

Appendix J
Notice of Public Information Centre

Notice of Public Information Centre for a Category B Project Evaluation Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects

The Ministry of Natural Resources and Forestry (MNRF) has received a request by the Township of Springwater (the Township) to purchase a portion of a Crown land property 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. The first facility proposed is a fire station. The remainder of the proposed development will be phased to meet the needs of the community. The land proposed for purchase by the Township is located on the east half of the property (approximately 40 to 50 acres).

This project (sale of Crown land) is being planned in accordance with a Category B project under the Class Environmental Assessment for MNR Resource Stewardship and Facility Development Projects. Upon completion of the public information centre and project evaluation, the Township will send a Notice of Completion to those who have provided input or requested further notice. The MNRF may proceed with the sale of the property without issuing further general notice.

Category B Project Evaluation

As part of the Category B project evaluation the following studies were completed on the site:

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

The studies identified that the project will have no significant social, cultural and natural environmental impact. Mitigation measures have been developed based on the information obtained from the site assessments to further reduce environmental impacts on the site.

Public Information Centre

A public information centre is planned to provide further information to the public on the Class EA process and project evaluation, and to receive input and comment from interested persons.

Time: Open House: 7:00 pm to 9:00 pm
Date: Thursday, September 26, 2019
Location: Township of Springwater Administration Centre
2231 Nursery Road Minesing, ON L9X 1A8

Public input and comment on the project will be incorporated into the planning process. Comments received before October 11, 2019 will be taken into consideration.

For more information on the project, to submit comments, or to request further notice, please contact:

Kim Benner
District Planner
MNRF
2284 Nursery Road
Midhurst, ON L9X 1N8
Tel: (705) 725-7534
kim.benner@ontario.ca

Jeff Schmidt
Deputy CAO/Director of Finance
Township of Springwater
2231 Nursery Road
Minesing, ON L9X 1A8
Tel: (705) 728-4784
jeff.schmidt@springwater.ca

Gary Scott
Project Manager
Ainley Group
195 Country Court Blvd., Suite 300
Brampton, ON L6W 4P7
Tel: (905) 452-5172
scott@ainleygroup.com

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Notice Issued on September 5, 2019.

Georgian Bay Garden Tour Cheque Presentation to Hospice Huronia for the 2019 Garden Tour

Wednesday, August 7, 2019 at 10:00 am 243 Church Street, Penetanguishene (one of the garden locations from the Tour)



Georgian Bay Garden Tour will present a cheque for \$8,125 to Hospice Huronia representing the proceeds of this year's tour. 2019 was the 25th year for a garden tour in this area. It saw both sunny and rainy skies but nothing could dampen the enthusiasm of the gardeners, artisans, volunteers or garden visitors! With 20 gardens and 2 farms participating in an area that covered Tay, Tiny, Midland and Penetanguishene, tour participants had a wide variety of gardens to explore, gathering ideas and viewing gardens created and cared for, with heart, by the homeowner.

"We are grateful to everyone who supported this year's garden tour. The gardeners deserve an extra thank you though, for opening their gardens for viewing, sharing their knowledge and supporting a good cause" says Maureen Johnstone, Co-Chair of the Georgian Bay Garden Tour Team.

Proceeds support Hospice Huronia's bereavement program, helping those in our community who are having a difficult time dealing with the loss of a loved

one. Demand for this program continues to grow as more people learn about hospice services and the campaign to build Tomkins House, a local residential hospice.

The Georgian Bay Garden Tour has benefited a variety of worthwhile community organizations and projects over the years and organizers gratefully acknowledge the 25 years of support given by volunteers, gardeners, local businesses, advertisers and garden tour enthusiasts for making these ongoing contributions back to the community possible.

**Township Administrative Centre**2231 Nursery Road
Minesing, ON L9X 1A8**Notice of Public Information Centre for a Category B Project Evaluation****Class Environmental Assessment for MNRF Resource Stewardship and Facility Development Projects**

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Minesing Moments

This year Minesing Labour Day Tournament got a special visit from “Swampy” this year. Our big old friend took a little tour up from the swamp when he heard about the Home Run Derby. He wanted to participate and he did! Great job swampy, it was great to see you out enjoying the tournament along with so many from the village and surrounding areas.

The tournament ran smoothly, was very well attended and the weather couldn’t have been better. You will see below, the final standings for each division:

- Division “A” Champions: Mark’s Polos
Finalists: Chubby Bunnies
- Division “B” Champions: Alcoballics
Finalists: Ice Cold Pitchers
- Division “C” Champions: Edenvale River Rats
Finalists: Help Wanted
- Division “D” Champions: Noams
Wise Wells



A huge thank you to all of those responsible for organizing the tournament, set up and clean up, bar

tending, ticket selling, etc. Also it was great to see all of the students out getting their community hours. This is where it all begins, the community working together to make great people and volunteering to make it an even better place to live. Thanks so much for all the time you have donated.



Pickle Ball – There are Pickle Ball players who gather at the pavilion Tuesday mornings 9 a.m. to 11 a.m. and Thursday evening 6:30 p.m. to 8:30 p.m. weather permitting. Newcomers are welcome! Spare paddles are on loan for new people wishing to try out this fun new activity. For regular players it is requested that you have your own paddles.



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2231 Nursery Road
Minesing, ON L9X 1A8

