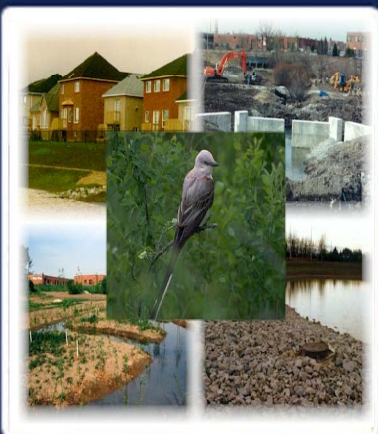
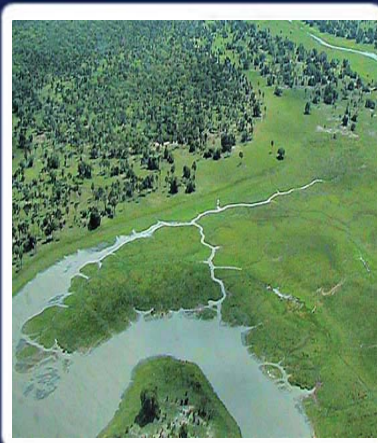
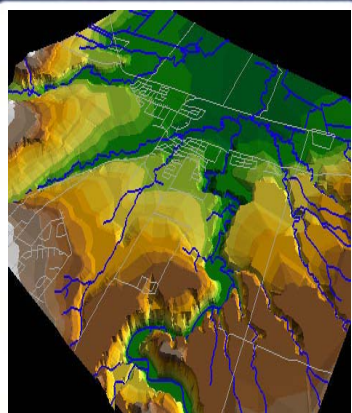




Prepared For:
The Township of
Adjala-Tosorontio
January, 2013



Everett Secondary Plan Master Servicing Plan Class Environmental Assessment Study Report

VOLUME 1

Summary Report



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EVERETT SECONDARY PLAN TOWNSHIP OF ADJALA-TOSORONTIO MASTER SERVICING PLAN CLASS ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL SUMMARY REPORT

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1 Introduction

1.1 Background

Due to significant changes in planning directives at the Provincial level in recent years, and uncertainty related to the timing of approvals of local and County of Simcoe Official Plans, the Township of Adjala-Tosorontio (Township) recently undertook an in-depth review of development trends within the Township boundaries. This review showed that although Council had adopted a new Official Plan in 2005, the new policies were not yet in place, and development was stagnating. In addition, the limited amount of development that was occurring did not necessarily promote best planning practices.

Current local planning policies are aimed at protecting the agricultural community and environmentally sensitive lands, however, key shortcomings related to future residential and commercial development in the area have been identified:

- A lack of fully serviced (water and sewer) lots available for development;
- No clear direction on future servicing plans for settlement areas; and,
- Few policies related to promoting healthy and sustainable communities.

In November 2011, Council adopted a new policy (based on a Growth Management Study prepared by the Planning Partnership) to provide guidance for future development within the Township. One of the key components of this policy is the promotion of the community of Everett as the area where the majority of growth in the Township should be directed.

To implement the findings of the new Growth policy, the Township undertook a comprehensive review of the existing situation with a goal to find the best way to move forward. It soon became apparent that using the land base within the existing boundary of Everett would not allow for a sustainable form of development, particularly as it relates to Municipal wastewater disposal. Issues with the existing sewage treatment plant, concerns about the continued acceptance of sub-surface treatment options, and uncertainty about the economic viability of operating several facilities led to the conclusion that a larger area would likely be needed to provide a suitable level of service for community.

As such, the Township has developed a Secondary Plan for Everett, that includes the expansion of the Everett settlement boundary (Everett Secondary Plan Area) which will provide the Township an opportunity to address other areas of Provincial interest (such as the Source Water Protection and Green Energy Acts) while at the same time making the community more pedestrian friendly and less of a concern financially, all within the parameters of Places to Grow legislation.

As an agricultural based community, Everett is envisioned to continue to be a rural settlement that reflects the unique heritage of the area and supports the values and lifestyles of its

residents, while facilitating healthy and sustainable growth. Specifically, policies have been included to address, among other things:

- Protection and enhancement of natural features and resources;
- Provision of a mix of housing types and densities;
- Connections between park facilities and pedestrian linkage with future commercial development;
- Implementation of a comprehensive plan for all municipal services; and,
- Identification of a Community Improvement Area.

In 2012, the Township of Adjala-Tosorontio (Township) retained Greenland Consulting Engineers (Greenland) to undertake a Master Servicing Plan addressing transportation, Stormwater Management, and Water and Wastewater Servicing issues within the Community of Everett.

The purpose of this Master Servicing Plan document is to support the Secondary Plan technical requirements for servicing. This Master Servicing Plan has been prepared in accordance with the current Municipal Class Environmental Assessment (Class EA) process and satisfies the requirements of a Schedule 'B' Environmental Assessment – Master Plans.

1.2 Goals/Objectives

The goals of this Master Servicing Plan are to provide a servicing strategy which recognizes and maintains a rural community composed of a mix of settlement areas, rural and agricultural residents; and to direct development in a way that will preserve the active agricultural land base for long term future use, protect the natural environment, and allow the creation of a complete community in a conflict free environment that will protect and enhance the rural character of the Township.

1.3 Proposed Development Plan

1.3.1 Description of the Study Area

The Township of Adjala-Tosorontio is located near the northern border of the Greater-Toronto Area and to the south of Wasaga Beach. The municipality is also approximately 35km to the west of Cooks Bay, Lake Simcoe, and has been noted to 'strike a wonderful balance of lifestyle and opportunity.' The Township of Adjala-Tosorontio is one of sixteen area municipalities located within the County of Simcoe.

As a lower tier municipality Adjala-Tosorontio is responsible for providing such services as fire protection, public works, water and wastewater, parks and recreation, building and planning and development control. The Township of Adjala-Tosorontio is serviced by Highway 89. The Townships population as of 2011 was approximately 10,603 according to the Township's website.

The Community of Everett, located in the Township of Adjala-Tosorontio was established in the 1850's. As time moved on, the community thrived and at the height of the local timber industry, Everett became a main business centre for the region.

Everett today is clearly a much different place than it once was, however it is apparent that it is still a community that provides significant attraction as a place to live. As a result, Everett has realized recent growth and the Township has formally recognized the potential of Everett by designating it to accommodate the majority of the Township's future growth due to many favorable factors relating to situation and servicing potential.

Figure 1.1, illustrates the location of the Everett Secondary Plan area as well as its surroundings. The Secondary Plan Area lands make up a total of approximately 665 hectares (ha), bounded in the west boundary by County Road 4, in the east by Concession Road 6, in the south by the 9th Line and in the north by the Pine River and the 13th Line.

The un-developed lands can be described as generally flat agricultural fields, sloping in a north easterly direction, with an existing developed area in south westerly portion of the Secondary Plan Area, comprised mainly of low density residential properties, with the exception of various single unit commercial properties (predominantly small retail) located along County Road 5 and County Road 13. The northern portion of the Secondary Plan is largely comprised of County Greenland associated with the Pine River.

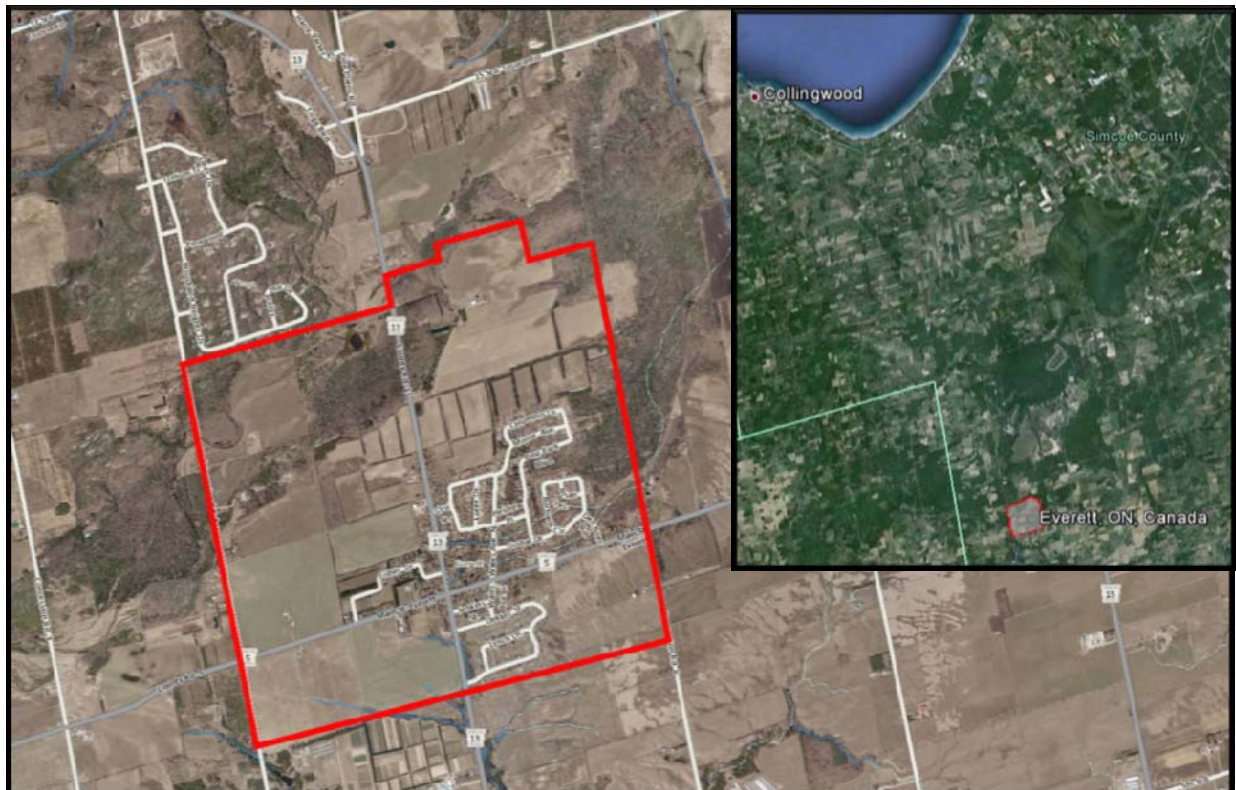


Figure 1.1 – Study Area

1.3.2 Project Objectives and Approach

The main objective of this project is to create a Master Servicing Plan for the Community of Everett in support of the proposed Secondary Plan in terms of the following:

- Water Supply/Distribution including Fire Protection;
- Wastewater Collection/Conveyance, Treatment and Disposal Systems;
- Stormwater Management and Drainage; and,
- Transportation/Traffic.

1.4 The Class Environmental Assessment Process

The Class Environmental Assessment process is carried out in five (5) phases:

- Phase 1: The problem is identified.
- Phase 2: Alternative methods of resolving the problem are identified, environmental impacts are considered and a preferred solution is chosen.
- Phase 3: Alternative design concepts are identified for the preferred solution selected in Phase 2. Environmental impacts are considered, and a preferred design concept is chosen.
- Phase 4: The preparation of an Environmental Study Report (ESR) which summarizes the work completed in Phases 1 to 3.
- Phase 5: The project is implemented and any monitoring provisions and commitments made during the EA process must be followed.

This process is shown schematically in **Figure 1.2**.

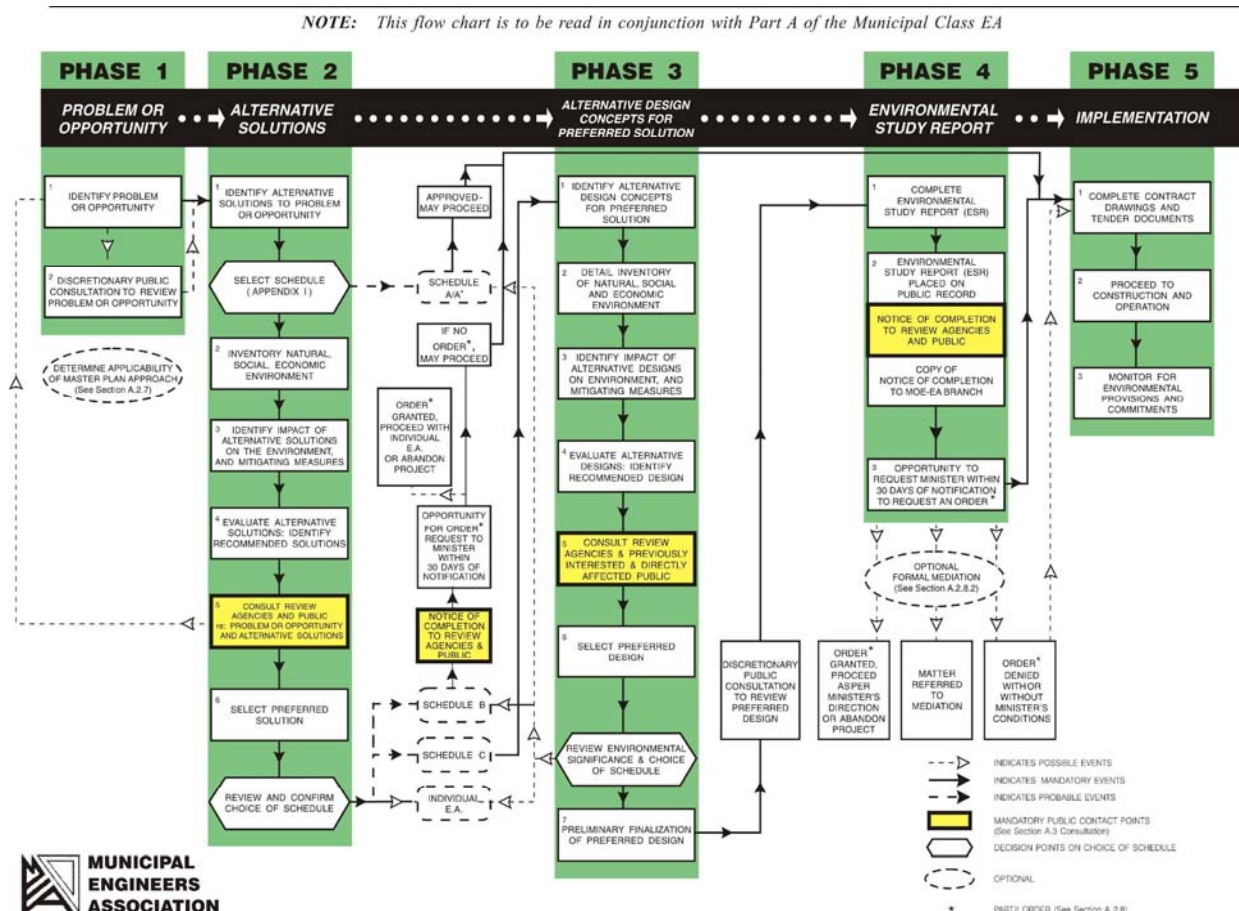


Figure 1.2 – Class EA Process

Projects subject to the Class EA process are classified into four (4) possible “Schedules” depending on the degree of potential impact on the environment; Schedule ‘A’, Schedule A+, Schedule ‘B’ and Schedule ‘C’.

Schedule ‘A’ and ‘A+’ projects are considered exempt from detailed evaluation requirements while Schedule ‘B’ projects are approved subject to agency screening. Schedule ‘C’ projects require the completion of a Class Environmental Assessment and the filing of an Environmental Study Report documenting the process.

Schedule ‘A’ Projects

Schedule ‘A’ type projects are considered minor operation and maintenance activities and are selected for pre-approval without requirements for further assessment. Projects that fall under this classification are typically limited in scale and present minimal adverse impacts to the surrounding environment. An example of a Schedule ‘A’ project would include minor upgrades or extension of existing potable water or sanitary piping systems within a municipal system. This type of project is pre-approved and the proponent may proceed without following the procedures set out in any other part of the Class EA process.

Schedule 'A+' Projects

As part of the 2007 amendments to the Municipal Class EA process, Schedule A+ was introduced. Although Schedule A+ projects are pre-approved (like Schedule A), it is required that the public be advised prior to the project implementation. The purpose of this is "to ensure some type of public notification for certain projects that are pre-approved under the Municipal Class EA" (Municipal Class EA). An example of a Schedule 'A+' project would be surface improvements made to a road and/or a road reconstruction project.

