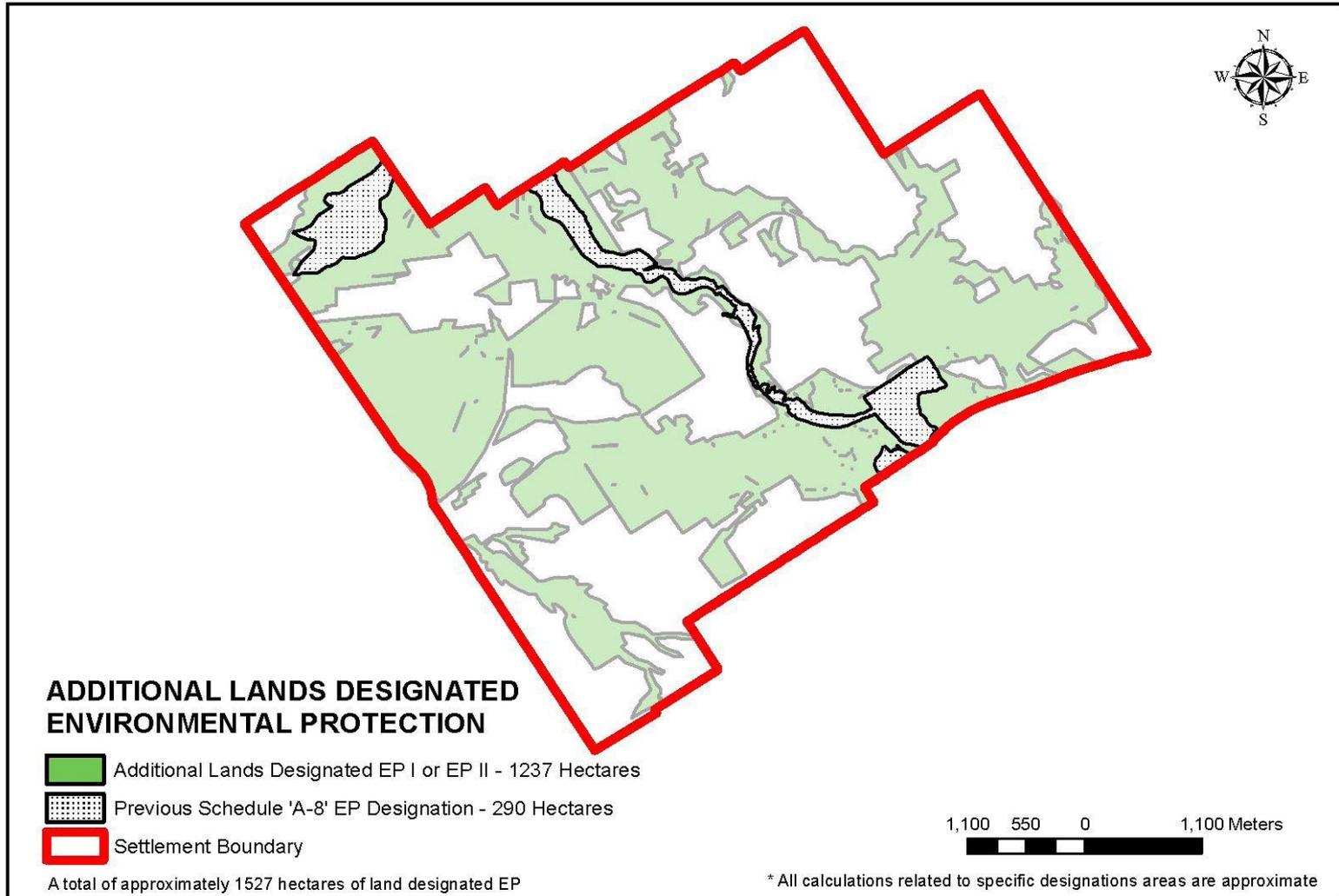
August, 2019

Background

- Settlement Area for Midhurst developed in 1983 under the former Township of Vespra
- In 1992 the former Township of Vespra started to review their Official Plan. Midhurst identified as the primary growth centre
- In 1993 the Vespra Official Plan was approved.
- In 1996 a Growth Management Strategy outlined the settlement area for Midhurst that we see today
- In 1996 the Township of Springwater Official Plan was approved establishing the settlement of Midhurst