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Township of Springwater
 Municipality of Springwater
 AGENCY and FIRST NATIONS CONTACT LIST
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Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone	Email
PROVINCIAL AND FEDERAL AGENCIES										
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road		Burlington, ON	L7S 1A1	905-336-4953	rob.dobos@ec.gc.ca
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner (<i>Barrie, Orillia & County of Simcoe</i>)	Central Region Ministry of Environment and Climate Change	5775 Yonge Street	8th Floor	Toronto, ON	M2M 4J1	416-326-5745	chunmei.liu@ontario.ca
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Pointe Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511	cindy.hood@ontario.ca
Mr.	Chris	Hibberd	Director, Planning	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479	c.hibberd@nvca.on.ca
Mr.	Daniel	de Moissac	Heritage Planner	Ministry of Tourism, Culture & Sport	401 Bay Street	Suite 1700	Toronto, ON	M7A 0A7		daniel.demoissac@ontario.ca
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-3393	carol.neumann@ontario.ca
Attn: Environmental Assessment Coordinator				Transport Canada - Ontario Region	Email only					EnviroOnt@tc.gc.ca
ATTN: General Inquiry				Public Works and Government Services Canada	11 Laurier Street	Phase III, Place du Portage	Gatineau, QC	K1A 0S5	1-800-926-9105	questions@tpsgc-pwgsc.gc.ca
Mr.	Derrick	Toigo	Senior Vice President Rail Infrastructure Team	Infrastructure Ontario	777 Bay Street	6th Floor, Suite 602	Toronto, ON	M5G 2C8	416-327-0262	Derrick.Toigo@infrastructureontario.ca
Mr.	Chris	Gauer	Executive Vice President Major Projects, Roads & Transit	Infrastructure Ontario	777 Bay Street	6th Floor, Suite 602	Toronto, ON	M5G 2C8	416-327-8037	Chris.Gauer@infrastructureontario.ca
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559	tim.haldenby@ontario.ca
MEMBERS OF PARLIAMENT										
Ms.	Jim	Wilson	MPP	Constituency Office	50 Hume Street		Collingwood, ON	L9Y 1V2	(705) 446-1090	
EMERGENCY SERVICES										
Mr.	Jeff	French	Deputy Fire Chief	Springwater Fire and Emergency Services	Township of Springwater Administration Centre	2231 Nursery Road	Minesing, ON	L0L 1Y2	705-728-4784 ext.2057	
COUNTY & ADJACENT MUNICIPALITIES										
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300	
Ms.	Morgan	Levison	Public Health Promoter	Simcoe Muskoka District Health Unit	15 Sperling Drive		Barrie, ON	L4M 6K9	705-721-7520, Ext. 7638	morgan.levison@smdhu.org
UTILITIES										
Ms.	Karen	Lorente	Regional Hub Manager	Ontario Clean Water Agency Georgian Bay Highlands Regional Hub Office	30 Woodland Drive		Wasaga Beach, ON	L9Z 2V4	705-429-2525	
Ms.	Allison	Sadler	Municipal Planner Advisor Distribution Planning & Records	Enbridge Gas Distribution Inc.	500 Consumers Road		North York, ON	M2J 1P8	416-495-5763	municipalPlanning@enbridge.com
Ms.	Carmela	Felepchuk	Assistant Planner	Rogers Communications Inc.	Email only				1-905-780-7040	carmela.felepchuk@rci.rogers.com
Ms.	Renee	Bergeron	Implementation Manager - Huronia, Y	Bell Canada	444 Millard Avenue		Newmarket, ON	L3Y 2A3	905-853-6981	renee.bergeron@bell.ca
Attn: Planning Department				Hydro One	Email only					zone5planningdept@hydroone.com
ABORIGINAL CONSULATION										
Att: Consultation Unit				Ministry of Aboriginal Affairs (MAA)	160 Bloor St. East, 9th Floor		Toronto, ON	M7A 2E6	416-326-4757	maa.ea.review@ontario.ca
	Caryn	MacLoughlin		Métis Nation of Ontario	P.O. Box 4, 355 Cranston Crescent		Midland	L4R 4K7		alya@metisnation.org & copy to consultation@meetisnation.org
Ms.	Lynette	Davis	Director of Operations	Metis National Council	340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216	info@metisnation.ca & copy to lynetted@metisnation.ca

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone	Email
FIRST NATIONS (Confirmed through AANDC Aboriginal Treaty Information System (ATIS) Search June 22, 2016)										
Chief	Mary	McCue-King & Council		Beausoleil First Nation	11 Ogema Miikaan		Christian Island	L9M 0A9	705-247-2051	bfnchief@chimnissing.ca
		Please cc: Karry Sandy McKenzie								inquiries@williamstreatiesfirstnations.ca
Chief	Rodney	Noganosh & Council		Rama First Nation	5884 Rama Road, Suite 200		Rama	L3V6H6	705-325-3611	chief@ramafirstnation.ca
		Please cc: Karry Sandy McKenzie								inquiries@williamstreatiesfirstnations.ca
Chief	Donna	Big Canoe & Council		Chippewas of Georgina Island First Nation	R.R.2, P.O. Box 12		Sutton West	L0E1R0	705-437-1337	donna.bigcanoe@georginaisland.com
		Please cc: Karry Sandy McKenzie								inquiries@williamstreatiesfirstnations.ca
President	David	Dusome		Georgian Bay Metis Council	P.O. Box 4, 355 Cranston Crescent		Midland	L4R 4K6	705-526-6335	daviddusome@rogers.com

September 5, 2019

"SAMPLE AGENCY LETTER"

File No. 117148

Re: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
Proposed Disposition of Crown Land (Hasty Tract)
Notice of Public Information Centre**

Dear Sir and/or Madam:

The Township of Springwater (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 MNRF, Midhurst District, is considering the disposition of a portion of Crown land located at 1132 Snow Valley Road to the Township for municipal purposes (community centre, recreational facility, fire station, etc.). This project is being planned in accordance with a Category B project under the Class Environmental Assessment for MNRF Resource Stewardship and Facility Development Projects.

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Jody Marks
Environmental Planning Assistant
Phone: 705-726-3371 ex. 227
marks@ainleygroup.com

September 5, 2019

File No. 117148

Re: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
Proposed Disposition of Crown Land (Hasty Tract)
Notice of Public Information Centre**

Dear Chief Mary McCue-King:

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Jody Marks
Environmental Planning Assistant
Phone: 705-726-3371 ex. 227
marks@ainleygroup.com

September 5, 2019

File No. 117148

Re: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
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Notice of Public Information Centre**

Dear Chief Donna Big Canoe:

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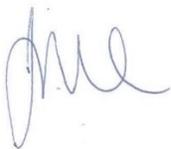
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Yours truly,

AINLEY & ASSOCIATES LIMITED



Jody Marks
Environmental Planning Assistant
Phone: 705-726-3371 ex. 227
marks@ainleygroup.com

PIC Presentation Material

Public Information Centre

MNRF HASTY TRACT ACQUISITION ENVIRONMENTAL ASSESSMENT

SEPTEMBER 26, 2019



Overview of the evening:

Purpose

- Provide an overview of the project
- Summarize results from the environmental assessment
- Outline next steps in the process
- Gather your input on the information provided

Format

- Sign in to our Open House from 7 p.m. to 9 p.m.
- Review available display panels
- Speak directly with members of the Project Team

Feedback

- Submit your comments at the meeting on the Comment Sheet provided, or by email or mail after the meeting

Please submit your comments by **October 11, 2019**
to any member of the Project Team.

Thank you for your attendance and time.

Meeting materials are available
on the project web page:
springwater.ca/MidhurstHub

Project Background & Vision

The purpose of this project is to procure land for recreation and community services, including the relocation of Fire Station 2, in the Township's south service area.

- The Township of Springwater is undertaking a Class Environmental Assessment (EA) to acquire land from the Ministry of Natural Resources & Forestry (MNRF).
- The parcel of land—known as the *Hasty Tract*—is located on Bayfield Street/Highway 26 and Snow Valley Road in Midhurst.
- Several locations along this corridor were scrutinized, but Hasty Tract was selected as the most viable for future plans and projected community growth.
- The MNRF has agreed in principle to sell the Township a portion of the Hasty Tract (approximately 50 acres).



Project Process & Reasoning

2015

The Township of Springwater starts searching for a new site to relocate the existing Fire Station 2. A location close to Bayfield Street is preferred and land along this corridor is scrutinized.

2018

The Township makes a public announcement regarding a land acquisition for a community hub at 1132 Snow Valley Road and begins the Environmental Assessment (EA) process.

2019

The Township hosts a Public Information Centre to provide information on the EA results. This event forms part of the consultation process for the MNRF Class EA.

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

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

What services are planned for this land?