Schedule 'B' Projects

These projects require screening of alternatives for their environmental impacts and completion of Phases 1 and 2 of the Class EA planning process. If outstanding issues remain after the public review period, any party may request that the Minister of the Environment consider a Part II Order (also known as bumping-up the project) to elevate the project to a more stringent process (Schedule "C" or an Individual Environmental Assessment). Provided no significant impacts are identified and no requests for a Part II order are received, Schedule 'B' projects are approved and may proceed directly to Phase 5: Implementation. Schedule B projects generally include improvements and minor expansions to existing facilities. An example of a Schedule "B" wastewater project would be the establishment, extension or enhancement of a sanitary system and all required works to connect the system to an existing sanitary outlet. The facilities must not be in an existing road allowance or utility corridor.

Schedule 'C' Projects

Schedule 'C' projects have the potential for significant environmental effects and therefore must proceed under the full planning and documentation procedures of the Class EA process. Schedule C projects require that an Environmental Study Report be prepared and filed for review by the public and review agencies and generally consist of construction of new facilities and major expansions to existing facilities. Phase 3 involves the identifying alternative methods for carrying out the project and public consultation for the preferred conceptual design. Phase 4 includes preparation of an Environmental Study Report that is filed for public review. If no significant impacts are identified and no requests for a Part II order are received, Schedule 'C' projects are then approved and may proceed to Phase 5: Implementation. An example of a Schedule 'C' project includes. An example of a Schedule "C" project would be construction of a new sanitary system, including the construction of treatment facility and/or an outfall to a receiving water body and/or a constructed wetland for treatment.

The Everett Secondary Plan Master Servicing Plan Class EA will complete Phases 1 and 2 of the Class EA process. As such, all Schedule 'B' projects identified in this Master Servicing Plan can proceed to Phase 5, Implementation on completion of this Master Servicing Plan Class EA. Schedule 'C' projects identified in the Master Servicing Plan will need to proceed to Phases 3 and 4 of the Class EA process prior to proceeding to Implementation (Phase 5).

1.5 Project Organization

The Township of Adjala-Tosorontio approved the project in 2012.

1.5.1 Project Team

A project team was established at the outset to provide guidance in the decision-making process and to ensure that all issues were adequately addressed. With Greenland providing the prime consultant services, the following sub-consultants have been retained to assist in the preparation of this document:

- The Planning Partnership (TPP): Conceptual Land Use and Community Planning;
- Trans-Plan Inc. (TPI): Transportation Engineering, Planning and Design;
- Golder Associates (GA): Preliminary Hydrogeological Investigations;
- Plan B Natural Heritage (PB): Natural Environment Background Report; and,
- Archaeological Services Inc. (ASI): Stage 1 Archaeological Assessment.

1.5.2 Start-Up Meeting

A start-up meeting was held for the project in May of 2012.

1.6 Public Involvement

Public consultation is an important part of any Class EA Process, and extensive consultation with the affected public has been carried out throughout all stages of the Everett Secondary Plan Master Servicing Study. Notices associated with the process have been provided in **Appendix A-1**, with copies of all presentations provided in **Appendix A-2**. A record of all comments received from members of the public and from relevant approvals agencies can be found in **Appendix A-3**.

1.6.1 Notice of Commencement

The Notice of Study Commencement (NOSC) was sent to the agency and stakeholder mailing list, posted on the Town's website (<http://www.townshipadjtos.on.ca>) and published in the local newspaper (the Thursday Herald, which is distributed free of charge to all homes in Everett) on 01 June 2012. Copies of the NOSC and associated circulation lists can be found in the Public Consultation Record (**Appendix A-1**).

1.6.2 Public Information Centre (PIC) No. 1

A notice of the Public Open House (PIC) No. 1 was sent to the agency and stakeholder mailing list as revised with individuals requesting to be kept informed throughout the project process following issuance of the Notice of Commencement. It was also published on the Township's website and in the Thursday Herald. The Notice for PIC No. 1 is provided in **Appendix A-1**.

PIC No. 1 was held on Thursday 21 June 2012 from 5:30 PM to 7:00 PM in the Public Room at 7855 30th Sideroad Adjala. The purpose of the meeting was to present:

- The Class EA process;
- The study area and a summary of existing conditions compiled as of the date of the meeting; and,
- The next steps in the project and the Class EA process.

The PIC No. 1 presentation, display panels and hand-out material are provided in **Appendix A-2**. The public and review agencies had the opportunity to review the Class EA material and provide input on the information provided to date. A handout summarizing the information was available together with a comment sheet to be completed and returned as desired. Seven (7) comment sheets were returned and two (2) letters from members of the public were received following PIC No. 1. Copies of received comments are provided in **Appendix A-3**.

1.6.3 Public Information Centre (PIC) No. 2

A notice of the PIC No. 2 was sent to the agency and stakeholder mailing list as revised with individuals requesting to be kept informed throughout the project process following issuance of the Notice of Commencement and Resident's Survey. It was also published on the Township's website and in the Thursday Herald. The Notice for PIC No. 2 is provided in **Appendix A-2**.

PIC No. 2 was held on Thursday 8 November 2012 from 7:00 PM to 9:00 PM at in the Public Room and Council Chambers at 7855 30th Sideroad Adjala. The purpose of the meeting was to present:

- Updates on the Progress of The Class EA process;
- Findings of the Existing Conditions Background Studies;
- Water, Wastewater, Stormwater, and Transportation Servicing Options; and,
- The next steps in the project and the Class EA process.

The PIC No. 2 presentation, display panels and hand-out material are provided in **Appendix A-2**. The public and review agencies had the opportunity to review the Class EA material and provide input on the information provided to date. A handout summarizing the information was available together with a comment sheet to be completed and returned as desired. Two (2) comment sheets were returned and six (6) letters from members of the public were received following PIC No. 2. Comments from the Nottawasaga Valley Conservation Authority (NVCA) and the County of Simcoe (County) were also received, and are provided in **Appendix A-3**.

1.6.4. Public Information Centre (PIC) No. 3

A notice of the PIC No. 3 was sent to the agency and stakeholder mailing list as revised with individuals requesting to be kept informed throughout the project process following issuance of the Notice of Commencement and Resident's Survey. It was also published on the Township's website and in the Thursday Herald. The Notice for PIC No. 3 is provided in **Appendix A-1**.

PIC No. 3 was held on Thursday 13 December 2012 from 4:00 PM to 7:00 PM at in the Public Room and Council Chambers at 7855 30th Sideroad Adjala. The purpose of the meeting was to:

- Explain the need for the study;
- Describe the work done to date and share the Project Team's findings;
- Discuss the decision-making framework;
- Present the Recommended Preferred Servicing Options for the Study Area; and
- Solicit input on the foregoing from the public, agencies and stakeholders.

The PIC No. 3 presentation, display panels and hand-out material are provided in **Appendix A-2**. The public and review agencies had the opportunity to review the Class EA material and provide input on the information provided to date. A handout summarizing the information was available together with a comment sheet to be completed and returned as desired. There were four (4) comment sheets returned and five (5) letters from members of the public were received following PIC No. 3, which are provided in **Appendix A-3**.

1.6.5. Issuance of Notice of Completion

The notice of Completion for the Everett Secondary Plan Master Servicing Plan Environmental Class Environmental Assessment Summary Report was published on January 24, 2013.

The notice was sent to the agency and stakeholder mailing list as revised with individuals requesting to be kept informed throughout the project process following issuance of the Notice of Commencement and subsequent PIC's. The notice was also published on the Township's website and in the Thursday Herald.

A copy of the Notice of Completion is provided in **Appendix A-1**.

1.7 Master Servicing Study Report Organization

This Master Servicing Plan Class EA Environmental Summary Report and the Appendices referenced herein comprise Volume 1 (Part 1) of the overall Everett Secondary Plan Master Servicing Plan. The Master Servicing Plan (MSP) report is organized into three (3) volumes with multiple parts as follows:

VOLUME 1: MASTER SERVICING PLAN STUDY REPORT

Part1 – Everett Secondary Plan Master Servicing Plan Class Environmental Assessment
Appendix A – Record of Public Consultation
Appendix B – Figures

VOLUME 2: BACKGROUND STUDIES

Part 1 – Concept Land Use Plan – Everett Secondary Plan
Part 2 – Preliminary Hydrogeological Investigation
Part 3 – Archaeological Study Report
Part 4 – Natural Heritage Study Report
Part 5 – Pine River Assimilative Capacity Study
Part 6 – Natural Hazards Mapping

VOLUME 3: MASTER SERVICING STUDIES

Part 1 – Master Drainage Plan Study Report
Part 2 – Sanitary Servicing Master Plan Study Report
Part 3 – Water Servicing Master Plan Study Report
Part 4 – Transportation Study Report

2 Description of the Everett Secondary Plan Area

2.1 Summary of Previous Studies and Reports

The following reports were provided by the Township of Adjala-Tosorontio and reviewed as part of the existing conditions analysis for the study area. The information covered in these reports is quite varied and includes: Water Systems Information; Everett Well Supply System Reports; Wastewater Servicing Information; Subdivision Specific Soils, Groundwater & Servicing Reports; Source Water Protection; and Miscellaneous.

Water Systems Information

- Stantec Consulting Ltd. – Sept. 27, 2011, Everett Phase 1 Lands PW1/90 Municipal Well Pumping Test Summary Report
- R.J. Burnside – Aug. 31, 2011, Everett Water Supply Technical Memorandum and letter.
- Amended Certificate of Approval – 2005 for Everett Water Supply System
- Permit to Take Water – 2002 for Everett Water Supply
- R.J. Burnside – 2000 Engineers Report for the Everett Water Supply System
- Peto MacCallum Ltd. – 1990 Geotechnical Investigation for Everett Water Supply Project
- R.J. Burnside – 1989 Environmental Study Report for Everett Water Supply
- R.J. Burnside – 1988 Everett Water Supply Study
- Trow Ltd. – 1987 Everett Review of Deep Well

Everett Well Supply System Reports

- Ontario Clean Water Agency – 2011 Everett Schedule 22 Summary Report (Well Production)
- Ontario Clean Water Agency – 2011 Everett Schedule 11 Annual Report
- Ontario Clean Water Agency – 2012 Everett Schedule 22 Summary Report
- Ontario Clean Water Agency – 2010 Everett Monthly Processing Data Report
- Ontario Clean Water Agency – 2009 Everett Schedule 22 Summary Report(May 4, 2009 – December 31, 2009)
- Township of Adjala-Tosorontio – 2009 Everett Annual Operating Report and Schedule 11(January 1, 2009 – May 3, 2009)
- Township of Adjala-Tosorontio – 2007 Everett Annual Operating Report and Schedule 11 (includes Average Daily Production from 2002)

Wastewater Servicing Information

- Ministry of Environment – August 25,2011 comments from R&M Homes Application for approval of a Sewage Works
- Ministry of Environment – email correspondence RE: Sewage Works Information
- Pearson McCuaig – Dec 2011 Spray Irrigation review comments
- Township of Adjala-Tosorontio – Nov 2011 R&M Homes Sanitary Servicing Design Review



- Township of Adjala-Tosorontio Dec 2011 New Horizons WWTP and Groundwater Fluctuations Report
- R.J. Burnside – Aug 2009 Investigation of Breakout Report
- R.J. Burnside – June 2009 New Horizons Disposal Bed Breakout Site Visit Review
- OCWA – New Horizons Sewage Treatment Plant Annual Summary 2008-2011
- Ministry of Environment – Feb 2012 Communal Sewage Inspection Report
- Township of Adjala-Tosorontio – 2011 Everett Wastewater Servicing Considerations
- Township of Adjala-Tosorontio – 2011 Review of Twp of Ramara Spray Irrigation Report

Everett Subdivision Specific Soils, Groundwater & Servicing Reports

R&M Homes, 2011

- Pearson McCuaig Eng Ltd. – Sanitary Servicing Report
- Pearson McCuaig Eng Ltd. – Stormwater Management Report
- Azimuth Environmental – Assimilative Capacity Study of Pine River at Everett

New Horizons Subdivision, 2000

- Dixon Hydrogeology Limited – Groundwater Mounding Assessment for New Horizons WWTP
- R.G. Robinson & Associates Ltd. – Functional Servicing Report
- R.J. Burnside & Associates Ltd. – Sewage Treatment Facility Maintenance Costs
- R.G. Robinson & Associates Ltd. – Everett Communal Sewage Plant Operating & Maintenance Costs

Cumac Subdivision, 1998

- Terraprobe Ltd. – Subsurface Investigation
- Trow – Final Preliminary Stormwater Management Plan
- NEA Inc. – Environmental Impact Statement
- Trow – Floodline Mapping and Preliminary Stormwater Management Plan

Blanchard Subdivision, 1997

- Heartland Engineering – Servicing Option Statement

Source Water Protection

- Dixon Hydrogeology Ltd. – 2003 Township of Adjala – Tosorontio Draft Wellhead Protection Area Report
- R.G. Robinson & Associates Ltd. – 2007 Threats Assessment Report
- R.G. Robinson & Associates Ltd. – 2010 Vulnerable Assessment, Issues Evaluation and Threats Assessment

Miscellaneous

- Planning Partnership – May 30, 2011 Recommendations for Residential Growth management for Township of Adjala-Tosorontio

- Jones Consulting Group – 2006 Everett Community Plan
- R.J. Burnside – 2002 Draft Master Servicing Study for Everett
- Trow Ltd. – 1987 Everett Nitrate Contamination of the Shallow Aquifer

2.2 Data Gaps

No significant data gaps were identified in the existing information, with the exception of specific background information (i.e. natural heritage, hydrogeology etc.) which was collected through the appropriate studies as part of the Master Servicing Class EA process.

2.3 Socio Economic Environment

2.3.1 Existing Land Use

The Township of Adjala-Tosorontio is one of sixteen area municipalities located within the County of Simcoe and is located in south-central Ontario situated at the border of the Greater Toronto Area (GTA) with a current population of approximately 11,000. Because the Township is comprised of smaller Hamlets, the area enjoys the charm of a rural landscape with the convenience and amenities of a vibrant urban community. It is comprised of the following communities: Achill, Airlie, Athlone, Ballycroy, Cedarville, Colgan, Connor, Everett, Glencairn, Hockley, Keenansville, Lisle, Loretto, Rosemont, Sheldon and Tioga. Everett's land use is mostly rural with minor urban and commercial property.

Figure 1.1, illustrates the location of the Everett Secondary Plan area as well as its surroundings. The Secondary Plan Area lands make up a total of approximately 665 hectares (ha), bounded in the west boundary by County Road 4, in the east by Concession Road 6, in the south by the 9th Line and in the north by the Pine River and the 13th Line.

The un-developed lands can be described as generally flat agricultural fields, sloping in a north easterly direction, with an existing developed area in south westerly portion of the Secondary Plan Area, comprised mainly of low density residential properties, with the exception of various single unit commercial properties (predominantly small retail) located along County Road 5 and County Road 13. The northern portion of the Secondary Plan is largely comprised of County Greenland associated with the Pine River.

2.3.2 Existing Population and Population Projections

The Total Equivalent Population used to determine existing conditions servicing requirements was 1,929 persons, based on the Simcoe County Water and Wastewater Visioning Strategy, 2012.

2.3.3 Future Land Use (Ultimate Build-Out)

The Community of Everett has the overall desire to preserve the rural community atmosphere while undergoing moderate growth. Future land use assignments for the Secondary Plan Area have been created with this goal in mind. Future land use projections for the Community of Everett are presented in the **Concept Land Use Plan (See Figure 2.1 and Appendix B)**. The proposed ultimate build out population of the Everett Secondary Plan Area is 10,669, equivalent persons. The **Sanitary Servicing Master Plan Study Report (SSMP Report – Volume 3: Part 2)** and **Water Servicing Master Plan Study Report (WSMP Report – Volume 3: Part 3)** discuss the breakdown of equivalent population in the community of Everett in further detail.