MIDHURST SECONDARY PLAN

Additional Lands Designated Environmental Protection

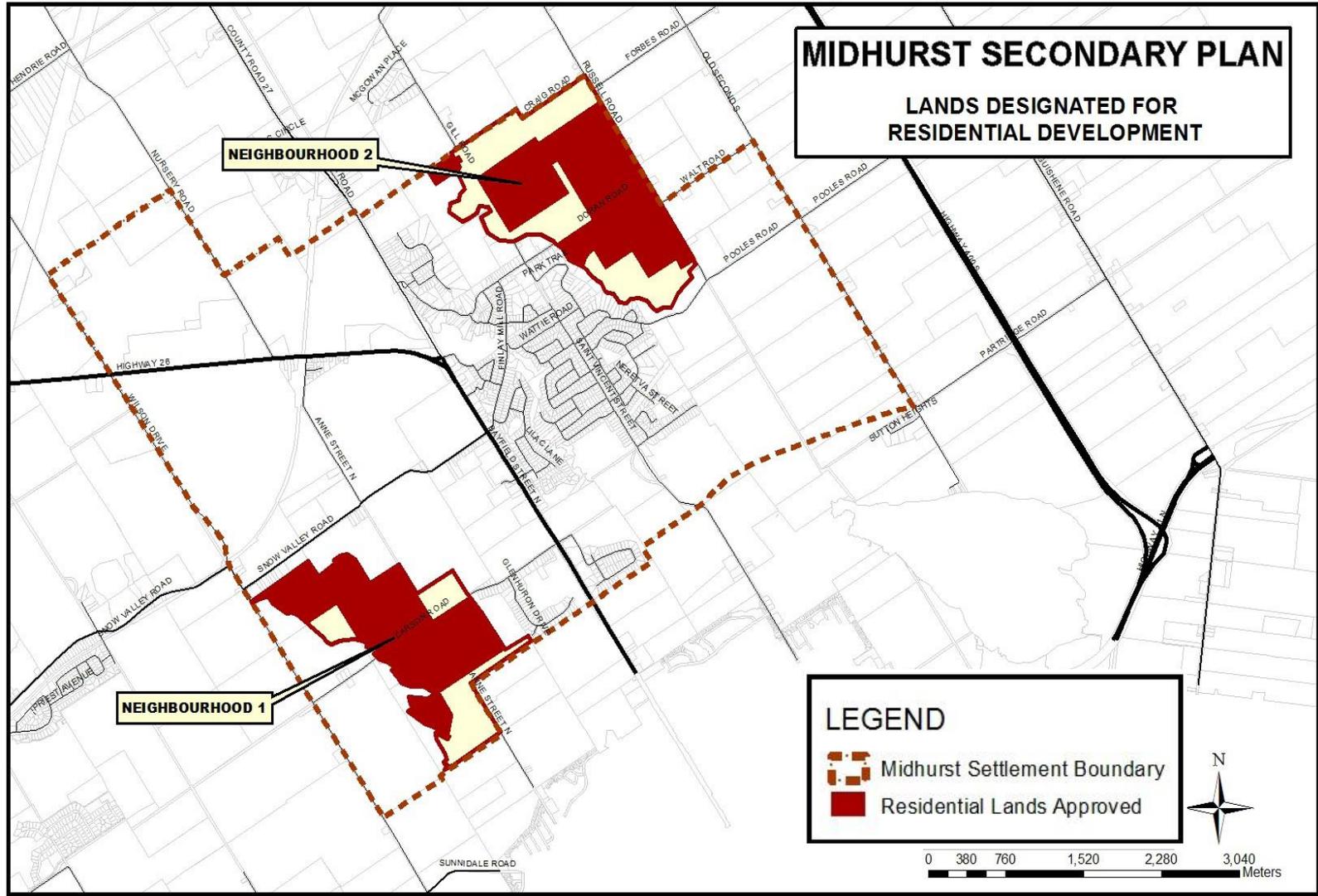


Background

- The Official Plan required the completion of a Secondary Plan along with supplemental studies and a public process be undertaken prior to considering any significant development
- In 2004 Springwater started a process to update its Official Plan including the Midhurst Secondary Plan
- Springwater held a number of public meetings and open houses to present ideas and solicit feedback (7 meetings over 4 years)
- A Phase 1 and Phase 2 Class Environmental Study was commenced in June of 2008 and completed in July of 2009
- A Phase 3 and 4 Class Environmental Study was started in January 2013 and the Final Environmental Study Report was submitted to the Ministry of Environment, Parks and Conservation in September of 2018

Background

- On July 2014, the Ontario Municipal Board Approved a residential subdivisions related to the Midhurst Secondary Plan



Land for Community Needs

- Springwater started a search for a new site for Fire Station 2 in 2015
- A new location is preferred closer to Bayfield Street
- Staff scrutinized numerous locations along the Bayfield Street corridor
- This search led to detailed discussions with the MNRF and the exciting news we have today

Land for Community Needs

- Springwater is entered into a process to purchase a portion of the Hasty Tract currently owned by the Ministry of Natural Resources and Forestry (MNRF)
- Springwater is proposing a Community Hub at 1132 Snow Valley Road (Corner of Snow Valley Road and Highway 26/Bayfield Road)
- The MNRF has agreed in principle to sell the Township approximately 50 acres for the Community Hub