The Bayfield Street/Snow Valley Road area is ideal for a Community Hub. The area provides:

- A strategic location for municipal and community services
- Access to transit (Simcoe County LINX)
- Potential in the long-term for local, higher level public services and development of Midhurst's future downtown area

Planned services include:



New Fire Station (first priority)



Meeting and Activity Space



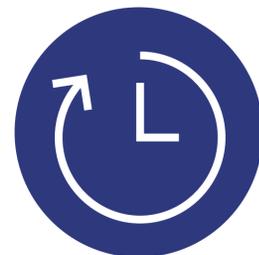
New Recreation Centre with Arena/Rink(s)



Active and Passive Recreation (e.g. trails, sports fields)

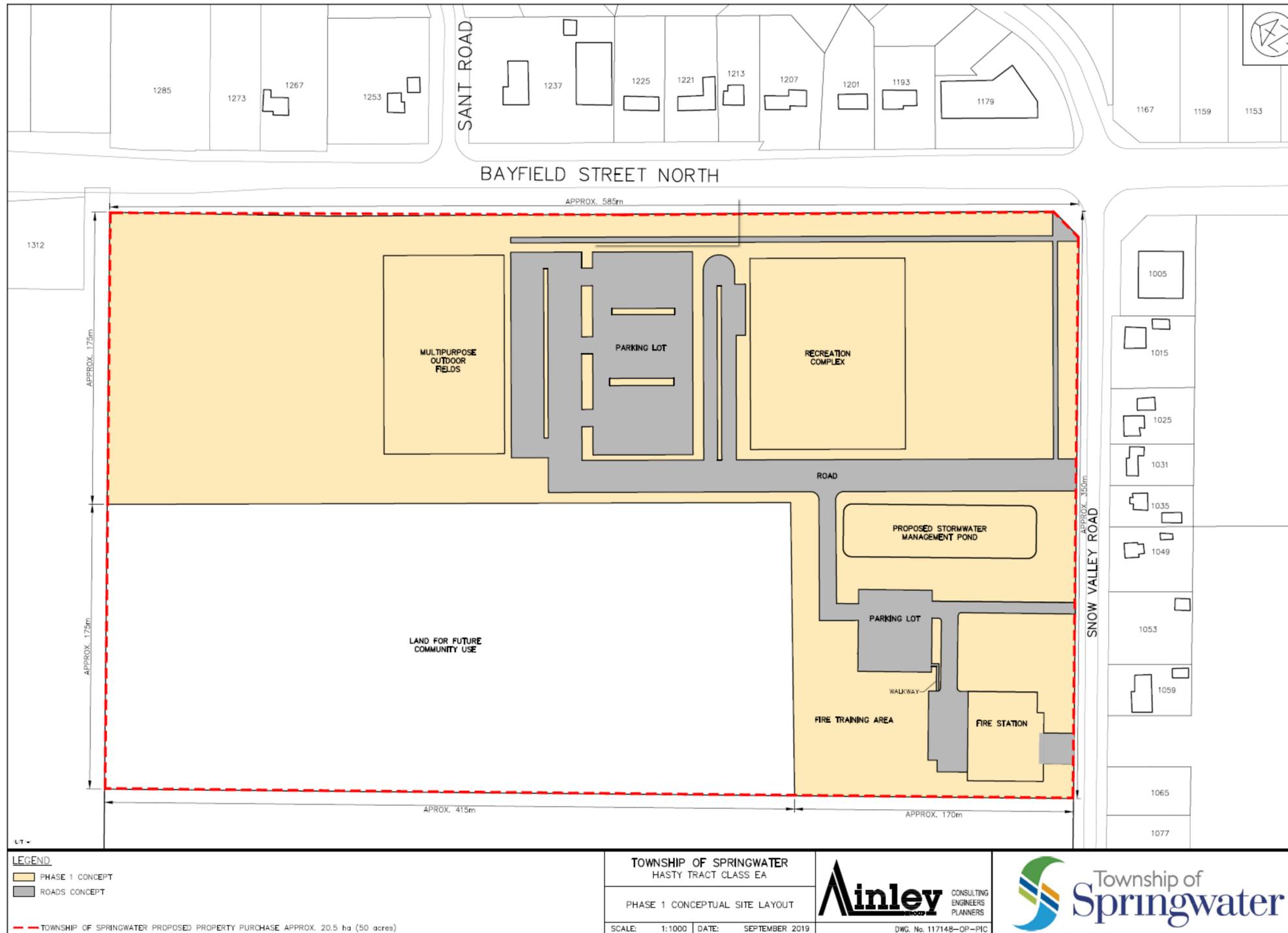


Library and Creative Space



Land for Springwater's future needs

Preliminary Site Plan



The first facility proposed is a fire station. The remainder of the proposed development will be phased to meet community needs.

The access points for the site are proposed to be off of Snow Valley Road.

The design shown is conceptual. During the detailed design phase a more finalized site plan will be developed.

MNRF Class EA Process

- The sale of Hasty Tract, currently owned by the MNRF, is subject to an Environmental Assessment (EA) Process.
- The Class EA for MNRF Resource Stewardship and Facility Development Projects describes a process whereby MNRF projects can be planned and carried out without the need for project-specific approval under the Environmental Assessment Act (EA Act).
- The Class EA sets out requirements and provides efficient project screening, evaluation, and consultation processes to ensure that the MNRF and its partners take into account the potential environmental effects of proposed projects.
- EA studies and consultation were completed. These include:
 - Traffic Impact Study
 - Stormwater Management Study
 - Environmental Impact Study
 - Environmental Site Assessment
 - Archaeological Assessment
 - Public and Agency Consultation
 - Indigenous Consultation

MNRF Class EA Process

Based on the scope of work proposed, this project is classified as a **Category B** in accordance with the **MNRF Class Environmental Assessment** and requires completion of **Steps 1 to 5**.

Step 1

Scoping: Determine the project evaluation and consultation steps that must be completed through the Class EA.

Step 2

Public Notice: Mail to persons and agencies with a known or potential interest in the proposed project, project information and invitation to comment within 30 days.



Step 3

Project Evaluation: The potential environmental effects and possible prevention and mitigation measures will be identified.

Step 4

Notice of Completion: Notify individually all persons and agencies that commented or asked to be notified of the decision on the project. A 30-day public comment review period is initiated.

Step 5

Statement of Completion: If no Part II Order request is received during the 30-day comment period, then the responsible MNRF manager will prepare a "Statement of Completion" and the project may proceed.

Project Evaluation

As part of the Category B Class EA project evaluation, the following studies were completed on the site:

Evaluation	Study/Assessment Results
<p>Traffic Impact Study (August 2018)</p>	<ul style="list-style-type: none"> • Recommendations made for widenings, turn lanes, signalization and number of entrances. • Recommendations are triggered by both background traffic and site traffic.
<p>Stormwater Management Study (August 2018)</p>	<ul style="list-style-type: none"> • Preliminary study at this time. Detailed report to be completed when each area of the site is constructed. • Study reviewed existing drainage, stormwater management alternatives, source control measures, water quality, potential outlet and siltation and erosion control.
<p>Environmental Impact Study (October 2018)</p>	<ul style="list-style-type: none"> • The assessment is designed to evaluate the features with potential to be considered Significant Natural Heritage Features (SNHF) based on applicable policy or legislation. Potential impacts to candidate SNHF associated with this project are minimal and mitigable. • Mitigation measures recommended relate to tree removal and consideration for migratory birds and endangered bat species, retention of trees where appropriate, and installation of sediment fencing. • Provided the mitigation measures recommended in this report are undertaken accordingly, the proposed development will be consistent with the policies set out within the Provincial Policy Statement (2014).
<p>Archaeological Assessment (Stage 1: August 2018, Stage 2: June 2019)</p>	<ul style="list-style-type: none"> • The Stage 1 Archaeological Assessment (AA) identified property attributes with archaeological potential and therefore recommended that a Stage 2 AA be completed for the entire site. • The Stage 2 AA investigation did not result in identification of any archaeological resources, therefore no further studies were recommended.