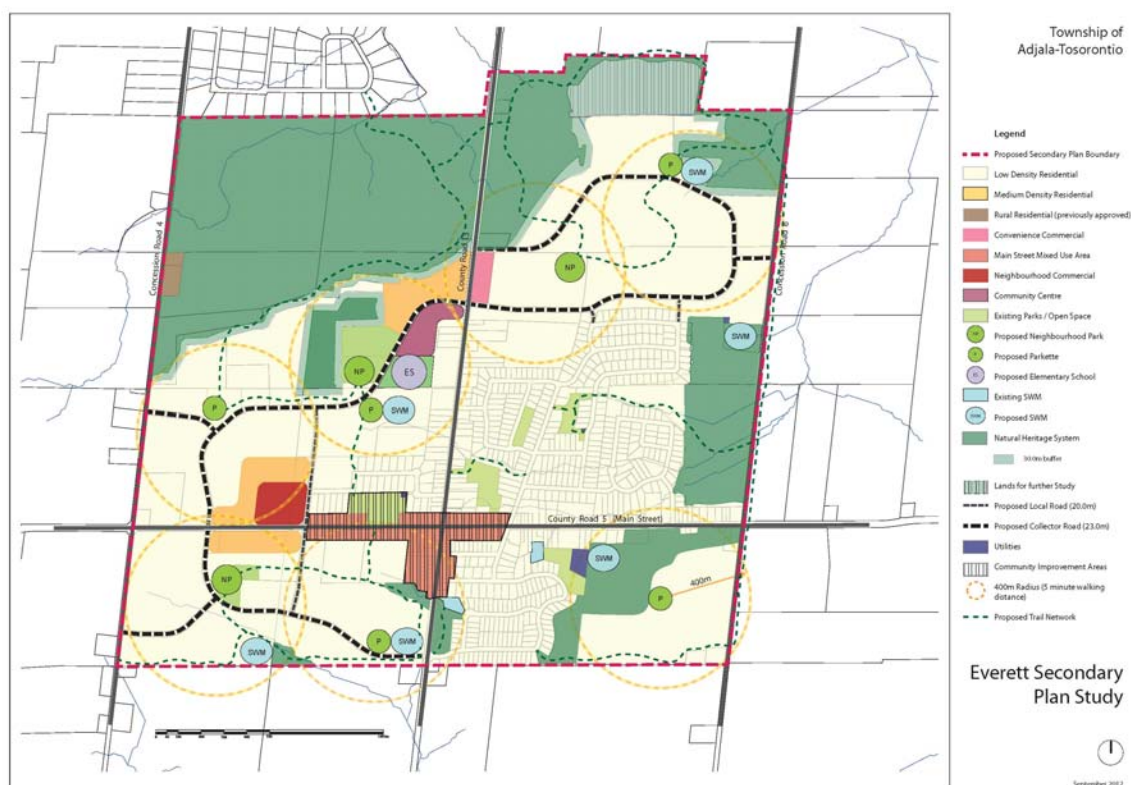


Figure 2.1 - Concept Land Use Plan

2.4 Topography, Soils and Hydrogeology

A Preliminary Hydrogeological Investigation was completed by Golder Associates (please see **Volume 2: Part 2**) to provide additional details for use in the MSP servicing assessments. Additionally, a report entitled “Wellhead Protection Area Report” was completed in 2003 by Waterloo Hydrogeological Inc. to assess the general physiography, geology and hydrogeology of the Township of Adjala-Tosorontio. Some site specific hydrogeological information was also compiled from reports associated with previous developments in the area.

As detailed in the above referenced Golder Report, the majority of the Township of Adjala-Tosorontio includes parts of the Simcoe Lowlands and Oak Ridges Moraine physiographic

regions. The area to the north of the Township consists of the Borden Sands Plain and the spillways can be found to the west. The western portion of the Oak Ridges Moraine can be found to the south between Hockley and Ballcroy and plain land is found northeast in the vicinity of Loretto. Ground elevations vary from a high of approximately 340 meters above sea level (masl) west of Rosemont to a low of 220 masl at the Nottawasaga River Valley in the east part of the Township.

The sand plains to the north are largely comprised of glaciofluvial deposits associated with the Pine River and Boyne River Valleys (Lisle and Everett are located within this area). Kettleby Till reported to be 12m thick and underlain by silt and/or varved clay is located in the area surrounding and east of Rosemont and the vicinity of Loretto.

The bedrock elevation in the Township is highest in the west towards the Niagara escarpment and consists of shale in the uppermost portion. The Queenston shale is further west, followed by the Georgian Bay and Whitby shale to the east.

Based on local geologic mapping, the Secondary Plan Area is situated in a physiographic region known as the Simcoe Lowlands. The subject lands are comprised of a Tiogan Sandy Loam (TISL) and Muck (M) according to *Soil Survey of Simcoe County, Report No. 29 of the Ontario Soil Survey, Ministry of Agriculture and Food*. The soil group M is generally characterized as well decomposed organic material underlain by rock, sand, silt and clay with very poor drainage and is a Hydrologic soil group B. The TISL soil group is generally characterized as a grey, calcareous outwash with good drainage and is a part of Hydrologic soil group A. A soil map of the area is presented in the **Master Drainage Plan Study Report (MDP Report) in Volume 3: Part 1**. From a hydrologic perspective there is high infiltration potential for site soils. The presence of shallow groundwater levels for the lands is an important consideration as they provide a potential supply of base flow to the watercourses, however, limit the effectiveness of potential mitigation measures and techniques.

The Everett Water Supply System Engineers Report, completed by RJ Burnside and Associates Limited (November 2000), concluded that shallow groundwater flow reflects surface water flows north to north westerly. As a result, the lands to the south and southeast would be considered upgradient and the lands to the north and west would be considered down gradient.

Well records associated with the municipal wells in Everett indicate that there are two (2) main overburden aquifers from which groundwater is drawn for the existing community water supply. The shallow wells are developed in an upper aquifer that is unconfined with elevations ranging from 234 m to 228 m (ASL). The deeper aquifer is located at an elevation of approximately 185 m, while the bedrock is located at an elevation of approximately 181 m and consists of limestone associated with Georgian Bay Formation. Preliminary investigations suggest that the deep aquifer has capacity for an average daily water demand of 2,500 m³/d.

The upper aquifer in the Everett area currently has elevated nitrate concentrations, to a degree that it is unsuitable as a water supply source (Current water supply in Everett is from the lower coarse sand confined aquifer). The source of the nitrate is not completely certain, however a

combination of the application of agricultural fertilizer and private on-site sewage disposal systems are the likely sources. As the upper aquifer acts as a source of base-flow for the Pine River, the improvement to the water quality of the upper aquifer (e.g. through phased change-over of septic system users onto municipal wastewater treatment systems) would provide positive long-term water quality benefits to the Pine River.

In general, grades within the Everett Secondary Plan area can be broken into three (3) distinct grading patterns. With the exception of the New Horizons Subdivision, most of the lands located east of County Road 13, and currently developed lands west of County Road 13 slope from the south west to the north east and ultimately drain to a tributary of the Pine River east and north of the Secondary Plan Area.

Undeveloped lands located to the west of County Road 13 drain from south to north, with a low point in the main branch of the Pine River north east of the Secondary Plan Area.

Finally, a small portion of the Secondary Plan, primarily located south of County Road 5 and including the New Horizons Subdivision (and SWM Facility) slopes from north to south, with drainage from this area entering the Boyne River.

The Secondary Plan Area receiving watercourses and the topographic elevation contours of the Study Area are shown and further detailed in the **MDP Report (Volume 3: Part 1)**.

2.5 Archaeological and Cultural Heritage Features

As part of the Everett Secondary Plan and Master Servicing Class EA, an archeological assessment was undertaken in the Township of Adjala-Tosorontio to provide the cultural heritage framework for servicing decisions. The report completed in support of this assessment can be found in **(Volume 2: Part 3)**. The study area is approximately 665 hectares and generally bordered by Forest Hill Drive to the north, Dekker Street to the south, Concession Road 4 to the west and Concession Road 6 to the east.

One archaeological site has been registered within the study area through the background research. No other archaeological sites have been registered within a one kilometre radius. Nineteenth century mapping of the study area illustrated the historical settlement centre of Everett, the Hamilton and North Western Railway and a single dwelling. A review of the general physiographic setting of the study area determined that it is located in both the Simcoe Lowlands and the Peterborough Drumlin Field physiographic regions. The lands of the study area are well drained with multiple watercourses, including the Pine River, as well as multiple tributaries of the Nottawasaga River and the Boyne River. Finally, a corduroy roadway was identified in the current location of Concession Road 6 right of way. This research has led to the conclusion that there is archaeological potential for the recovery of both pre-contact and Euro-Canadian archaeological resources within the study area. As such, the Study recommends a Stage 2 assessment be carried out for all undisturbed areas in the Secondary Plan (not currently having draft plans), prior to any land disturbing activities. Moreover, any development of the Concession Road 6 roadway must be conducted under the monitoring of a licensed archaeologist.

2.6 Natural Heritage Features

The natural heritage component of the MSP provides baseline conditions for consideration in the future development of the Secondary Plan Area, and provides an environmental framework for the servicing assessments. The **Natural Heritage Study Report** for the MSP can be found in **Volume 2: Part 4**. The MSP provides a basis for the successful integration of the existing natural system with the proposed urban/rural land uses. Knowledge of the environmental constraints and opportunities on the site allows for the selection of different Best Management Practices (BMP's), which can both preserve and enhance natural features. The servicing, planning and multiple studies take place concurrently to provide an integrated strategy and a comprehensive document for future reference throughout the completion of the project.

Existing land use in Everett Secondary Plan is predominately rural, but does contain a number of natural features including woodlots and aquatic features. The presence of these natural features demanded a thorough analysis of their form, function and sensitivity. The natural heritage investigation was separated into two (2) parts, to include both terrestrial and aquatic features. The proposed Everett Secondary Plan identified the natural heritage features as areas to remain undeveloped in the final concept Plan presented in **Figure 2.1 (Appendix B)**.

The north boundary of the Secondary Plan includes a considerable amount of area designated as County Greenland's, which are associated with the wetlands, floodplain, slopes and forested areas associated with the Pine River.

Smaller natural features are associated with the tributaries of the Everett Drain in the central portion of the Secondary Plan Area and the tributary of the Boyne River in the south west portion of Secondary Plan Area.

Finally, a groundwater seepage area has been identified in south east portion of the Study Area.

As described herein, the significant natural heritage features identified in the **Volume 2, Part 4** have been included in the Natural Heritage System of the Everett Secondary Plan (i.e. no proposed development at this time).

2.7 Existing Transportation Network

The main transportation corridors servicing the Community of Everett are the East/West County Road 5 and the North/South County Road 13 (North and South), with the County Road 5 and County Road 13 intersection acting as the main intersection within the community.

County Rd 13 and County Road 5 are both two (2) lane rural arterial roads with capacities of approximately 800 vehicles/hr, and one travel lane in each direction. County Road 5 (Main Street Everett) changes from an urban to a rural cross-section at Wales Avenue travelling eastbound and the posted speed limit is 50km/h. County Road 13 has a posted speed limit of 50km/h in the vicinity of County Road 5 and a posted speed limit of 80km/h in the remainder of the study area.

The community is also serviced in the North/South directions by Concession Roads 4 & 6. Concession Road 6 is a rural collector road with one travel lane in each direction, south of County Road 5. North of County Road 5, the roadway changes from a paved surface to a gravel surface and is an unopened road allowance. The posted speed limit of Concession Road 6 is 60km/h. Concession Road 4 is a secondary arterial road with one travel lane in each direction. The roadway is rural and has an assumed speed limit of 80km/h.

Highway 89 is located to the south of the study area and also travels in an east-west direction. The community is well serviced by regional highways and roads.

2.8 Stormwater Management

A **Master Drainage Plan Study Report (MDP Report – Volume 3: Part 1)** was completed as part of this MSP. In the Master Drainage Plan, the Study Area is divided by three (3) primary watercourses in the Nottawasaga River Watershed including: the main branch of the Pine River (north west corner of the Secondary Plan Area); the Everett Drain (center of the Secondary Plan Area) which is tributary to a branch of the Pine River; and, a tributary of the Boyne River, in the south west portion of the Secondary Plan. Nodes were created in a Visual OTTHYMO V.2 (VO2)

model to represent the confluences of all sub-catchments with their respective discharge locations.

The Boyne River Node (#300) represents the confluence of drainage from the Southwestern Quadrant of the Secondary Plan Area. The Catchment is comprised predominantly of undeveloped agricultural land and external drainage areas including small areas which fall within the Secondary Plan boundaries. The total contributing area is 408.47 ha, approximately 30-40% of which falls within the study area. The upstream drainage area includes one SWMF located within the New Horizons Subdivision.

The Pine River Main Branch Node (#200) includes the drainage from the Northwestern Quadrant of the Secondary Plan Area. This area predominantly consists of undeveloped agricultural land with a small amount of rural residential housing located outside of the Study Area.

No storm water quality or quantity controls are known to be implemented currently upstream of this node. The total tributary area is 375.92 ha, roughly 50% of which is within the boundaries of Secondary Plan Area.

The Pine River Tributary Node (#100) is the main drainage course for existing developed areas in the Community of Everett. Currently this watercourse collects drainage from existing and proposed development areas within the Secondary Plan boundaries. Stormwater quality and quantity control improvements are proposed to the existing linear Storm Water Management Facility (SWMF) Ex. SWMF No. 3 in Sub-catchment 16 (R&M Homes) following construction of a new 47 ha development therein (Draft Plan Approved). There is also an existing dry pond (Ex. SWMF No. 2) which collects drainage from lands to the north of the New Horizon Subdivision, and part of Dekker Street (Sub-catchment 17). The total tributary area is 584.24 ha, the majority of which is within the study area (70-80%) with some external drainage.

The existing conditions drainage map, including sub-catchment, node, and existing storm water management facility (SWMF) locations are provided in the **MDP Report (Volume 3: Part 1)**.

2.9 Wastewater Servicing

The wastewater servicing component of the MSP outlines the current sanitary servicing conditions of the community of Everett, in the Township of Adjala Tosorontio, in part to provide recommendations on future expansions of these services to meet the future population projection requirements for the Everett Secondary Plan Area. Current existing sanitary services include the New Horizons WWTP, which currently services an equivalent residential population (ERP) of approximately 300 persons within the New Horizons. The remaining population within community of Everett is serviced through private or communal wastewater treatment systems.

Existing sanitary collection systems in the New Horizons Subdivision include two (2) Raw Sewage Pumping Stations, one (1) Sewage Treatment Plant and one (1) Final Effluent Dosing

Pumping Station. Sewage Pumping Stations 1 & 2 discharge respectively into 75mm and 50mm diameter sanitary force mains. These force mains in turn direct sewage to the treatment plant.

The Wastewater Treatment Plant (WWTP) at the New Horizons Subdivision has a rated treatment capacity of approximately 1,750,000 L/day and discharges treated sewage to the Effluent Pumping Station. The effluent dosing pumping station is located in close proximity to the sewage treatment plant and is equipped with two (2) submersible pumps, float control system, valves and piping. Finally, the subsurface final effluent disposal system is located approximately 50 meters west of the Treatment Building and consisting of three (3) tile beds with a combined area of 2,430 square meters. The theoretical maximum daily treatment capacity of this facility corresponds with an ERP of 595 persons, however even at current levels of loading the treatment cells at this facility have experienced several breakouts in recent years.

In addition to this facility, a new WWTP is proposed to service the Draft Plan Approved R&M Homes development. This facility as designed will have capacity to service an ERP of approximately 2,200 persons, bringing the total servicing capacity of existing and Draft Plan Approved wastewater treatment infrastructure to an ERP of 2,795. It should be noted that the combined capacity of these two facilities would be insufficient to service the entire future Everett Secondary Plan Area, as the combined ERP of existing areas plus the proposed R&M Homes development is approximately 3,395 persons.

Please see the **SSMP Report (Volume 3: Part 2)** for more details.

2.10 Water Servicing

Existing water servicing features for the Township of Adjala-Tosorontio include two (2) local wells. The Ballpark Well is a 67m deep, 250mm (10 inch) diameter overburden well installed across the lower coarse sand confined aquifer. This well also has a supply capacity of 1,960 m³/day with a dedicated water treatment system.