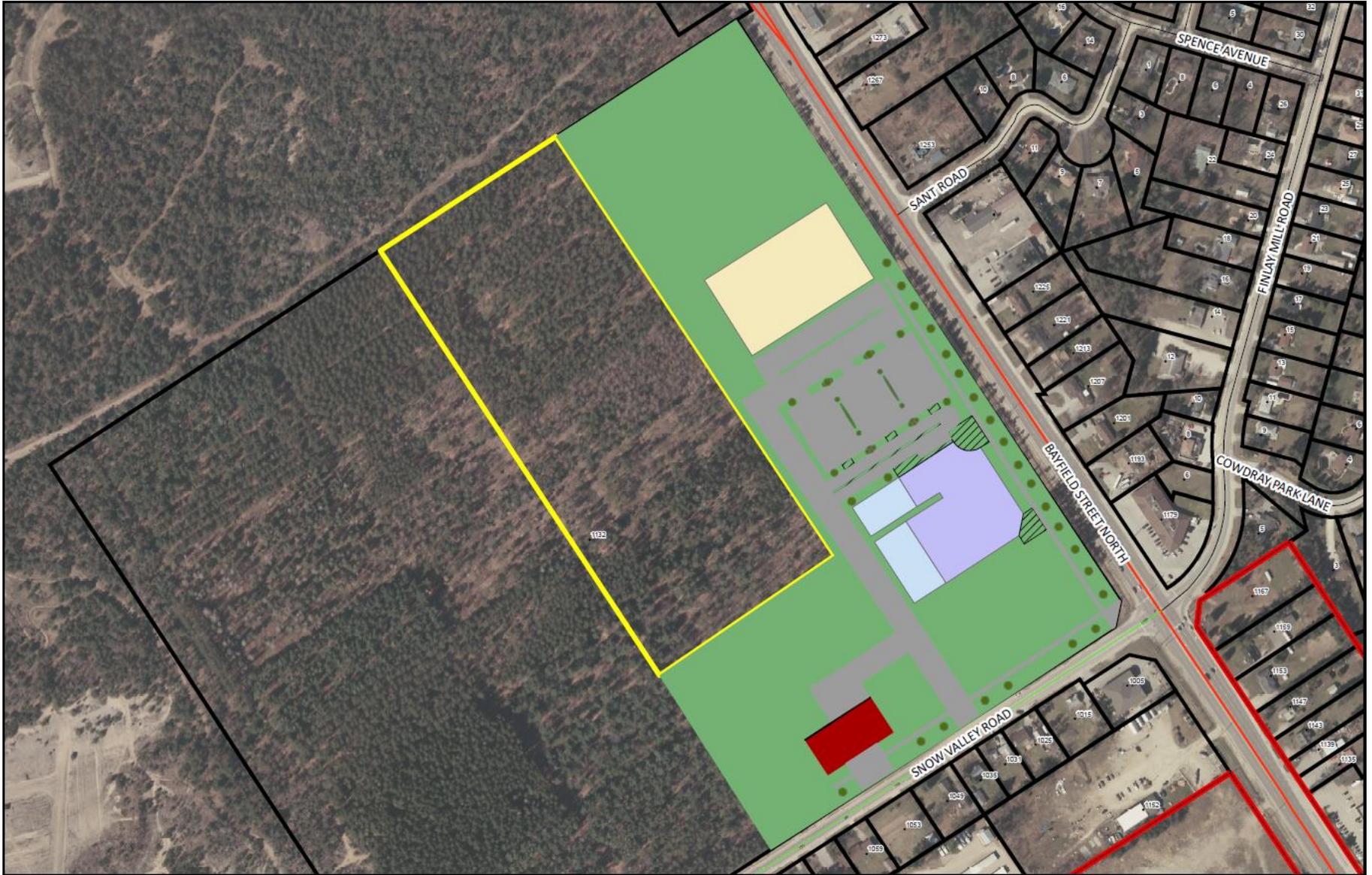


What is a Community Hub?

- Strategic location for municipal/community service
- Access to Transit (Simcoe County Transit)
- Potential in the long term for local and higher level public services