Environmental Site Assessment Process

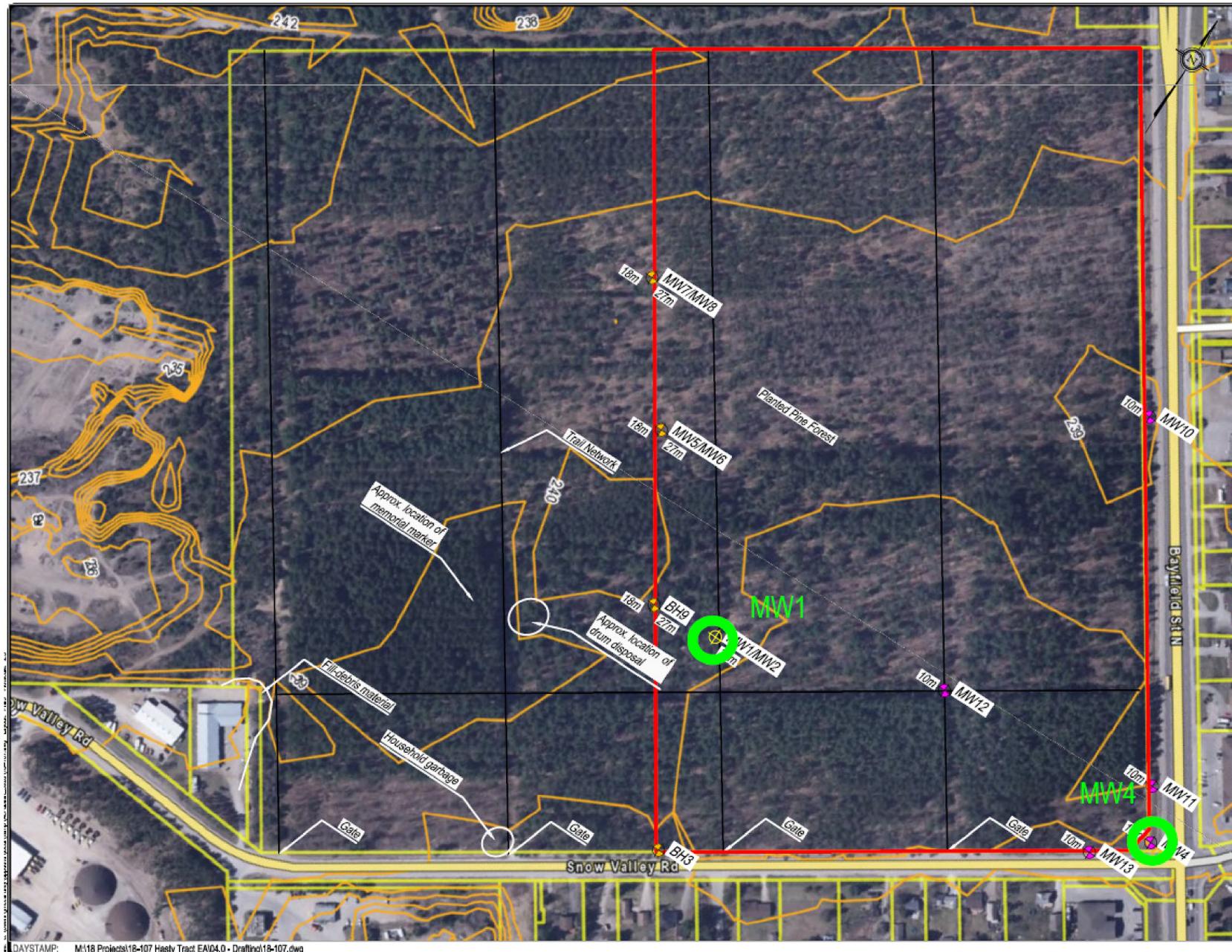
In addition to the aforementioned studies, an Environmental Site Assessment (ESA) is required by the MNRF for a land transfer or change of use.

- Assessments are conducted to evaluate *areas of potential environmental concern* (APECs) associated with past and present site activities, as well as adjacent land use(s) in accordance with Ontario Regulation 153/04.
- Ontario Regulation 153/04 is a record of site condition that summarizes the environmental condition of the property based on a complete site assessment and determines the types of uses permitted on the property, if there are environmental concerns and if remediation is required.
- Ontario Regulation 153/04 defines acceptable Site Condition Standards for potential contaminants.
- ESA investigations are typically carried out under two phases. Phase 1 involves a background review that identifies the potential for site contamination and Phase 2 involves a field investigation to define whether any contamination exists.
- **Phase 1 and Phase 2 ESAs have been completed for the site.**

Environmental Site Assessment Results

- The Phase 1 ESA was conducted on the entire MNRF property at 1132 Snow Valley Road (extending to over 100 acres).
- Phase 1 identified 8 *areas of potential environmental concern* (APECs) surrounding the subject property.
- The Phase 2 ESA focused on the eastern portion of the site along Bayfield Street (extending to approximately 50 acres), as this is the land the Township is interested in purchasing. It was conducted through a month-long drilling program and subsequent groundwater sampling events.
- APECs included:
 - Historic chemical lagoon storage and release in the 1970s
 - Hazardous material storage and release at 1131 Snow Valley Road in 2003
 - Historic retail gasoline station at 1179 Bayfield Street North
 - Current use of 1152 Bayfield Street for automotive repair
 - Historic storage of bulk fuel within 1237 Bayfield Street North
- Based on the results of the sampling and testing program, contaminants were detected at two locations during the Phase 2 ESA.

Environmental Site Assessment Results



- Initial sampling showed soil and groundwater contamination at MW-1 (benzene) and MW-4 (petroleum hydrocarbon or PHC) to be present at these locations.
- Subsequent monitoring of the groundwater confirmed that these contaminants were below *Table 2 Site Condition Standards (SCS)* (i.e. acceptable)
- The conclusion of the ESA is that there is minimal risk to the Township in purchasing the eastern half of Hasty Tract, extending to approximately 50 acres.

Consultation and Next Steps

Agency and Indigenous Consultation

- Review agencies have been and will continue to be contacted at each stage of the Class EA. Agencies that provided comments on the Class EA will receive response letters when applicable.
- Indigenous community consultation has occurred in parallel with review agency consultation at each stage of the Class EA. During the Class EA process, the Métis Nation of Ontario expressed interest in the project that resulted in additional consultation. This included two meetings that took place on June 18, 2018 and August 12, 2019.