The Grohal well also has a supply capacity of 1,960 m³/day with a dedicated water treatment system. The Grohal water supply also has a standby well with a capacity of 950 m³/day which is not included in the original capacity of 1,960 m³/day. This represents a maximum daily firm capacity of 2,826 m³/d, which corresponds with an equivalent residential population (ERP) of 5,359 persons. As such, upgrades to the Everett Water Supply and Treatment infrastructure will be required in advance of any proposed development which may increase the population of Everett beyond this value.

Both existing wells draw water from the deep aquifer which services the Community of Everett and has an average daily demand capacity of approximately 2,500 m³/d (**See Section 2.4**). This capacity will be sufficient to service the projected ERP of 10,669 persons, presuming adequate well and treatment system upgrades are also incorporated.

Water is chlorinated (sodium hypochlorite) at each of the wells prior to distribution throughout the community of Everett. Based on the current treatment and distribution configuration of 20.4

m³, tanks with injected sodium hypochlorite, and a 1,962 m³/d maximum rate of pumping (1,875 m³/d for Grohal), the Everett wells will provide sufficient minimum contact time (15 minutes in accordance with MOE Standards) to meet the average, and maximum daily demands, until the ERP exceeds 5,359 persons. Once higher demand rates (i.e. pump upgrades) are required to satisfy increased water demands, additional treatment upgrades will also need to be considered. The existing distribution system is comprised of approximately 13 kilometers of watermain which are supplied with flow from the Ballpark and Grohal well pumps with static pressure being maintained by the 1,600 m³ subsurface water storage facility located at the southeast end of the Secondary Plan Area. In accordance with MOE volumetric storage requirements for fire protection, this volume of water storage can provide service for an ERP of 3,405 persons. Additional storage volume will need to be provided prior to the population of Everett increasing beyond this level.

Please see the **WSMP Report (Volume 3: Part 3)** for additional details on existing water system.

2.11 Surface Water Features and Conditions

Three (3) small watercourses traverse the community of Everett. The headwaters of Little Bear Creek drains north to the Pine River and a smaller part of the hamlet drains south to the Boyne River. Both of these rivers form part of the Nottawasaga River drainage basin. The Ministry of Natural Resources has indicated that downstream of the community of Everett, Little Bear Creek is a significant cold water fisheries stream.

The NVCA Report Card on water quality in the Boyne River has rated it as poor to fair due to impacts of agricultural runoff and loss of riparian cover.

The Pine River is a Policy 1 receiving watercourse for total phosphorus (TP), the limiting parameter for the River. As such, the Ministry of the Environment (MOE) requires that the Provincial Water Quality Objective (PWQO) for TP cannot exceed 0.03mg/L. This ensures the watercourse meets Provincial criteria to maintain stream aquatic health and use for humans in a healthy watercourse.

The **Pine River Assimilative Capacity Study (Volume 2: Part 5)** was completed by Greenland Consulting Engineers for the Pine River to determine if capacity to accept treated wastewater effluent for the proposed ultimate build-out population of the Everett Secondary Plan exists within the water course.

The monitoring data and simulation analysis indicates that under average and low flow conditions (7Q20), the PWQO criteria for TP are not exceeded in the Pine River at Everett with the addition of flows from a proposed new Waste Water Treatment Plant (WWTP) for a population of >10,000 at discharge limit concentrations for Total Phosphorous (TP) of 0.1 mg/L from the new WWTP.

2.12 Natural Hazard Features

Natural Hazards Mapping (Volume 2: Part 6) was retrieved from Nottawasaga Valley Conservation Authority at the outset of the Master Servicing Plan Class EA. This mapping was used to develop both the **Natural Heritage Study Report (Volume 2: Part 4)**, and the land use projections shown in the **Concept Land Use Plan (Volume 2: Part 1)**. These documents, along with the other Background Studies presented in **Volume 2**, formed the basis for the identification and evaluation of the Master Servicing Alternatives in this document.

3 Problem and Opportunity Statement

3.1 Definition of the Study Area

The Community of Everett is undergoing a Master Servicing Study for its Secondary Plan Area in order to address key servicing issues which will result from projected population increases outlined in the Everett Secondary Plan. The Secondary Plan Area boundaries and Concept Plan are presented in **Figure 1.1** and **Figure 2.1** respectively.

3.2 Identification of the Problem and/or Opportunities

Projections by the Province of Ontario anticipate that the Township of Adjala-Tosorontio will grow to 13,000 people and 1,800 jobs by the year 2031. Growth management policies adopted by Township of Adjala-Tosorontio Council in 2012 anticipate at least 50% of that growth to be located in Everett.

A comprehensive review of existing infrastructure and evaluation of diverse servicing solutions is required to help prepare for such growth, and Class EA / Master Servicing Plan model provides a planning framework for the Community of Everett to ensure that an effective servicing strategy is prepared to direct future infrastructure development.

The current population of Everett is approximately 1,929 persons, and for the purposes of this Master Servicing Study, an ultimate equivalent population for the Everett Secondary Plan Area of 10,669 persons was used to determine future servicing requirements within the Secondary Plan Area.

Additional details on existing and future population projections and servicing requirement are provided in the individual Master Servicing Study Reports found in **Volume 3** of this Master Servicing Plan.

3.3 Problem and Opportunity Statement

The problem/opportunity statement that is the basis for this study is as follows:

The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.

4 Transportation

This chapter provides an assessment of the transportation impacts that are associated with the proposed development of the Secondary plan area for an ultimate planned population of 10,669 people, and for the impacts of staged development. *Trans-Plan Inc.* was retained by Greenland Consulting Engineers to provide an analysis of the existing transportation network as well as outline possible transportation solutions to account for the increase in volume. This section summarizes the findings of their **Transportation Study Report** (provided in **Volume 3: Part 4**).

4.1 Approach for Transportation Analysis

The goal of the Secondary Plan is to create a rural settlement that reflects the agricultural heritage and values of the existing community, and facilitates growth that will create a healthier, more sustainable lifestyle for those who live there.

4.2 Existing Transportation Network

The study area was bounded by natural features (south of Tosorontio Sideroad 15) to the north, Concession Road 6 to the east, Dekker Street (south of Main Street Everett) to the south, and Concession Road 4 to the west. The boundary roadways in the study area are described as follows:

County Road 5 (Main Street Everett) is a secondary arterial road with one travel lane in each direction. The roadway changes from an urban to a rural cross-section at Wales Avenue travelling eastbound and the posted speed limit is 50km/h. Concession Road 6 is a rural collector road with one travel lane in each direction, south of County Road 5. North of County Road 5, the roadway changes from a paved surface to a gravel surface and is an unopened road allowance. The posted speed limit of Concession Road 6 is 60km/h. County Road 13 is a secondary arterial road with one travel lane in each direction. The roadway is rural and has a posted speed limit of 50km/h in the vicinity of County Road 5 and a posted speed limit of 80km/h in the remainder of the study area. Concession Road 4 is a secondary arterial road with one travel lane in each direction. The roadway is rural and has an assumed speed limit of 80km/h. The County Road 5 and County Road 13 intersection acts as the main intersection within the community. Highway 89 is located south of the study area and also travels in an east-west direction. The community is well serviced by regional highways and roads. County Rd 13 and Regional Road 5 are both two (2) lane rural arterials with capacities of approximately 800 vehicles/hr.

The remainder of the roadways in the study area, which intersect with the county and concession roads, are considered as local residential roadways and are under the jurisdiction of the Township of Adjala-Tosorontio.

4.2.1 Traffic Counts Analysis for Existing Roadways

To assess existing conditions in the study area, turning movement counts (TMCs) were conducted at the following study area intersections on Wednesday August 15 and Thursday August 16, 2012:

1. Main Street Everett (Concession Road 5) @ Concession Road 4
2. County Road 13 @ Jenkins Street
3. County Road 13 @ Dekker Street (north leg)
4. County Road 13 @ Dekker Street (south leg)
5. Main Street Everett @ Blanchards Way
6. County Road 13 @ Fisher Drive

The through volumes from the TMCs were compared to existing 2010 Spring and Fall annual average daily traffic (AADT) link volumes for the concession roads within the study area (provided by the Simcoe County and the Adjala-Tosorontio Township) and were increased where appropriate.

4.2.2 Existing Intersection Capacity Analysis

Intersection capacity analyses were performed for the study area intersections based on the methodology contained in the Highway Capacity Manual. The software package employed in this regard was Synchro version 7.0. Detailed results for each intersection for the weekday AM and PM peak hours are shown in the **Transportation Study (Volume 3: Part 4)**.

4.3 Future Site Trip Generation

Site trips for the future development land area parcels were generated based on the Institute of Transportation Engineers (ITE) Trip Generation manuals, 8th Edition, based on the following land use assumptions:

Retail / Commercial Uses – are based on the ITE Land Use Code (LUC) 820, Shopping Centre, using the fitted curve trip rate equation. Widely accepted pass-by rates of 25 percent in the weekday PM peak hour were applied to determine pass-by trips (already on the road network). The building square footage was estimated at 30 percent of the land area, which results in approximately 20,000sq.m. (or about 200,000sq.ft.) of proposed retail / commercial area, as noted in the draft Official Plan Amendment.

Institutional Uses – are based on the ITE LUC 520, elementary School, with approximately 500 pupils per school. The weekday PM *school* peak hour does not typically coincide with the weekday PM *roadway* peak hour and therefore, no school trips were generated in the weekday PM peak hour.

Community Centre Uses – are based on the ITE LUC 495, Recreational community Centre. The available site statistics at this time are that the parcel is approximately 8 ha and the community centre includes a skating rink. A 15 recent building square footage to land area ratio was applied, with results in a trip generation estimates similar to that of the elementary school, and is appropriate for this level of analysis.

Residential Uses – are based on ITE LUC 210 for low-density units and ITE LUC 230 for medium-density units using the fitted curve trip rate equation. More information on site trip generation is provided in the **Transportation Study (Volume 3: Part 4)**.

4.3.1 Trip Distribution

A review of data indicates that the majority of trips are generally south or southeast to New Tecumseth in the morning peak period.

Following methodologies were used for site trips distribution that was assigned to/from the parcels and the boundary roadways within the study areas:

Retail/Commercial Users: are based on existing traffic patterns within the study area, determined from a review of existing traffic counts, and also by the expected interaction between residential uses and retail/commercial users.

Institutional Users: are based on the anticipated catchment area for auto passenger drop-offs to/from the schools, originating from the residential areas within Everett.

Community Centre Users: similar to the school trips, distribution and assignment is based on the anticipated catchment area within Everett where trips would be attracted to/from.

Residential Users: are based on a review of 2006 Transportation Tomorrow Surrey (TTS) data for trips to/from the Adjala-Tosorontio northern zone (TTS Zone 8553) and based on a review of existing travel patterns in the study area. The TTS results are summarized in **Table 4.1** below and details are also provided in the **Transportation Study (Volume 3: Part 4)**.

Table 4.1 – TTS Data		
Direction	Trips	Percentage
North	136	11%
South	953	73%
East	113	9%
West	94	7%
Total	1,297	100%

4.4 Future Total Traffic Conditions

Site traffic volumes for the future development land area parcels were added to the future background traffic volumes to obtain future total traffic volumes for the peak hours (at full build-out of the Secondary Plan Area). Future total traffic volumes for the weekday AM and PM peak hours can be found in the **Transportation Study (Volume 3: Part 4)**.

To account for future growth along the roadway corridors, this study assumes a conservative 2.0 percent per annum growth rate for ten years, applied to peak hour traffic volumes on the major roadways within the study area (for through movements along corridors and for turning volumes at major intersections). This approach is consistent with previous traffic studies conducted within the area.

4.5 Alternative Solutions, Evaluation & Preferred Alternative.

Only two (2) distinct alternatives were reviewed for the traffic plan, which included doing nothing, or implementing the improvements outlined in the Transportation Study to facilitate the development of the Everett Secondary Plan Area. As the “Do Nothing” option is not viable to support the stated goals of the Master Servicing Plan Class EA, in order to accommodate full build-out of the Secondary Plan Area, and the Community of Everett as a whole, the Preferred Alternative Solution for Transportation is to implement the proposed intersection improvements at boundary roadways summarized in **Table 4.2**.

Table 4.2 - Recommended Transportation Improvements	
Road Intersection	Proposed Improvement
County Road 5 at Blanchard's Way	- Signalization; - Left turn lanes at all approaches.
County Road 13 at Collector Road 4	- Northbound right turn lane; - Southbound left turn lane; - Exclusive westbound opposing left turn lanes;
County Road 13 at Collector Road 3/ Collector Road 5	- Signalization; - Northbound and southbound opposing left turn lanes.
County Road 13 at Collector Road 5/ (Main Street Everett)	- Signalization; - Left and right turn lanes at all approaches.
County Road 13 at Collector Road 6/ Dekker Street (South Leg)	- Left turn lanes at all approaches.
Main Street Everett at Wales Avenue	- Northbound and southbound left turn lanes.
Concession Road 6 at Main Street Everett	- Signalization; - Northbound and southbound left turn lanes; - Eastbound and westbound right turn lanes.

5 Stormwater Management

5.1 Introduction

This chapter will identify Storm Water Management (SWM) criteria (NVCA, MOE), establish existing drainage and water quality conditions, identify the potential impacts of post development conditions on storm runoff and water quality, and propose SWM measures to mitigate any impacts by identifying opportunities for enhancement. Please refer to the **Master Drainage Plan Study Report (MDP Report – Volume 3: Part 1)** for details.

5.2 SWM Criteria

The background review and discussions with the public and relevant approval agencies have identified specific SWM requirements for the Secondary Plan Area. The following subsections discuss the stormwater management criteria for peak flow (stormwater quantity), and water quality protection of the receiving water bodies (stormwater quality requirements).

5.2.1 Stormwater Quantity

As per the *NVCA Technical Standards for Stormwater Management Within the NVCA Watershed (2000)*, the NVCA's target for water quantity and base flow maintenance is to maintain the post development hydrologic regime by implementing the following primary volume and peak flow controls:

- Attenuation of all post development flows to pre-development (existing) levels, up to and including the 100-year storm event;
- 24-Hour detention of the 25 mm storm; and,
- All attempts should be made to maintain or enhance existing infiltration amounts.

The proposed Master Drainage Plan for the Everett Secondary Plan Area has incorporated the goals of the NVCA for stormwater quantity control as criteria in the SWM Plan development.

5.2.2 Infiltration and Water Balance

As proposed in the NVCA SWM Technical Standards and described in the MOE 2003 SWMP Manual, one of the objectives of a stormwater management design is to preserve groundwater and baseflow characteristics. Urbanization may reduce groundwater recharge and in turn may reduce baseflow, leading to the impairment of aquatic habitats as well as water available for domestic, agricultural, or other uses. The goal of stormwater management with regard to infiltration on developed properties is to match as closely as feasible the pre-development water balance.

5.2.3 Stormwater Quality

The MOE 2003 SWMP Manual recommends that the required level of water quality protection be associated with the habitat sensitivity of the receiving water. The receiving water bodies for the proposed development areas are the Pine and Boyne Rivers, which ultimately discharge to

the Nottawasaga River. The NVCA requires the highest level of water quality protection from stormwater runoff discharge within its watershed to protect water quality. This level of protection is referred to in the MOE 2003 SWMP Manual as “Enhanced” level water quality protection. Stormwater quality control and water quality protection is achieved through various methods generally classified into two (2) categories: lot level and conveyance controls; and end-of-pipe controls. For the purposes of this MSP, end of pipe controls (i.e. SWMF’s with appropriate discharge rates for the 25mm quality storm event) have been investigated, though it is recommended that opportunities to improve water quality through lot level controls be investigated for individual developments on a case by case basis moving forward.

5.3 Existing Conditions

5.3.1 New Horizons Subdivision

The New Horizons Subdivision can be found within the boundaries of the two subwatersheds of the Nottawasaga River. The northeastern portion of the subdivision drains to a tributary of the Pine River, with the Southeastern portion draining to a tributary of the Boyne River. There is an existing SWMF on Dekker Street (Ex. SWMF 1) as well as an infiltration pond in the northeastern portion of the development (Ex. SWMF 2). These two (2) facilities treat runoff from the Vander Zaag Subdivision (including Dekker Street), 18 Lots fronting Dekker Street, runoff from a 4.32 hectare existing residential development North of Dekker Street and an 18.83 external area within the boundary of the New Horizons Development. Roadside ditches are used to convey runoff to both the northeastern portion of the site (SWMF 2) and the northwesterly portion of the site (SWMF 1).