- What started as a search for a new Fire Station has led to a location for many of Springwater's future communities uses

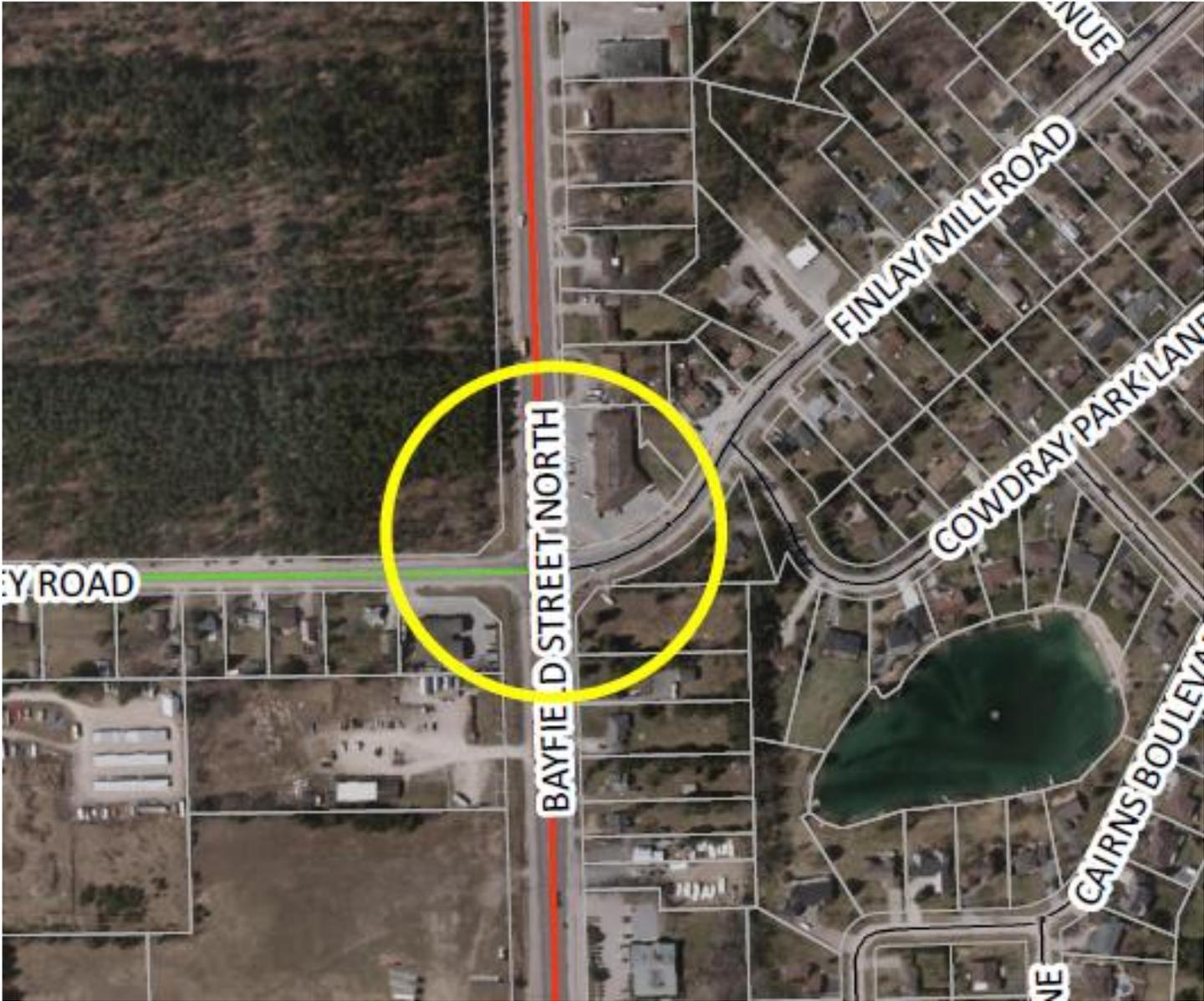
What Services are Planned for These Lands?