Next Steps

- The project team will review the comments received following the completion of this Public Information Centre. The comment period deadline is **October 11, 2019**. All the comments and response letters received will be available for viewing in the *Project File Report (PFR)* for this Class EA.
- The project will then move into Step 4 of the Class EA process. A PFR will be prepared to document the Class EA process and made available for a 30-day public review period.
- A Notice of Completion will be issued that will identify the start of the 30-day review period and the locations available to review the PFR document. The notice will also provide instructions for submitting a Part II Order request.

Have Your Say: Comments

All Public Information Centre material is available on the Township's website at www.springwater.ca/MidhurstHub.

We invite you to provide any comments, in writing, on the Comment Sheet provided. If comments are sent by email, please include a full postal address. All comments are to be submitted by **October 11, 2019** to any of the following members of the Project Team:

Kim Benner
District Planner
MNRF
2284 Nursery Road
Midhurst, ON L9X 1N8
Tel: 705-725-7534
kim.benner@ontario.ca

Jeff Schmidt
Chief Administrative Officer
Township of Springwater
2231 Nursery Road
Minesing, ON L9X 1A8
Tel: 705-728-4784
jeff.schmidt@springwater.ca

Gary Scott
Project Manager
Ainley Group
195 Country Court Blvd., Suite 300
Brampton, ON L6W 4P7
Tel: 905-452-5172
scott@ainleygroup.com

Thank you for your attendance this evening. We appreciate your participation and input.

Comments and personal information regarding this proposal are collected under authority of the Environmental Assessment Act and Public Lands Act to assist the MNRF in making decisions. Comments not constituting personal information as defined by the Freedom of Information and Protection of Privacy Act, will be shared among MNRF, the Township and others as appropriate, and may be included in documentation available for public review. Personal information will remain confidential unless prior consent to disclose is obtained.

Comments Received

Jody Marks

From: Jeff Schmidt <Jeff.Schmidt@springwater.ca>
Sent: Saturday, September 21, 2019 9:38 AM
To: Gary Scott
Cc: Jody Marks
Subject: FW: Class EA information

FYI

Jeff Schmidt, CPA, CGA, B.A.S.
Chief Administrative Officer
Ext. 2009

From: [REDACTED]
Sent: September 20, 2019 7:52 PM
To: Jeff Schmidt <Jeff.Schmidt@springwater.ca>
Cc: kim.benner@ontario.ca
Subject: Class EA information

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.

Congratulations on your recent promotion to CAO with the Township. I'm sure we will cross paths as I'm the Director of Planning and Development in Tay.

Thanks again

[REDACTED]

Get [Outlook for Android](#)

[REDACTED]
October 7, 2019

To Whom It May Concern:

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.

[REDACTED]

Jody Marks

From: [REDACTED]
Sent: October 10, 2019 9:30 PM
To: Jeff Schmidt <Jeff.Schmidt@springwater.ca>
Cc: Don Allen <Don.Allen@springwater.ca>; Jack Hanna <Jack.Hanna@springwater.ca>; Gary Scott <scott@ainleygroup.com>
Subject: Re: Hasty Tract Environmental Assessment PIC

Dear Jeff,

Please accept these as additional comments to my initial email in this thread.

Thank you for the opportunity to comment and for the information posted on the Hasty Tract area on your website.

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 MNRF [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.

Thank you for this opportunity to comment.

Sincerely,

[REDACTED]

On Sun, 29 Sep 2019 at 09:52, Jeff Schmidt <Jeff.Schmidt@springwater.ca> wrote:

Good Morning [REDACTED],

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.

[Hasty Tract](#)

Should you have any further comments regarding this project, please submit them by no later than October 11, 2019.

With respect,

Jeff Schmidt, CPA, CGA, B.A.S.

Chief Administrative Officer

Ext. 2009

From: [REDACTED] >

Sent: September 27, 2019 6:42 PM

To: Jeff Schmidt <Jeff.Schmidt@springwater.ca>; Jack Hanna <councillor@jackhanna.ca>; Don Allen <Don.Allen@springwater.ca>

Subject: Hasty Tract Environmental Assessment PIC

Dear Don, Jeff and Jack,

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 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.

I must get back to my comments on the ECCC RS.

With deep concern,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Hydro One Networks Inc
483 Bay St
Toronto, ON

November 07, 2019

Re: Proposed Disposition of Crown Land (Hasty Tract)

Attention:
Gary Scott
Project Manager
Ainley Group

Following our preliminary assessment, we confirm there are no existing Hydro One Transmission assets in the subject area. Please be advised that this is only a preliminary assessment based on current information. we confirm there are no existing Hydro One Transmission assets in the subject area. to the current information.

However, if plans for the undertaking change or the study area expands beyond that shown, please contact Hydro One to assess impacts of existing or future planned electricity infrastructure.

Any future communications are sent to Secondarylanduse@hydroone.com.

Sent on behalf of,

***Secondary Land Use
Asset Optimization
Strategy & Integrated Planning
Hydro One Networks Inc.***

Responses Provided

December 17, 2019

File No. 117148

“Sent via Email”



Ref: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
Proposed Disposition of Crown Land (Hasty Tract)
Response to Comments Received, Notice of Project Information Centre**

Dear :

We are responding on behalf of the Township of Springwater and Ministry of Natural Resources and Forestry (MNR) to your comment received on September 20, 2019 responding to the Notice of Public Information Centre for the MNR Class Environmental Assessment (Class EA) for the purchase of a portion of a Crown land property.

Thank you for your interest in the above noted project. We have added your name to the contact list for the project and will provide you with information and updates throughout this planning process.

Should you have any questions or concerns, please contact the undersigned or Kim Benner, District Planner, MNR at 705-725-7534 or via email at kim.benner@ontario.ca or Jeff Schmidt, Chief Administrative Officer, Township of Springwater at 705-728-4784 or via email at jeff.schmidt@springwater.ca.

Sincerely,

AINLEY & ASSOCIATES LIMITED



Gary Scott
Senior Project Advisor
scott@ainleygroup.com

cc. Kim Benner, District Planner, MNR
Jeff Schmidt, Chief Administrative Officer, Township of Springwater



Ainley & Associates Limited
280 Pretty River Parkway, Collingwood, Ontario L9Y 4J5
Tel: (705) 445-3451 • Fax: (705) 445-0968
E-mail: collingwood@ainleygroup.com

December 17, 2019

File No. 117148



Ref: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
Proposed Disposition of Crown Land (Hasty Tract)
Response to Comments Received, Notice of Project Information Centre**

Dear :

Thank you for your interest in the above noted project. We are responding on behalf of the Township of Springwater and Ministry of Natural Resources and Forestry (MNRF) to your comment received on October 7, 2019 responding to the Notice of Public Information Centre for the MNRF Class Environmental Assessment (Class EA) for the purchase of a portion of a Crown land property. We have highlighted your main concerns/comments below as they relate to the Class EA.

1. Comment Received: "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."

RESPONSE: The Township does currently own a parcel of land located at 1254 Snow Valley Road, which was originally intended to be utilized for the relocation of Fire Station 2. During the last term of Council, it was decided by Springwater Council to pursue a property that was closer to the intersection of Bayfield St and Snow Valley Road with the intention of building a community hub, which not only may include the relocation of Fire Station 2, currently a shared facility located at 1453 Snow Valley Road, but also the potential for a multi-purpose complex and outdoor sports fields. With this mind, the property at 1254 Snow Valley is not large enough to accommodate a community hub.