5.3.2 R&M Homes

The lands for the proposed R.M. Homes Subdivision are currently vacant and used primarily for agricultural purposes. A single existing linear SWMF (Ex. SWMF 3) is located in the south east corner of the property and will be retrofitted and expanded to provide proper water quality and quantity control once the development proceeds.

5.3.3 Cumac Subdivision

The Cumac Subdivision consists of 39 residential lots occupying 6.8 hectares. Lot level controls for stormwater management in this subdivision include soak away pits to capture roof-top runoff at each dwelling, with an individual capacity of 2.8m³ water. Buffer strips through natural areas adjacent to existing drainage courses are employed to allow for infiltration, stream temperature control, stream bank stabilization and habitat enhancement for riparian rights. Property line swales also aid with infiltration.

Stormwater conveyance controls include grass swales to filter surface runoff, grass lined ditches to filter surfaced drainage, settle out suspended solids and provide stormwater detention benefits and other on-site ditches to provide the same benefits of road-side ditches.

5.4 Proposed Conditions

5.4.1 Future Land use

The future land use scenario for the Community of Everett Secondary Plan lands is presented in the **Concept Land Use Plan (Appendix B)**. This scenario represents "ultimate" development planned for the Study Area. An ultimate equivalent residential population of approximately 10,669 (or an equivalent of 3,995 residential units) has been estimated for the Secondary Plan lands (new and existing). The total imperviousness within the drainage areas of each of the receiving watercourses for the site will increase from a total of approximately 22% to greater than 32% overall for the subject subwatersheds under full build-out. Detailed catchment parameters for the Secondary Plan area can be found in **Appendix MDP-D** of the **MDP Report (Volume 3: Part 1)**.

All new development areas in the Secondary Plan will be serviced by the Community of Everett Well System and all sewage flows will be treated at a communal Water Pollution Control Plant (WPCP). The details concerning the WPCP location and discharge method (i.e. surface water discharge or subsurface discharge) are being determined through the water and wastewater component of this Class EA Master Plan process which includes this MDP.

5.4.2 Hydrology and Hydraulics

Changes to the future hydrology and hydraulics were assessed in terms of future uncontrolled peak flow rates (existing and "in process" SWM controls were kept in). The post development hydrologic (VO2) modelling results and a post development model schematic are presented in **Appendix MDP-D** of the **MDP Report (Volume 3: Part 1)**. The results of this modelling exercise are presented in **Table 5.1**.

Table 5.1 - Post Development Hydrologic Flow Summary – Uncontrolled

Node & Location	Storm Flow (m ³ /s)									
	Timmins		100-Yr (SCS)		25-Yr (SCS)		5-Yr (SCS)		2-Yr (SCS)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
Pine River Tributary Node #100	18.24	19.83	13.42	16.18	10.79	12.83	6.90	9.12	4.84	6.33
Pine River Main Branch Node #200	16.45	15.47	8.51	8.18	5.97	5.73	3.38	3.25	2.00	1.92
Boyne River Tributary Node #300	18.47	16.16	9.28	9.31	6.60	7.09	3.82	4.92	2.30	3.44
Node & Location	100 yr (Chicago)		25 yr (Chicago)		5 yr (Chicago)		2 yr Chicago		4 hr 25mm Storm	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
Pine River Tributary Node #100	15.25	17.45	12.11	14.23	7.12	9.90	4.76	6.24	2.81	3.73
Pine River Main Branch Node #200	7.24	6.97	4.84	4.65	2.48	2.37	1.30	1.24	0.51	0.48
Boyne River Tributary Node #300	8.03	9.51	5.46	7.36	2.88	4.87	1.57	3.29	0.64	2.16

The net increase in flow at Nodes 100 and 300 suggest that additional storm water quantity controls will be necessary to facilitate the development of the Secondary Plan Area.

5.5 Existing and Proposed Stormwater Management Facilities

There are three (3) existing SWM Facilities located within the study area.

Ex. SWMF 1 is located at southeast corner of the study area. The area represents the majority of the New Horizon development areas. It provides quantity control for the sub-catchment 15. It is unknown what quality controls, if any are in place at this facility.

There is also an existing infiltration pond (Ex. SWMF 2) which collects drainage from lands to the north of the New Horizon Subdivision, and part of Dekker Street (Sub-catchment 17).

Finally, stormwater quality and quantity control improvements are proposed to the existing linear SWMF (Ex. SWMF 3) in Sub-catchment 16 as part of the construction phase of the Draft Plan Approved development located therein (R&M Homes).

5.6 Alternative Solution Overview

General MDP and SWM Plan alternatives were presented in **Chapter 5.0** of the **MDP Report (Volume 3: Part 1)**, the Chapter identifies: MDP Options and; presents an evaluation of the Options. It should be noted that the “Do Nothing” Option is not a feasible MDP alternative due to the expressed desire to proceed with additional development in the Study Area. As such, this Option was not considered further in this assessment. The “Long List” of Alternative Solutions initially considered includes:

Option MDP-1: Development within Existing Settlement Boundary with New SWMFs

Option MDP-2: Full Development without Additional SWM Controls

Option MDP-3: Full Development of Plan Area with Local/Regional SWMFs

Option MDP-4: Common SWMF's With Connection of Ex. SWMF 2 & Prop. SWMF C

Option MDP-5: Individual SWMF's for All Developable Land Parcels

5.7 Short List of Alternatives

Alternatives from the long list which clearly would not satisfy the goals of the Master Servicing Plan (i.e. options which would be prohibitively expensive or would not meet environmental protection requirements) were not considered for further evaluation. The remaining alternatives were then added to the short list and subjected to detailed evaluation in terms of the criteria presented in Section 5.8 in order to arrive at a preferred alternative solution. A summary of the short listed alternatives and their characteristics are presented below in **Table 5.2**. Figures depicting the short listed alternatives are provided in **Appendix B**.

Table 5.2 - Short List of SWM Alternatives	
Mater Drainage Plan Shortlisted Option	Characteristics
<u>Option MDP-3:</u> Full Development of Plan Area with Local/Regional SWMFs	- Provision for development of the entire Secondary Plan area (as per Option MDP-2), as opposed to limiting development to the existing settlement boundary. - Eight (8) SWMFs are proposed to provide storm water quality and quantity control on a local regional scale basis. Two (2) of these ponds are existing Facilities (1 & 2) and six (6) are proposed (A (3), B, C, D, E &F).
<u>Option MDP-4:</u> Common SWMF's With Connection of Ex. SWMF 2 & Prop. SWMF C	- The intention of considering this option was to determine the impacts (if any) of consolidating existing flows into a new facility which would be located immediately downstream under the proposed development scenario. - Existing SWMF 2 is proposed to drain into the proposed SWMF C. - A "full build-out" scenario is assumed within the "Node 100" upstream drainage area, an established connection between Ex. SWMF 2 and Proposed SWMF C would be required prior to Construction of SWMF's E or F, thus limiting development within these sub-catchments. This development could proceed prior to connecting Ex. SWMF 2 and Proposed SWMF C.

5.8 Evaluation Criteria and Approach

The evaluation criteria used to select the recommended solution were as follows:

- Natural Environment Impacts:
 - o Impacts of the option to vegetation, wildlife & the Natural Environment; and
 - o Surface/groundwater quality and quantity implications;
- Social/Cultural Environment Impacts:
 - o Land Use & Archaeological Considerations (Including First Nations);
 - o Traffic impacts & interruption to residents; and
 - o Visual landscape/Aesthetic impacts;
- Technical/Operational Considerations
 - o Difficulty to construct or implement the Option relative to other alternatives; and
 - o Operation & Maintenance Efficiency;
- Economic Impacts
 - o Capital/construction costs;
 - o Long term/operation & maintenance cost burden; and
 - o Payment structure, cost recovery options for Municipality, Phasing Flexibility.

5.9 Preferred Alternative and Recommendations

Based on the evaluation of MDP Options presented in **Chapter 6.0 of the MDP Report (Volume 3: Part 1)**, Options MDP-3 and MDP-4 were presented as viable MDP alternatives. The preferred MDP alternative was determined to be **Option MDP-3**. A summary of the evaluation is presented in **Table 5.3**. Please see the **MDP Report (Volume 3: Part 1)** for the detailed evaluation. Criteria highlighted in “green” represent the most preferred alternative, while “yellow” criteria represent less preferred alternatives and criteria in “red” represent the least preferred alternative.

Table 5.3 - Short List of SWM Alternatives

Evaluation Criteria	<u>Option MDP-3</u> Six (6) Regional SWMF's – No Upgrades to Existing Facilities	<u>Option MDP-4</u> Six (6) Regional SWMF's with Upgrades to Existing SWMF 2
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
<u>Overall Ranking:</u>		

The recommended preferred Master Drainage Plan Alternative (**Option MDP-3**) for the Everett South Secondary Plan includes the following general characteristics:

- Six (6) new Stormwater Management Facilities (SWMFs) are proposed for the Secondary Plan, including the proposed R&M Homes SWMF.
- Each of the Six (6) Proposed Stormwater Management Facilities are proposed as wet pond facilities that meet MOE Enhanced water quality control requirements.
- Each of the six (6) Stormwater Management Facilities are proposed to control post development flows to pre-development levels for all storms up to and including the 100-Year storm event. All newly proposed facilities which ultimately drain to Node 100 shall be designed to over control runoff to account for the increase in overall contributing area to this drainage node under post-development conditions.
- All Stormwater Management Facilities proposed in the MDP provide 24 hour detention of the 25 mm storm for erosion control purposes.
- End of Pipe Stormwater Management Facility infiltration and exfiltration systems to promote infiltration and reduce thermal impacts are proposed in the MDP where soil and groundwater conditions permit.
- All development including Stormwater Management Facilities are proposed outside the Natural Environment Area land uses, including the Regional storm flood elevation, the erosion hazard set-back limit, wetland areas and the 30m natural heritage/fisheries set-back from the Secondary Plan natural heritage areas.
- In areas where soil/groundwater conditions permit, at source infiltration measures such as soak-away pits or equivalent measures are to be installed at lot level.
- Road infiltration trenches should be installed where soil/groundwater conditions permit.
- Low Impact Development (LID) technologies for Stormwater management should be considered during the development application review process.
- SWMF placement, sizing and outlet configurations as presented in this report are provided for conceptual purposes only. More detailed investigations into localized hydrology, hydrogeology and impacts to natural features will be required as part of the development application process for each SWMF within the Secondary Plan Area.

Detailed discussion of implementation strategies for the preferred alternative solution, including mitigation and monitoring recommendations, project schedule listings, and phasing recommendations can be found in **Chapter 8.0** of this Master Servicing Plan Study Report.

6 Wastewater Servicing

6.1 General

This chapter will summarize the characteristics of the existing sanitary system as well as present opportunities that address the increased flows due to the forecasted population of 10,669. Please refer to the **Sanitary Servicing Master Plan Report (SSMP Report – Volume 3: Part 2)** for more detailed analysis.

6.2 Description of Study Area Existing Servicing Systems

All residential homes within Everett are currently serviced by individual septic systems, except for the New Horizon Subdivision, which is serviced by a communal Wastewater Treatment Plant (WWTP), servicing a population of approximately 300 equivalent persons. The WWTP utilizes a Rotating Batch Contactor (RBC) treatment systems complete with a subsurface discharge field. The proposed R&M Homes Development in the north end of the Secondary Plan has received Draft Plan Approval from the Township, and as such, the development has been considered “Existing” for the purposes of this Study.

6.2.1 Study Area Existing Sanitary Flow Conditions

Average and peak flows were determined for all existing and in process developments based on the background information. These flows are presented in **Tables 6.1 and 6.2**.

Table 6.1 – Existing Sanitary Average Daily Flow Requirements

Flow Description/Area	Units Serviced	Equivalent Population	Avg. Flow (L/c/d)	Daily Average (L/s)	Daily Average (m ³ /d)
New Horizon Subdivision	112	300	246	0.85	73.8
Proposed in Process (R&M)	492	1,466	340	5.77	498.3
Existing Unserved Areas	610	1,629	340	6.41	553.9

Table 6.2 – Existing Sanitary Peak Flow Requirements

Flow Description/Area	Equivalent Population	Avg. Flow (L/c/d)	I/I Allowance (L/c/d)	Peaking Factor	Peak Flow (L/s)	Peak Flow (m ³ /d)
New Horizon Subdivision	300	450	90	4	6.56	567
R&M Homes Subdivision	1,466	450	90	3.66	29.67	2,563
Existing Unserved Areas	1,629	450	90	3.65	32.69	2,825

6.2.2 Study Area Existing System Problems and Opportunities

The disposal bed at the New Horizon Subdivision in Everett has experienced breakouts in recent years. The first breakout, in 2008, occurred in the north bed. Reducers were installed on the primary distribution box to reduce the amount of effluent flowing to this bed. There were no further problems with this bed. The second breakout occurred in June 2009 on the central bed. Reducers were added to the primary distribution box to reduce the flows to the central bed. Each of these breakouts occurred when the treatment plant was processing higher than usual flows, in the order of 100 to 140cu.m/day. The grading in the area of the breakout does not suggest ponding of surface water.

It is suspected that high groundwater is causing homeowners to install sump pumps and discharge to the sewer, resulting in the higher than usual flows to the wastewater treatment plant. High groundwater and groundwater mounding may also be contributing to the breakouts in the disposal bed. As a result of these issues, the municipality has expressed an interest in decommissioning the facility. This request was kept in mind during the creation and evaluation of servicing alternatives.

More details on the existing conditions within the study area can be found in the **SSMP Report (Volume 3: Part 2)**.

6.3 Wastewater System Future Needs

The R&M Homes Development within the study area has received Draft Plan Approval at the time of this Study. The development is proposed to be serviced with a network of gravity sewers in accordance with MOE guidelines, and will require a new WWTP to treat collected effluent.

6.3.1 Proposed Wastewater Treatment System

A Sequencing Batch Reactor (SBR) system by Napier-Reid of Markham has been proposed to meet the wastewater treatment needs for the development. The facility is designed to provide a treatment capacity of **748 m³/d** (8.66 L/s).

This average daily design flow (ADDF) value was derived by the Development's design engineer, Pearson-McCuaig Engineering Ltd, using a per capita flow rate of 350 L/c/d, 90 L/c/d of extraneous flows, plus commercial contributions at 65 m³/ha/d as per the following equation:
$$\text{ADDF} = 350\text{L/c/d} \times 1476 \text{ Persons} + 65 \text{ m}^3/\text{ha/d} \times 1.52\text{ha} \times 1000\text{L} + 1,476 \text{ Persons} \times 90 \text{ L/c/d}$$
ADDF = 748,240 L/day (8.66 L/s)

(Source: *R&M Homes Residential Development Sanitary Servicing Report, Rev. Jan. 2012*)

Based upon projected flows presented herein, the R&M Homes flow design is conservative given observed water use trends in the area. Using the per capita flow rate of 340 L/c/d (which includes infiltration) presented herein, the facility would be able to service an equivalent population of approximately 2,200 people. Based on the full build-out equivalent population of 1,466 persons proposed for the development, and using the current capacity as designed the

R&M Homes WWTP would have a residual capacity of approximately 734 equivalent persons (2.89 L/s).

As designed, the R&M Homes WWTP raw sewage will enter a pump station and be pumped to a mechanical fine screen before entering two (2) SBR tanks. The proposed system will continue to accept raw sewage inflow throughout an entire SBR cycle. Treated secondary effluent from the SBR process is then further treated with continuous backwash tertiary filters. Finally, the treated effluent will be discharged to a pump chamber located west of the WWTP, consisting of eight effluent pumps which discharge to the Large Subsurface Disposal Field (LSDF).

The effluent pumping chamber will be located approximately 3m west of the SBR and consists of a modified 36,000L sanitary holding tank with eight pumps. Treated effluent from the WWTP will enter the pumping chamber via one 250mm dia. PVC sanitary pipe. This chamber will be a rectangular waterproof concrete tank with an overall capacity of 36,000 L. Effluent will be pumped via 75mm HDPE sanitary pressure pipes to the LSDF. The septic pumping chamber will contain eight Flygt 6.5hp pumps designed to pump at 10.0L/s each against a total dynamic head (TDH) of 20m.