- New Fire Station/Emergency Services Hub (long term)
- New Recreation Centre
 - Arena/Rinks(s)
 - Library
 - Meeting and Activity Space
- Active and Passive Recreation
- Lands for Springwater's future needs



This Purchase Sets the Stage for Midhurst

- The intersection of Bayfield Street and Snow Valley Road has been identified in all studies as a Major Community Focus
- This intersection is intended as a location for higher order retail and other employment generating uses including community facilities
- The design and function of this Major Community Focus is important to the Township and Springwater wants to lead the development of Midhurst's future downtown



Before Finalizing the Purchase

Springwater will work with MNRF to complete the MNRF's Class Environmental Assessment (EA) process

- EA Studies will be completed. These include:
 - Traffic Impact Study
 - Stormwater Management Study
 - Environmental Impact Study
 - Environmental Site Assessment
 - Archaeological Assessment
- Public and agency consultation
- Aboriginal consultation

Results from Studies

Traffic Impact Study

- Study completed August 2018 (Ainley Group)
- Recommendations made for widenings, turn lanes, signalization and number of entrances
- Recommendations are triggered by both background traffic and site traffic

Results from Studies

Storm Water Management

- Study completed August 2018 (Ainley Group)
- Preliminary study at this time
- Detailed report to be completed when each area of site is constructed
- Study reviewed existing drainage, storm water management alternatives, source control measures, water quality, potential outlet and siltation and erosion control

Results from Studies

Environmental Impact Study (EIS)

- An EIS is an investigation that characterizes the natural environmental features within the property and surrounding lands
- The assessment is designed to evaluate the features with potential to be considered Significant Natural Heritage Features (SNHF) based on applicable policy and/or legislation

Results from Studies

Environmental Impact Study

- Study completed October 2018 (Azimuth Env. Cons.)
- Potential impacts to candidate SNHF associated with this project are minimal and mitigable
- Provided the mitigation measures recommended in this report are undertaken accordingly, the proposed development will result in a development which is consistent with the policies set out within the Provincial Policy statement
- Mitigation focuses on tree removal that, when done, does not impact nesting season

Results from Studies

Environmental Site Assessment (ESA)

- Assessments are conducted to evaluate areas of potential environmental concern (APEC's) associated with past and present site activities, as well as adjacent land use(s) in accordance with Ontario Regulation 153/04. This work is required by the MNRF for a land transfer or change of use
- Ontario Regulation 154/04 is a record of site condition that summarizes the environmental condition of the property based on a complete site assessment
- The assessment will determine the types of uses permitted on the property, if there is environmental concerns and if remediation is required