The Township intends to purchase less than 50% of the Hasty Tract. The balance will remain forested lands. In addition, the construction of the proposed municipal facilities is to be a phased approach. The intention is not to clear cut the entire 50ha parcel under consideration for purchase. Selective tree removal will be completed to ensure as many trees are retained on the parcel as possible. As facilities are developed, consideration will be given to tree planting and use of the entire property as a recreational resource.

2. Comment Received: "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."

RESPONSE: The Township currently owns a facility located at the corner of Sunnidale Road and Barrie Hill Road (1254 Sunnidale Road). This facility is considered Fire Station 1 for the Township and is planned to be renovated and reopened in the next 2-5 years, depending on the timing of the Midhurst Environmental Assessment, for which the Township has only recently, received a decision by the Ministry of Conservation, Environment and Parks.

3. Comment Received: “When the recreation complex and/or sports fields are developed it could cause major congestion at the Bayfield Street/Snow Valley Road intersection. 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. Property values would likely decrease due to the additional traffic, noise and lights.”

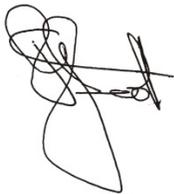
RESPONSE: The Class EA has identified the potential traffic issues and suggested upgrades to maintain adequate traffic flow conditions. The traffic study indicates that it is possible to mitigate traffic flow issues associated with this development. Local road and intersection upgrades would be identified during detailed design and subject to review by the Ministry of Transportation and County of Simcoe to ensure compliance with all applicable regulations.

As noted above, the existing property at 1254 Snow Valley Road is not large enough to accommodate a community hub. The property is only approximately 2 acres in size.

Once again, we thank you for your interest and participation. If you were not already on the project contact list, you will be added and included on future correspondence related to this Class EA process. Should you have any questions or concerns, please contact the undersigned or Kim Benner, District Planner, MNRF at 705-725-7534 or via email at kim.benner@ontario.ca or Jeff Schmidt, Chief Administrative Officer, Township of Springwater at 705-728-4784 or via email at jeff.schmidt@springwater.ca.

Sincerely,

AINLEY & ASSOCIATES LIMITED



Gary Scott
Senior Project Advisor
scott@ainleygroup.com

cc. Kim Benner, District Planner, MNRF
Jeff Schmidt, Chief Administrative Officer, Township of Springwater

December 17, 2019

File No. 117148



Ref: **Class Environmental Assessment for
MNR Resource Stewardship and Facility Development Projects
Proposed Disposition of Crown Land (Hasty Tract)
Response to Comments Received, Notice of Project Information Centre**

Dear :

Thank you for your interest in the above noted project. We are responding on behalf of the Township of Springwater and Ministry of Natural Resources and Forestry (MNR) to your comment received on October 10, 2019 responding to the Notice of Public Information Centre for the MNR Class Environmental Assessment (Class EA) for the purchase of a portion of a Crown land property. We have highlighted your main concerns/comments below as they relate to the Class EA.

1. Comment Received: "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. 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."

RESPONSE: The Township will minimize tree removal and compensate for any tree loss in accordance with the Township's Official Plan Section 16.2.1.4.2. *Natural Heritage (Environmental Protection) - Category 2 Lands subsection iii. Tree Clearing and Cutting c)* "The Township requires the appropriate replacement and replanting of trees when tree clearing activities occur." The Township will give consideration to planting tree species that maximise carbon capture.

2. Comment Received: "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."

RESPONSE: Through the process of this Class EA, an Environmental Impact Study (EIS) has been completed by Azimuth Environmental Consulting Inc. in addition to the Environmental Site Assessments (Phase 1 and 2). The completion of the EIS is in adherence to the Township's Official Plan Section 16.2.1.2. *Permitted Uses* subsection *ii. Natural Heritage (Environmental Protection – Category 2 Lands)* which states; *"It is the intention of this plan to direct development primarily to established settlement areas. Development in lands delineated Natural Heritage (Environmental Protection) - Category 2 Lands however may be permitted if it can be demonstrated, to the satisfaction of the municipality in consultation with the applicable commenting agencies and approving authorities that negative impacts on the ecological features or functions of the components of the Natural Heritage System of the Township will not occur. The anticipated impact of development may be demonstrated by a proponent of development through the completion of an E.I.A. (Environmental Impact Assessment)."*

Within the EIS, Azimuth conducted a Species at Risk (SAR) assessment for the Hasty Tract property. This assessment focused on potential habitat features present on the property, based primarily on property and landscape-level patterns of vegetation communities, soil conditions, and hydrologic features. Some background information was obtained through the Natural Heritage Information Centre database. In addition, Azimuth attended a meeting with the MNRF and the project team to request background information regarding SAR records relevant to the property. The results of the EIS recommend mitigation measures to avoid any potential impacts to the identified Significant Natural Heritage Features. The conclusion of the EIS is that *"Assuming appropriate mitigation measures are taken, the proposed development is not expected to impact any identified features negatively. Thus, the proposed development would be considered consistent with the policies set out within the 2014 Provincial Policy Statement, and the regulations set out within Ontario's Endangered Species Act, 2007."*

3. Comment Received: "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."

RESPONSE: As part of the EIS, vegetation communities were classified using the Ecological Land Classification (ELC) for Southern Ontario. 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 ecological function of the Significant Woodland habitat associated with the size is expected to remain intact and therefore, as per the EIS, no negative ecological impacts are expected as a result of the proposed development.

A Preliminary Stormwater Management (SWM) report was completed for the proposed project. The recommendations from the report indicated that the final 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;
- 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 Nottawasaga Valley Conservation Area (NVCA) Stormwater Technical Guide; and
- 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 could be 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.

Once again, we thank you for your interest and participation. If you were not already on the project contact list, you will be added and included on future correspondence related to this Class EA process. Should you have any questions or concerns, please contact the undersigned or Kim Benner, District Planner, MNRF at 705-725-7534 or via email at kim.benner@ontario.ca or Jeff Schmidt, Chief Administrative Officer, Township of Springwater at 705-728-4784 or via email at jeff.schmidt@springwater.ca.