The 27,750 m² tile bed proposed for the facility will provide a hydraulic loading rate of approximately 27 L/m²/d using 8 cells, or 36 L/m²/d with 6 cells, based on the proposed ADDF of 748 m³/d. The design proposed to alternate use between 6 and 8 cell treatment to cycle the use of cells and allow each cell one full day of “rest” in a given four (4) day cycle. This loading rate is below the MOE recommended maximum hydraulic loading rate of 40 L/m²/d, and additional land has been purchased for the purpose of expansion in the event that groundwater monitoring suggests additional cells would be warranted.

Effluent Criteria for the proposed facility are presented in **Table 6.3**. These criteria were developed on the assumption that attenuation rights will be obtained over property immediately to the north and effluent entering the watercourse to the east within this property limit.

Table 6.3 - Effluent Limits & Objectives				
	BOD5 (mg/L)	Suspended Solids (TSS) - (mg/L)	Phosphorous (mg/L)	Total Nitrate + Ammonia (mg/L)
Effluent Limits	10	10	1.0	10
Effluent Objectives	5	5	0.5	7

6.3.2 Proposed Sewage Collection System

The sanitary sewer system for the R&M Homes development consists of approximately 4.9 km of 200mm – 250mm PVC sanitary sewer which varies in slope from 0.3% to 2.5%. Sewage is currently proposed to flow to a 250mm diameter trunk sewer to the raw sewage pumping station, located as shown in **Figure 6.1**. The pumping station is designed to discharge to a forcemain at

a maximum rate of **27.4 L/s** (2,367 m³/d), which will transport effluent North to the proposed WWTP along Concession Road 6.

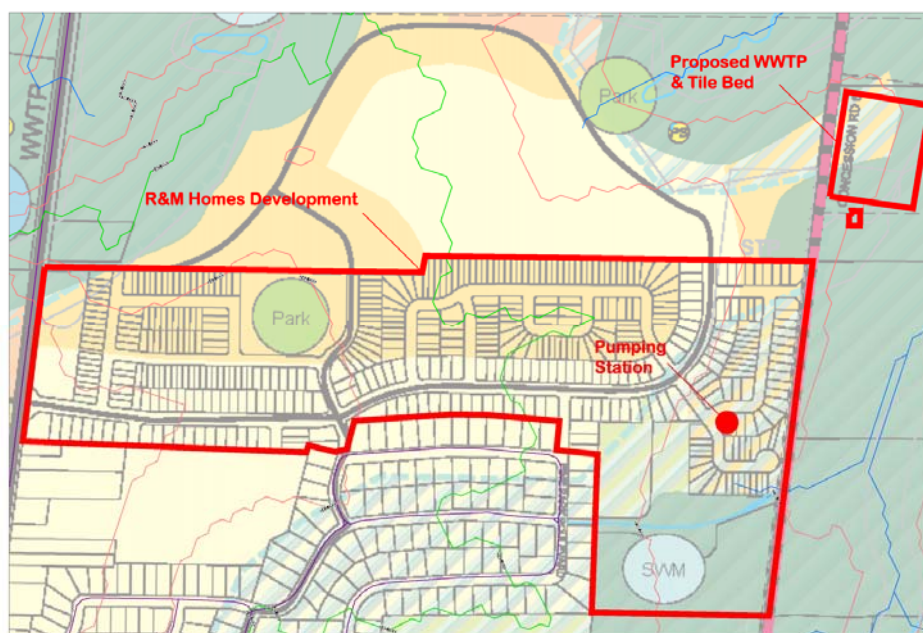


Figure 6.1 – R&M Homes Sanitary Infrastructure

Based on the calculations presented in **Table 2.2**, the proposed pump system is slightly undersized to convey the projected peak flow of **29.67 L/s** (2,564 m³/d) from the development, as designed and assuming a conveyance average daily flow generation rate of 450 L/c/d.

6.4 Sanitary Servicing Gaps

Based on flow calculations presented above the existing New Horizons WWTP and the proposed R&M Homes WWTP (as designed) have a combined residual capacity which could service the equivalent of 1,029 additional people. **Table 6.4** summarizes the overall treatment capacity of existing and “in process” (R&M Homes) municipal treatment systems:

Table 6.4 - Existing and Proposed Wastewater Treatment Capacity			
Area/WWTP	Equivalent Population (Persons)	Treatment Capacity (Persons)	Residual Capacity (Persons)
New Horizon Subdivision	300	595	295
R&M Homes Subdivision ²	1,466	2,200	734
Existing Unserved Areas	1,629	0	-1,629
Totals	3,395	2,795	-600

¹ Existing Served Population of 300 + Residual Capacity of 100 m³/d @ 340 L/c/d

² Based on Study Flows of 340 L/c/d (Including Infiltration) and MOE rate of 25m³/ha/d Commercial Flows. Current WWTP Design is based on 350 L/c/d + 90 L/c/d + 65m³/ha/d Commercial.

Assuming all residual servicing capacity of both WWTP's is to be used up by connecting a portion of the existing unserved population, the system would have a servicing gap of approximately 600 people.

In practical terms however, the New Horizons subsurface wastewater treatment plant has limited residual capacity and experiences regular maintenance issues. This system has limited ability to service any additional development, and the Township has expressed an interest in decommissioning the facility.

6.5 Wastewater Servicing Alternative Solution Overview

6.5.1 Wastewater Treatment and Disposal Alternatives Overview

A list of alternatives for wastewater treatment and disposal was developed to address the servicing gap in the community of Everett and to ultimately service the future Everett Secondary Plan development areas. This list is presented in **Table 6.5**.

Table 6.5 – Wastewater Treatment and Disposal Alternatives: Long List	
Wastewater Treatment & Disposal Option	Description
Option WWT-1 – Do Nothing	Maintain the status quo.
Option WWT-2 – Septic Systems for New Growth	Provide lot level treatment using individual septic systems for all new development areas
Option WWT-3 – Water Conservation	Reduce existing conditions water use to create additional system capacity for new development
Option WWT-4 – Development Specific WWTP's	This option would involve construction of individual WWTP's for each new development.
Option WWT-5 – Expand New Horizons WWTP	Expand the existing WWTP to provide additional capacity for future developments.
Option WWT-6 – Expand R&M Homes WWTP (Subsurface Discharge)	Provide additional treatment capacity at the proposed R&M Homes Subsurface Discharge WWTP to service both existing and future developments.
Option WWT-7 – Expand R&M Homes WWTP (Surface Water Discharge)	Same as Option WWT-5 but with discharge of treated effluent to a surface water outlet (main branch of the Pine River).
Option WWT-8 – Construct New WWTP (Surface Water Discharge)	Construct a new WWTP which discharges treated effluent to the Pine River (main branch).
Option WWT-9 – Combine Alternatives 6 & 7	Convert the R&M WWTP from subsurface to surface water discharge once a certain capacity is exceeded.
Option WWT-10 – Combine Alternatives 6 & 8	Construct a new surface water discharge WWTP once capacity at the proposed R&M WWTP is exceeded.

Table 6.5 – Wastewater Treatment and Disposal Alternatives: Long List	
Wastewater Treatment & Disposal Option	Description
Option WWT-11 – Transport Effluent to a Neighbouring Municipality for Treatment and Disposal	Construct a forcemain system between Everett and another municipality and treat effluent using existing facilities located within that municipality.
Option WWT-12 – Spray Irrigation	Dispose of treated effluent using spray irrigation over a large area

The following alternatives were shortlisted and considered for further, detailed evaluation:

Option WWT-7 – Expand R&M Homes WWTP (Surface Water Discharge)

Option WWT-8 – Construct New WWTP (Surface Water Discharge)

Option WWT-9 – Combine Alternatives 6 & 7

Option WWT-10 – Combine Alternatives 6 & 8

6.5.2 Wastewater Collection Alternatives Overview

Wastewater collection alternatives were developed to accommodate the short-listed treatment and disposal options, as the collection system requirements would largely depend on the required treatment and disposal facility locations.

The “Do Nothing” collection option was not short-listed as each treatment option would require a conveyance solution to satisfy the goals of the Master Servicing Plan.

The conveyance/collection options considered as part of the Sanitary Servicing Master Plan Study are identified and presented in **Table 6.6** below. It should be noted that all of these alternatives were considered for detailed evaluation.

Table 6.6 – Wastewater Conveyance Alternatives	
Wastewater Collection Option	Description
Option WWC-A – Mixed Gravity and Forcemain to R&M Homes Pumping Station via Wales Ave.	Minimizes the depth of sewers by using forcemains at key locations. Main trunk sewer located along Wales Ave.
Option WWC-B – Gravity Flow to R&M Homes Pumping Station via Wales Ave	Deeper sewers than Option WWC-A with minimized maintenance due to reduction in number of sewage pumping stations (SPS). Main trunk sewer located along Wales Ave.
Option WWC-C – Gravity Flow to R&M Homes via County Road 13	Greatest sewer depth of all options with minimized maintenance due to reduction in number of SPS. Main trunk sewer located along County Road 13

6.6 Short List of Wastewater Servicing Alternatives

Four (4) wastewater treatment and disposal alternative solutions and the three (3) conveyance alternative solutions were shortlisted. These alternatives are summarized in **Table 6.7**. Figures depicting the short listed alternatives can be found in **Appendix B**.

Table 6.7 – Wastewater Treatment, Disposal and Conveyance Alternatives: Short List		
Wastewater Servicing Shortlisted Option		Characteristics
Wastewater Collection/Conveyance Alternative Solutions	<u>Option WWC-A – Mixed Gravity and Forcemain to R&M Homes Pumping Station</u>	Using Wales Ave., Moore Ave. and Pine Park Blvd. as the main trunk sewer alignment, through the Everett Glen Subdivision (EG) and into the R&M Homes Subdivision (RM) with a final outlet at the proposed R&M sanitary Sewage Pumping Station (SPS)
		Existing topography to be utilized to concentrate sanitary flows at a downstream location, while using pumping to minimize depth of proposed sewers.
		Require significant “up-front” infrastructure implementation in existing residential areas.
	<u>Option WWC-B – Gravity Flow to R&M Homes Pumping Station</u>	Similar to Option WWC-A, but to increase the depth of the R&M Homes SPS to eliminate the need for additional pumping stations in upstream areas.
		Require an additional 0.69 m average depth of sewers in order to eliminate two (2) pumping stations and 595 m of forcemain.
		Require significant “up-front” infrastructure implementation in existing residential areas.
Wastewater Treatment and Disposal	<u>Option WWC-C – Gravity Flow to R&M Homes via County Road 13</u>	Addresses the Social Environment disadvantages of Options A & B
		Allow for new development to proceed in the Secondary Plan Area, with a minimum initial impact to existing residential properties and natural environment areas by shifting the Trunk Sewer (TS-1 & 2) location to County Road 13.
	<u>WWT-7: Expand R&M - Surface Water Discharge (SWD)</u>	Expand the existing WWTP to provide additional capacity for future developments.
	<u>WWT-8: New WWTP – Surface Discharge</u>	Discharge treated effluent to a surface water outlet (main branch of the Pine River).
		Construct a new WWTP which discharges treated effluent to the Pine River (main branch).
	<u>WWT-9: R&M Subsurface with Phasing to Surface Discharge</u>	Provide additional treatment capacity at the proposed R&M Homes Subsurface Discharge WWTP to service both existing and future developments.
		Discharge treated effluent to a surface water outlet (main branch of the Pine River).
	<u>WWT-10: R&M Subsurface Discharge with Phasing to New WWTP</u>	Convert the R&M WWTP from subsurface to surface water discharge once a certain capacity is exceeded.
		Construct a new surface water discharge WWTP once capacity at the proposed R&M WWTP is exceeded.

6.7 Evaluation Criteria and Approach

The evaluation criteria used to select the recommended preferred alternative solution were as follows:

- Natural Environment Impacts:
 - o Impacts of the option to vegetation, wildlife & the Natural Environment; and
 - o Surface/groundwater quality and quantity implications;
- Social/Cultural Environment Impacts:
 - o Land Use & Archaeological Considerations (Including First Nations);
 - o Traffic impacts & interruption to residents; and
 - o Visual landscape/Aesthetic impacts;
- Technical/Operational Considerations:
 - o Difficulty to construct or implement the Option relative to other alternatives; and
 - o Operation & Maintenance Efficiency;
- Economic Impacts:
 - o Capital/construction costs;
 - o Long term/operation & maintenance cost burden; and
 - o Payment structure, cost recovery options for Municipality, Phasing Flexibility.

6.8 Preferred Alternatives and Recommendations

Based on the evaluation of Sanitary Servicing Options as presented in **Chapter 4.0 of the SSMP Report (Volume 3: Part 2)** the preferred alternative was determined to be **Option WWT-9-WWC-B**, which is a combination of treatment and disposal Option WWT-9, and Conveyance Option WWC-B. This combined Option provides the most cost effective long term servicing solution, while also offering phasing options for development within the Secondary Plan Area. A summary of the Sanitary Servicing evaluation is presented in **Tables 6.8 and 6.9**. Please see the **SSMP Report (Volume 3: Part 2)** for the detailed evaluation.

Criteria highlighted in “green” represent the most preferred alternative, while “yellow” criteria represent less preferred alternatives and criteria in “red” represent the least preferred alternative.

Table 6.8 – Wastewater Conveyance Evaluation Summary

Evaluation Criteria	Option WWC-A Mixed Gravity and Forcemain to R&M Homes Pumping Station via Wales Ave.	Option WWC-B Gravity Flow to R&M Homes Pumping Station via Wales Ave	Option WWC-C Gravity Flow to R&M Homes Pumping Station via County Road 13
Natural Environment Overall Rating			
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations Rating			
Economic Ranking			
<u>Overall Ranking:</u>			

Table 6.9 – Wastewater Treatment and Disposal Evaluation Summary

Evaluation Criteria	Option WWT-7 Expand R&M WWTP – Surface Discharge	Option WWT-8 New WWTP – Surface Discharge	Option WWT-9 R&M Subsurface Discharge WWTP with Phasing to Surface	Option WWT-10 R&M Subsurface Discharge WWTP with Phasing to New Surface
Natural Environment Overall Rating				
Social / Cultural Environment Overall Rating				
Technical/Operational Considerations Rating				
Economic Ranking				
<u>Overall Ranking:</u>				

The recommended preferred Sanitary Servicing Master Plan for the Everett South Secondary Plan Area includes the following general characteristics:

- Approximately 1,400m of gravity trunk sewer as shown in **Figure A-4 (Appendix B)**, ranging in diameter from 375mm to 525mm, located along Wales Ave. and discharging at a new SPS in the R&M Homes Subdivision. Under ultimate build-out conditions, this pump should be capable of delivering a peak flow conveyance capacity of 14.86 ML/d with a depth of 5.5 m (232.2 m).
- A gravity based sanitary sewer collection network upstream of the trunk sewer which includes approximately 17,500 m of pipe, ranging in diameter from 200mm – 375mm.
- One (1) subsurface discharge WWTP, with room for future expansion to a surface water discharge facility, including improvements to facilitate total phosphorus treatment to an objective level of 0.05 mg/L (and limit level of 0.1 mg/L). Conversion to surface water

discharge should occur prior to the serviced equivalent residential population reaching 2,200 persons, and the ultimate design should include treatment capacity for an ADDF of 3.63 ML/d.

- Future expansion of the treatment facility should also include an effluent pump and forcemain which discharges treated effluent to the Pine River, as shown in **Figure A-2 (Appendix B), Option WWT-9**.
- This option will allow currently approved developments to proceed with the least financial impacts to future developments or existing residents who wish to connect of all options evaluated. The Township can plan for the expansion of the subsurface facility in conjunction with developers to optimize growth while ensuring effective recovery of capital costs.
- This option will allow for the New Horizon's WWTP to be decommissioned after the new WWTP and trunk sewer are constructed, without needing to wait for other developments to proceed first. By converting the current SPS at the WWTP to pump flows to an extension of the new trunk sewer on Wales Ave. South, the Township can maximize their existing infrastructure to meet future servicing goals.
- As part of the preferred solution, it is recommended that a phosphorous limit of 0.1 mg/L with a target effluent concentration of 0.05 mg/L be established for the final WWTP, in order to maintain the high quality of the Pine River from a nutrient perspective. This is consistent with "state of the art" phosphorous treatment systems in Ontario.
- Finally, it is recommended that offsetting opportunities and nutrient monitoring programs be investigated as part of the preferred alternative sanitary servicing strategy.