Sincerely,

AINLEY & ASSOCIATES LIMITED



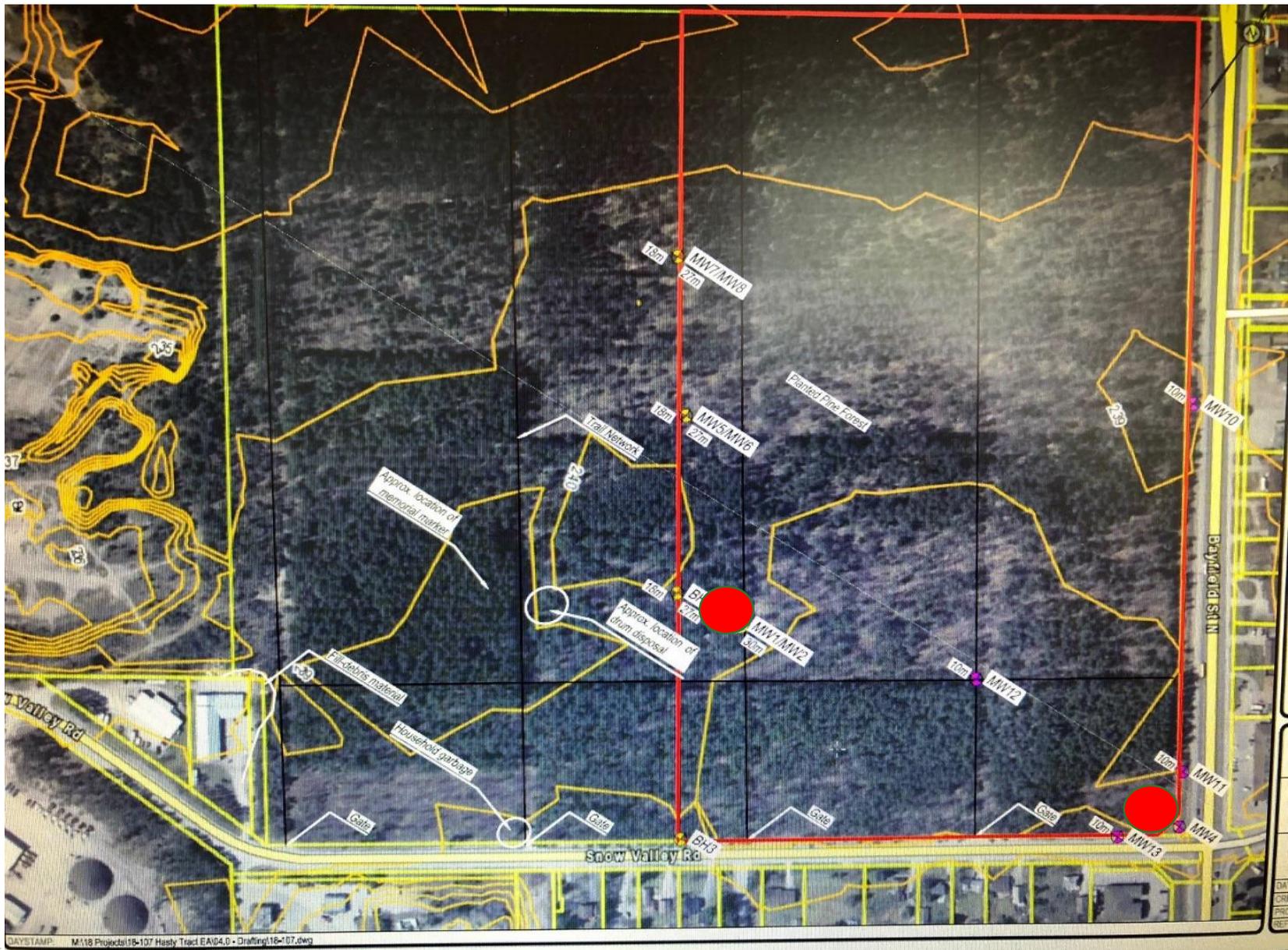
Gary Scott
Senior Project Advisor
scott@ainleygroup.com

cc. Kim Benner, District Planner, MNRF
Jeff Schmidt, Chief Administrative Officer, Township of Springwater

Results from Studies

Environmental Site Assessment (ESA)

- Phase 1 and Phase 2 completed February 2019 (Azimuth Env. Cons.)
- Monitoring ongoing
- Area's of Potential Environmental Concern surround property (waste disposal site and former garages/gas stations)
- Soil and groundwater contamination found at MW-1 (benzene) and MW-4 (petroleum hydrocarbons)
- Additional monitoring and Risk Management Plan underway



Results from Studies

Archaeological Assessment (AA)

- Stage 1 completed August 2018 (Golder)
 - The 1 AA identified property attributes with potential archaeological potential and therefore recommended that a stage 2 AA be completed for the entire site.
- Stage 2 completed June 2019 (Golder)
 - A test pit survey was conducted at 5m intervals in all areas
 - The Stage 2 AA did not result in the identification of any archeological resources
 - Based on the result of the field investigation no further studies were recommended

Consultation

Aboriginal consultation

- Sent out notifications to MNO and First Nations
- Have initiated discussions with MNO
- Beausoleil First Nations has no concerns but wishes to be updated on the progress of the sale
- Chippewas of Rama First Nation has no concern and indicated that they shared the letter with Council and Ms. McKenzie, William Treaties First Nation Process Co-ordinator/Negotiator

Consultation

Public and Agency

- Notice of Commencement - April 2018
- Class EA Notice of Public Meeting - September 2019
- Notice of Completion - following completion of Project File

Proposed Schedule

- Class EA End of Study Public Meeting September 26 2019
- Appeal period end October 2019
- Finalize acquisition of lands (October to January 2020)
- Tender Fire Station December 2019
- Construction of Fire Station Spring 2020

Discussion

- Open Discussion

Follow-up from August 12, 2019 Meeting

Jody Marks

From: Victoria Perejmybida
Sent: Wednesday, August 28, 2019 1:50 PM
To: Caryn MacLoughlin
Cc: Gary Scott; Jody Marks; Armstrong, Brent (MNRF); Jeff Schmidt
Subject: Hasty Tract Class EA - MNO Meeting Follow Up
Attachments: Well Head Protection Area - Hasty Tract.pdf; Vulnerable Aquifer - Hasty Tract.pdf

Good afternoon Caryn,

I have attached the aquifer information requested during the meeting. I have not found mapping that shows the name of the aquifer however I have attached maps that show the location of highly vulnerable aquifer and the well head protection areas. Please note that the site will be serviced by municipal infrastructure and therefore there will be no wells on the site potentially affecting the groundwater. The Township also intends to incorporate Low Impact Development storm water management to allow most of the existing stormwater to be dealt with on site.

I have also contacted Golder who completed the Archaeological Assessments to explain their knowledge of Metis artifacts. They provided the following response:

“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.”

There were no artifacts found on the site and therefore there should be no concern with artifacts being wrongly identified. When artifacts are uncovered Golder’s team analyse the types and dates of artifacts in comparison to the known history of a given property.

Regards,

Tori Perejmybida, M.A.Sc., P.Eng.