Detailed discussion of implementation strategies for the preferred alternative solution, including mitigation and monitoring recommendations, project schedule listings, and phasing recommendations can be found in **Chapter 8.0** of this Master Servicing Plan Study Report.

7 Water Servicing

7.1 General

This chapter will summarize the characteristics of the existing Everett water system and recommend upgrades to water supply, treatment, distribution, and storage infrastructure to address future demands from the forecasted population of 10,669 equivalent persons. Please refer to the **Water Servicing Master Plan Report (WSMP Report – Volume 3: Part 3)** for more detailed analysis.

7.2 Existing Water Supply and Treatment Systems

The Everett Water Supply System currently services an estimated population of 1,929 persons (2009). The system consists of two pumping stations, a reservoir and distribution system. The Grohal pump house has one production well and one standby well, while the Ball Park pump house has a single production well. The pump houses operate alternately to supply water to the system based in reservoir level.

Table 7.1 - Everett Well Capacity		
Well Name	Operating Capacity - L/s	Operating Capacity - m ³ /d
Grohal Main	21.7	1,875
Grohal Back-up	11	950
Ball Park	22.7	1,961
Total:	55.4	4,787

The Ballpark Well

The Ballpark well is a 250mm (10 inch) diameter overburden well installed across the lower coarse sand confined aquifer. The surface of the well is at an elevation of 246.11 m with the base of the well screen installed at an elevation of 185.25. The MOE “Permit to Take Water”, municipal pumping test records, and planning documents for the community of Everett were reviewed as part of the revised work plan.

The Ballpark well can supply water at a capacity of 1,961 m³/day with a dedicated water treatment system consisting of one 200L capacity sodium hypochlorite solution tank and one 20,400 L chlorine contact tank with a dedicated watermain loop for increased chlorine contact time. The chlorination system includes a pump with a capacity of 3.8 L/h.

The Grohal Well

The Grohal well also has a theoretical supply capacity of 1,875 m³/day with a dedicated water treatment system consisting of one 200L capacity sodium hypochlorite solution tank and one

20,400 L chlorine contact tank with a dedicated watermain loop for increased chlorine contact time. The chlorination system includes a pump with a capacity of 3.8 L/h.

The Grohal water supply also has a standby well with a capacity of 950 m³/day which is not included in original capacity of 1,875 m³/day.

Township staff indicated the current water chlorination treatment system capacity could be increased, as needed by partial expansion of the Grohal and/or Ballpark pump houses; including, installing a larger chlorine treatment storage tank(s) and an additional watermain loop(s) in order to increase chlorine contact time..

Water Treatment

The existing treatment system consists of chlorination (sodium hypochlorite) at each of the Grohal Wells and the Ballpark Well prior to distribution throughout the community of Everett. Based on the current treatment and distribution configuration of 20.4 m³, tanks with injected sodium hypochlorite, and a 1,962 m³/d maximum rate of pumping (1,875 m³/d for Grohal), the Everett wells will provide sufficient minimum contact time (15 minutes in accordance with MOE Standards) to meet the average, and maximum daily demands, until an equivalent population of **5,359 persons** is reached. Once higher demand rates (i.e. pump upgrades) are required to satisfy increased water demands, additional treatment upgrades will also need to be considered.

7.3 Existing Water Distribution Systems

Reservoir Capacity

The existing water storage facility is located 600m south of County Road 5 on the west side of Concession Road 6 and was constructed in the early 1990's, at approximately the same time as the Ballpark and Grohal Wells.

Under existing conditions, the residual storage available is 472 m³. Using the MOE minimum requirements for fire storage, based on population, there is sufficient capacity in the existing water storage system in Everett to accommodate the existing and Draft Plan Approved development in the community, i.e. 3,405 equivalent persons. Expansion of storage systems will be required for any development scenarios beyond the existing and in process R&M Homes populations.

Water Distribution Network

A water distribution system model was created for the existing Everett community using the hydraulic modeling software WaterCAD V8 XM. Scenarios include Average Day, Maximum Day, Peak Hour and Maximum Day with Fire Storage were completed to determine water system functionality and to identify any deficiencies which may exist in the current infrastructure, or under conditions proposed for the near future.

Scenarios were run under numerous water demand regimes, with and without full build-out of the R&M Homes development (Approved Draft Plan – in Process). Availability of minimum and recommended fire flows were also checked. System pressures at all nodes were checked against the MOE system pressure guidelines for each water demand scenario. Please see the **WSMP Report (Volume 3: Part 3)** for additional details.

7.4 Study Area Existing System Problems and Opportunities

As discussed in **Section 7.3**, water storage and supply/treatment infrastructure will need to be upgraded in order to service future population demands beyond certain thresholds. Existing conditions modeling has also suggested that low water pressure may currently be an issue in some areas within the Community of Everett, specifically in the higher elevation areas of the New Horizons Subdivision and confirmed during the public consultation process (See **Appendix A**).

In addition to these requirements, the Township of Adjala-Tosorontio has indicated a desire to have a planned redundancy in the water supply system – meaning, they would require the ability to service the proposed increased population water demand while having at least one of the Everett municipal wells out of operation. These problems and opportunities were kept in mind throughout the course of the Servicing Study.

7.5 Water System Future Needs

Based on analysis of the background documentation and demand projections associated with development of the Secondary Plan Area, future needs for water system improvements were determined, and are summarized in **Table 7.2**.

Table 7.2 – Water System Upgrade Requirements		
Component	Limitations	Needs
Aquifer	Limited to Average Daily Demand of 2,500 m ³ /d.	No Improvements Required to Service Ultimate Development.
Water Supply and Treatment	Grohal and Ballpark Wells and Treatment limited to a Maximum Daily Demand of 2,826 m ³ /d or Equivalent Residential Population (ERP) of 5,359 Persons.	New Supply Well and Treatment Required to Supply Water to Equivalent Residential Population (ERP) is Greater than 5,359 Persons.
Water Storage	Existing Storage Facility Capacity is Limited to 1,600 m ³ or an ERP of 3,405 persons.	Improvements to Water Distribution Storage System Required to Meet MOE Volumetric Storage Requirements once ERP is Greater than 3,405 persons.
Distribution System	Limited to Existing Service Area	Expansion of Water Distribution and System Pressure Head Required Service New Community Growth.

Additional details, including discussion of the analysis and modeling completed in support of the above referenced recommendations are provided in the **WSMP Report (Volume 3: Part 3)**.

7.6 Alternative Solution Overview

A “Long List” of alternative solutions for Water Supply and Treatment, Water Storage and Water Distribution systems were developed as part of the Water Servicing Master Plan Study. Short-listed options were then carried forward for detailed evaluation in accordance with the Class EA Process methodology. Detailed descriptions of the options presented in the following subsections can be found in the **WSMP Report (Volume 3: Part 3)**.

7.6.1 Water Supply and Treatment Alternatives Long List

The following water supply and treatment alternatives were developed for initial consideration as part of the WSMP Study:

Option WST-1 Do Nothing

Option WST-2 Water Conservation

Option WST-3 Increase Existing Capacity

Option WST-4(a&b) New Well and Treatment System

7.6.2 Water Storage Alternatives Long List

The following water storage alternatives were developed for initial consideration as part of the WSMP Study:

Option WS Do Nothing

Option WS-1 Expand Existing Storage

Option WS-2/WS-3 New Storage or Expanded Storage at Existing Location

Option WS-4 Elevated storage at new location (NW)

7.6.3 Water Distribution Alternatives Long List

The following water distribution system alternatives were developed for initial consideration as part of the WSMP Study:

Option WD Do Nothing

Option WD-1 New Trunk 300 mm Watermain with 450 mm Upgrade to Ex. Watermain from Ex. Storage to County Road 5

Option WD-2 New 300 mm Trunk Watermain with 300 MM Upgrades to Ex. Watermain on County Road 5 and County Road 13

7.7 Short List of Alternatives

Two (2) supply and treatment solutions, three (3) water storage alternatives solutions and two (2) water distribution alternative solutions were shortlisted and presented in **Table 7.3** below. Figures depicting each of the short listed options can be found in **Appendix B**.

Table 7.3 – Water Supply, Treatment, Storage & Distribution System Alternatives: Short List		
Water Servicing Shortlisted Option		Characteristics
Water Supply and Treatment	WST-4a: Within a 100 m radius of the existing Grohal well.	A new primary 200 mm diameter well and pumping station, chlorination system and contact chamber with a capacity of 1,380 m³/d;
	WST-4b: Block 315 within the R&M Homes Subdivision Draft Plan, at the north end of Secondary Study Area.	An alternate 200 mm diameter well and well pumps with a capacity of 1,380 m³/d.
Water Storage	<u>WS-2/WS-3 New Storage or Expanded Storage at Existing Location</u>	Constructing a new elevated storage facility (WS-2) or expanding existing in-ground storage complete with booster pumping (WS-3) to meet MOE volumetric storage requirements.
		Storage to be increased to a total of 4,321 m³ from the existing 1,600 m³
	<u>WS-4 Elevated storage at new location (NW)</u>	- Maintain the existing storage facility. - Constructing a new storage facility at a new location with a total capacity of 2,721 m³ in the area to the southeast of County Road 5 and Concession Road 4 was proposed for the location.
Water Distribution	WD-1: New 300 mm Trunk Watermain with 450 mm Upgrade to Ex. Watermain from Ex. Storage to County Road 5	- Minimum 300 mm diameter trunk watermain. - The existing watermain (Pipe ID: P-201) from the existing storage facility and County Road 5 will be upgrade to a 450 mm diameter water main.
	<u>WD-2 New 300 mm Trunk Watermain with 300 MM Upgrades to Ex. Watermain on County Road 5 and County Road 13</u>	Watermain on County Road 5 and County Road 13 are upgraded to 300 mm diameter to provide a 300 mm diameter trunk watermain loop.
		Option WD2 provides no hydraulic advantage over option WD1.

7.8 Evaluation Criteria and Approach

The evaluation criteria used to select the recommended solution were as follows:

- Natural Environment Impacts:
 - Impacts of the option to vegetation, wildlife & the Natural Environment; and
 - Surface/groundwater quality and quantity implications;

- Social/Cultural Environment Impacts:
 - o Land Use & Archaeological Considerations (Including First Nations);
 - o Traffic impacts & interruption to residents; and
 - o Visual landscape/Aesthetic impacts;
- Technical/Operational Considerations
 - o Difficulty to construct or implement the Option relative to other alternatives; and
 - o Operation & Maintenance Efficiency;
- Economic Impacts
 - o Capital/construction costs;
 - o Long term/operation & maintenance cost burden; and
 - o Payment structure, cost recovery options for Municipality, Phasing Flexibility.

7.9 Preferred Alternatives and Recommendations

Based on the evaluation of Water Servicing Options as presented in **Chapter 4.0 of the WSMP Report (Volume 3: Part 3)** the preferred alternatives were determined to be **Option WST-4b, WS-3 and WD-1**, respectively for Water Supply and Treatment, Water Storage and Water Distribution. These preferred options provide the most cost effective long term servicing solution, while also offering phasing options for development within the Secondary Plan Area. A summary of the Water Servicing evaluation is presented in **Tables 7.4, 7.5 and 7.6**. Criteria highlighted in “green” represent the most preferred alternative, while “yellow” criteria represent less preferred alternatives and criteria in “red” represent the least preferred alternative.

Table 7.4 – Water Supply and Treatment Evaluation Summary

Evaluation Criteria	Alternative WST-4a New Well to be Constructed 100 m Away from Ex. Grohal Well	Alternative WST-4b New Well at R&M Homes Subdivision In Block 315 (North End of Secondary Plan Area)
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
<u>Overall Ranking:</u>		

Table 7.5 – Water Storage Evaluation Summary

Evaluation Criteria	Alternative WS-2 Elevated Storage at Ex. Location	Alternative WS-3 Expanded Existing In-ground Storage with Pumping	Alternative WS-4 Elevated Storage at New Location
Natural Environment Overall Rating			
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations Rating			
Economic Ranking			
<u>Overall Ranking:</u>			

Table 7.6 – Water Distribution System Evaluation Summary

Evaluation Criteria	Alternative WD-1 New 300 mm Trunk Watermain with 450 mm Upgrade Watermain from Ex. Storage to County Road 5	Alternative WD-2 New 300 mm Trunk Watermain with Looping 300mm Upgrade to Ex. Watermain on C.R. 5 and C.R. 13
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
<u>Overall Ranking:</u>		

The recommended preferred alternative option for Water Servicing Master Plan for the Everett South Secondary Plan Area has the following characteristics:

- Construct a new primary well (200 mm diameter) and pumping station chlorination system and contact chamber with a minimum capacity of 1,380 m³/d prior the equivalent population exceeding approximately 5,000 people;
- Construct a new alternate well (200 mm diameter) and well pump with a minimum capacity of 1,380 m³/d prior the equivalent population exceeding approximately 5,000 people;
- Preferred location for the water supply and treatment system is at R&M Home Subdivision – Block 315, north end of Secondary Plan Area;

- In-ground storage facility to be expanded to a minimum volumetric storage of 4,321 m³ to provide required pressure head;
- Provide new booster pumping station to supply require water pressures in the expanded distribution system, including for fire flow conditions.
- Construct a new trunk 300 mm watermain to provide trunk looping to service the ultimate servicing population of 10,669 persons; and,
- Twin the existing 300 mm watermain from the existing storage facility to County Road 5 with a 450 mm diameter water main.

Detailed discussion of implementation strategies for the preferred alternative solution, including mitigation and monitoring recommendations, project schedule listings, and phasing recommendations can be found in **Chapter 8.0** of this Master Servicing Plan Study Report.

8 Implementation Strategy

This Chapter will discuss the key elements of implementing the preferred master servicing solutions outlined in the previous chapters. Specifically, for each servicing category preferred alternative solution (i.e. Storm Water Management; Wastewater Conveyance, Treatment and Disposal; and, Water Supply, Treatment, Storage and Distribution) project costs, approval requirements and Class EA schedules, project phasing and mitigation and monitoring requirements will be outlined.

8.1 Transportation Plan Implementation Strategy

Transportation improvements recommended as part of this MSP (See **Figure 8.1**) and presented in **Table 8.1** will need to be implemented prior to full build-out of the Secondary Plan Area. Phasing of these projects will be development driven and the exact timing of upgrades will depend on the order in which developments move forward.

Table 8.1 - Recommended Transportation Improvements	
Road Intersection	Proposed Improvement
County Road 5 at Blanchard's Way	- Signalization; - Left turn lanes at all approaches.
County Road 13 at Collector Road 4	- Northbound right turn lane; - Southbound left turn lane; - Exclusive westbound opposing left turn lanes;
County Road 13 at Collector Road 3/ Collector Road 5	- Signalization; - Northbound and southbound opposing left turn lanes.
County Road 13 at Collector Road 5/ (Main Street Everett)	- Signalization; - Left and right turn lanes at all approaches.
County Road 13 at Collector Road 6/ Dekker Street (South Leg)	- Left turn lanes at all approaches.
Main Street Everett at Wales Avenue	- Northbound and southbound left turn lanes.
Concession Road 6 at Main Street Everett	- Signalization; - Northbound and southbound left turn lanes; - Eastbound and westbound right turn lanes.