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*****Please note the name and e-mail change. Please update your contact list/address book. Thank you. *****

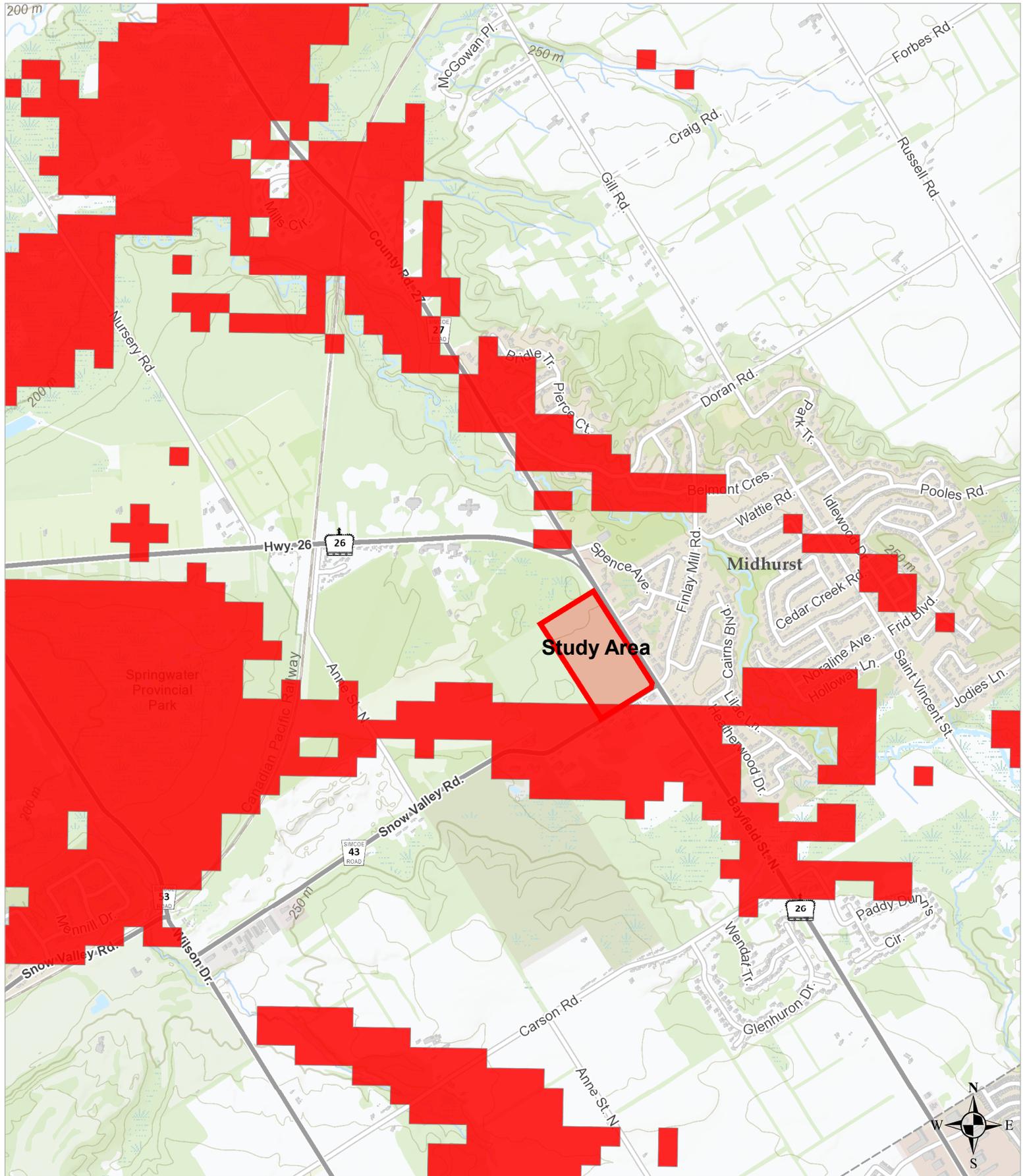
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Highly Vulnerable Aquifer



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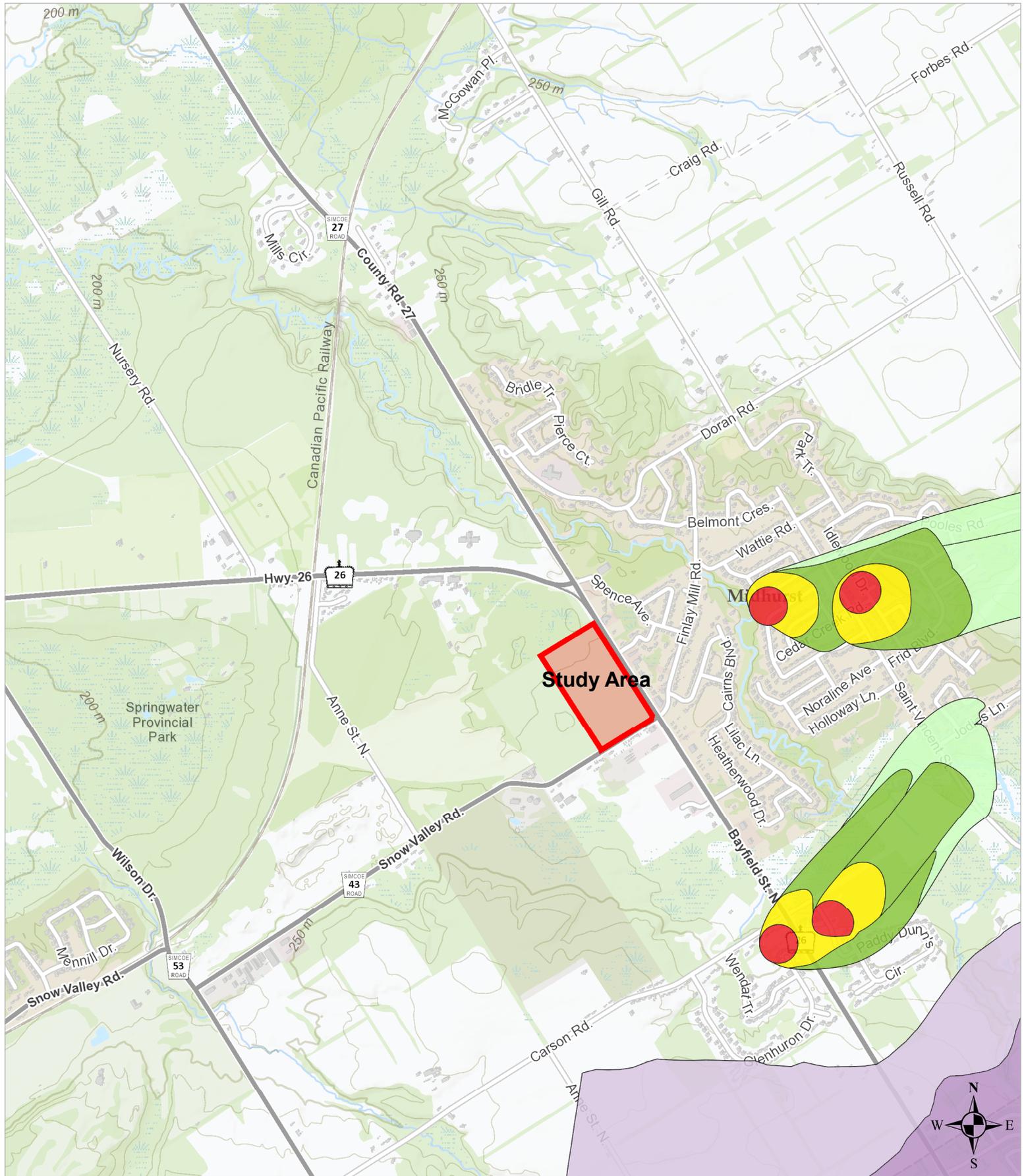
0 0.5 1 2 km

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August 28, 2019

Well Head Protection Area



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