It is recommended that the Township require development specific traffic studies including updated traffic counts moving forward to clarify phasing requirements for future transportation improvements outlined above.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **Transportation Study Report (Volume 3: Part 4)**

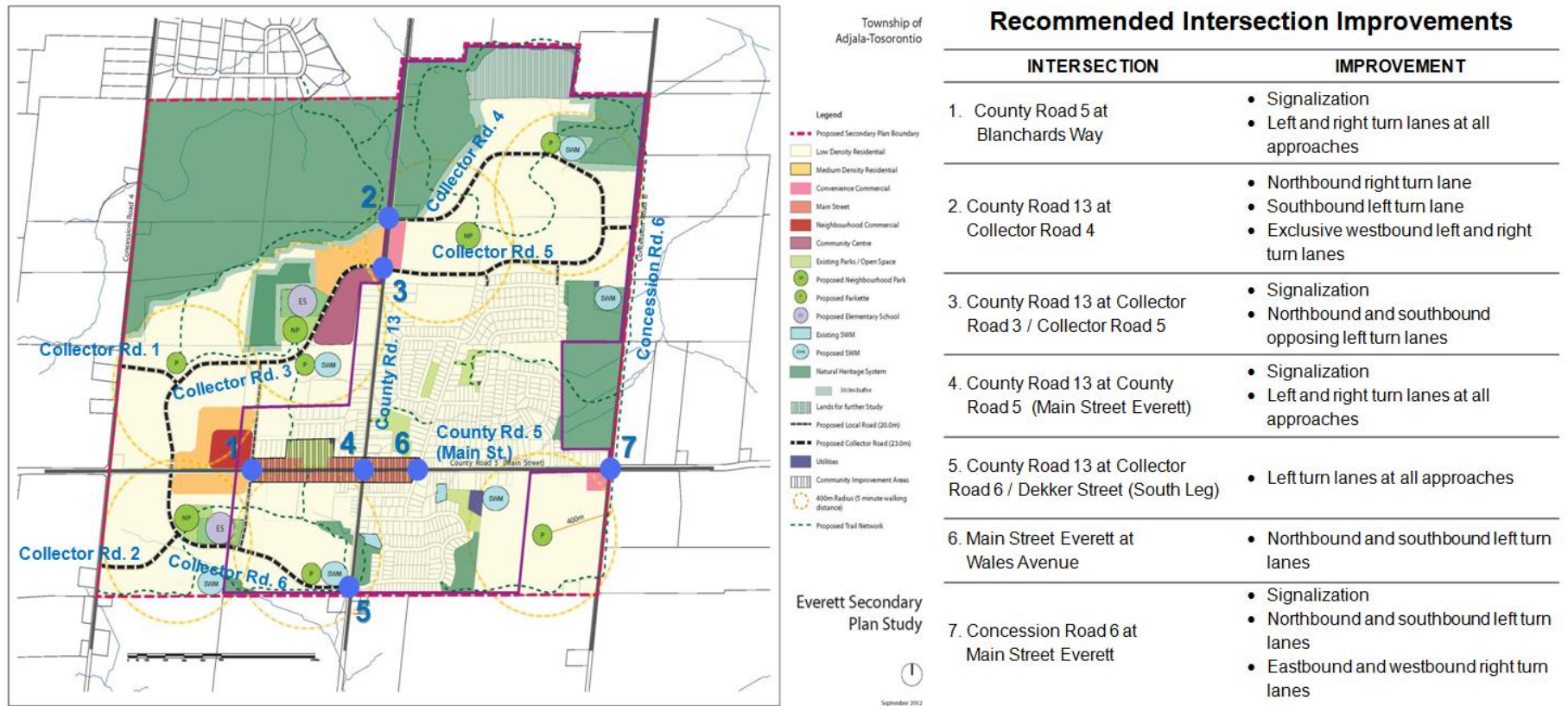


Figure 8.1 - MSP Preferred Traffic Alternative

8.2 Master Drainage Plan Implementation Strategy

Projects associated with the preferred Master Drainage Plan (MDP) option primarily include the construction of Storm Water Management Facilities (SWMF's) to accommodate new development. It is anticipated that under the preferred solution (**Option MDP-3**), a total of six (6) new SWMF's will need to be constructed to service new developments, one of which will be constructed in the footprint of an existing SWMF to service the R&M Homes Development.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **MDP Report (Volume 3: Part 1)**

8.2.1 Master Drainage Plan Project Costs

Detailed project costs for the six (6) SWMF's proposed under **Option MDP-3** have not been estimated as these projects will be completed as part of conditions of development, and costs will depend heavily on a number of site specific factors. It is anticipated that the costs for these projects will be borne by the development community.

8.2.2 Master Drainage Plan Infrastructure Approvals

In accordance with the definitions of the Municipal Class EA act, all SWMF Construction projects proposed under the preferred MDP Option will be Schedule A projects. It is also anticipated that NVCA and/or MOE Approvals will also be required for all facilities.

8.2.3 Master Drainage Plan Project Phasing

SWMF construction will occur in tandem with development and as part of the overall servicing work to be completed for each specific development parcel. Work will be in accordance with the appropriate agreements (i.e. Approved Site Plans, Subdivision Agreements, Pre-servicing Agreements etc.) between the Township and the owners/developers of specific land parcels in which the proposed facilities are located.

As of the date of this report, it is anticipated that the first facility to be constructed will be SWMF A in the Draft Plan Approved R&M Homes development, which will replace existing SWMF 3, subject to the appropriate agency approvals.

8.2.4 Master Drainage Plan Project Mitigation and Monitoring

Further to the recommendations of the Natural Heritage Study, and comments received from the NVCA to date, it is recommended that the Township require hydrogeological investigation, complete with water balance and infiltration assessments, as a condition of any Subdivision or pre-servicing agreements for new developments within the Secondary Plan boundaries. Requiring these investigations will help to identify mitigation requirements associated with groundwater recharge and maintaining existing hydrologic and hydrogeologic flow regimes.

In order to improve maintenance of the hydrologic and hydrogeologic regimes, it is recommended that low impact development (LID) techniques be reviewed at the development application stage (Final SWM Plan stage) for implementation where feasible.

Erosion and Sediment Control Plans for each development application should be prepared to address management measures that are required to avoid impacts as a result of grading and servicing of the development. Details are highlighted as follows and should be implemented as the development proceeds:

- Erect silt fence before grading begins along the perimeter of the property that drains external to the subject site and any drainage courses.
- Install rock check dams in existing road side ditches that will experience some flows that may have sediment conveyed from the site.
- Install a temporary sediment pond(s) for grading and construction phases of the development in accordance with NVCA guidelines.
- Silt fence should be installed on Paige wire fence and the fencing should be used to delineate and protect sensitive areas, if any.
- A “mud mat” should be provided at each entrance to each construction development site to minimize transport of sediment on construction vehicle tires.
- Any swales and ditches constructed on site should have temporary rock check dams, silt fence and/or straw bales to help attenuate flows and encourage deposition of suspended sediment where appropriate.
- All disturbed areas should be stabilized by re-seeding as quickly as possible.

In order to ensure the effectiveness of the various erosion and sediment control measures, an appropriate inspection and maintenance program is necessary. This program should include:

- Inspection of the erosion and sediment control structures and facilities after each significant rainfall or weekly, whichever is shorter, during active construction periods.
- During the period of lot grading and servicing construction, the erosion and sediment control measures should be inspected weekly and after all rainfall events for sediment accumulation and erosion. All noticeable erosion both within and outside of the subject site during construction should be repaired immediately and mitigation measures should be implemented in order to prevent reoccurrence.

Additional recommendations for a successful MDP implementation strategy are provided in the **MDP Report (Volume 3: Part 1)**. The proposed new SWM Facilities associated with the preferred alternative are shown as SWMF's A (3), B, C, D, E, F & G in **Figure 8.2**.

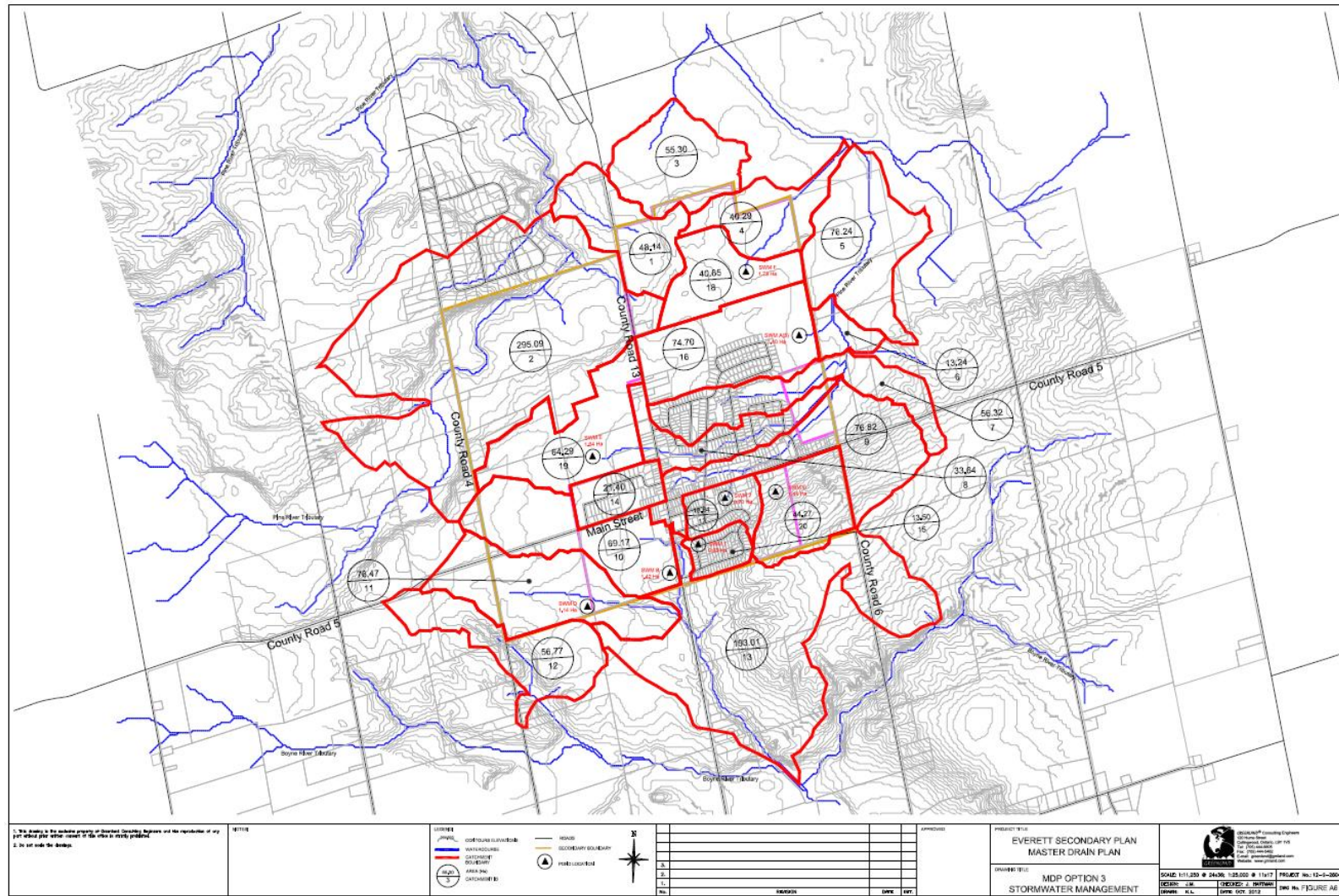


Figure 8.2 - MSP Preferred SWM Alternative

8.3 Wastewater Treatment and Disposal System Implementation Strategy

Wastewater Treatment and Disposal projects associated with the preferred Sanitary Servicing Master Plan (SSMP) solution (**Option WWT-9**) will generally include the construction of a subsurface discharge Wastewater Treatment Plant (WWTP), with construction of a surface water outfall and associated WWTP upgrades to be completed at a later date.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **SSMP Report (Volume 3: Part 2)**.

8.3.1 Wastewater Treatment and Disposal System Project Costs

Opinions of probable project capital costs associated with **Option WWT-9** construction projects are provided in **Table 8.1**. All costs are provided in 2012 dollars and exclude applicable taxes.

Table 8.2 – Wastewater Treatment and Disposal Costs – Option WWT-9	
Project Description	Opinion of Probable Capital Costs
Phase 1: Construct New Subsurface Discharge WWTP	\$7,965,790
Phase 2: Install Surface Water Outfall Pipe and Pumps	\$397,500
Phase 2/3: Upgrade WWTP to Surface Water Discharge	\$6,659,042
Sub-total All Projects:	\$14,624,832

8.3.2 Wastewater Treatment and Disposal System Infrastructure Approvals

In addition to Class EA requirements, MOE Certificates of Approval will be required for all projects associated with **Option WWT-9**. Class EA Schedules for the SSMP projects are provided in **Table 8.2**.

Table 8.3 – Wastewater Treatment and Disposal Class EA Schedules	
Project Description	Class EA Schedule
Phase 1: Construct New Subsurface Discharge WWTP ¹	Schedule A (Pre-Approved as project approved under Planning Act – i.e. project as Draft Plan Approval)
Phase 2: Upgrade WWTP including installation of Surface Water Outfall Pipe and Pumps	Schedule C
Phase 2/3: Upgrade WWTP Capacity (Where Surface Water Outfall Established Under Previous Phase)	Schedule C
NOTES: 1. Schedule B Project when not approved under the Planning Act	

It should be noted that any WWTP capacity upgrades which occur in conjunction with changeover to a surface water outfall system will require a Schedule C Class EA. Subsequent

phased capacity improvements which may occur or may be for the facility *after* the surface water outfall has already been established will also be subjected to a Schedule C process.

8.3.3 Wastewater Treatment and Disposal System Project Phasing

It is anticipated that under Phase 1 of the preferred Wastewater Treatment and Disposal solution (**Option WWT-9**), a subsurface WWTP will initially be constructed in the location depicted in **Figure A-2 (Appendix B)**. Once the equivalent residential population serviced by this WWTP exceeds 2,200 persons, this will trigger Phase 2 and the facility will need to be upgraded to provide adequate treatment for surface water discharge, and a surface water outfall will need to be constructed.

WWTP upgrades will be driven by the serviced population. As such, the requirement for upgrades may be either development driven, or by residents connecting to the WWTP through a local improvement process. It is anticipated that development will likely drive the initial WWTP construction (i.e. R&M Homes) and that subsequent development will most likely be the catalyst for WWTP upgrades and changeover to a surface water discharge outfall.

It should be noted that the cost for Phase 2/3 represents the cost to provide WWTP upgrades to accommodate full build-out of the secondary plan area (equivalent population of 10,669 persons). This could be separated into two (or more) separate Phases of upgrades in order to more easily facilitate development or connection of existing residents in smaller phases. This would need to be reviewed in more detail as part of the WWTP's Schedule C Class EA planning process.

8.3.4 Wastewater Treatment and Disposal System Project Mitigation and Monitoring

The environmental impacts of the Recommended Preferred Solution can be minimized through implementation of a mitigation and monitoring strategy. The WWTP will be constructed outside of environmental protection zones, in an area which is currently undeveloped, and expanded as required to service future developments, which minimizes some of the environmental and social impacts of servicing. Routine inspections during Construction phases of all projects associated with the preferred option will need to be carried out to ensure adherence to design specifications. **Table 8.3** summarizes the potential impacts and methods of mitigation.

Table 8.4 – Wastewater Treatment and Disposal Impacts and Mitigation

Potential Impact	Mitigation Strategy
Surface Water Quality & Monitoring of Effluent From WWTP	• Prior to implementation of the Recommended Preferred Alternative which includes discharge to surface water, a Schedule C Class EA will need to be completed – as part of this process effluent “polishing” measures will be investigated, i.e. discharge to constructed wetlands and nutrient offsetting and downstream monitoring of nutrient loading are proposed to be investigated. • Proposed WWTP effluent objective is 0.05mg/L for Total Phosphorus, approximately half of the allowable discharge within the Pine River assimilative capacity. • The Certificate of Approval for the WWTP will require, that effluent

Table 8.4 – Wastewater Treatment and Disposal Impacts and Mitigation

Potential Impact	Mitigation Strategy
	quality is monitored and effluent limits and objectives are achieved.
Infringement on Environmental Protection Areas and Hazard Setbacks	• Outlet pipe alignment to be located within existing road right of way until pipe reaches northern boundary of environmental areas west of County Road 13. Outlet to go through former quarry to avoid environmental/hazard areas.
Sediment & Erosion Control	• Sedimentation and erosion control strategies will be developed for each individual site prior to construction.
Traffic	• Affected Property Owners will be notified in advance of construction schedule and duration. • Consultation with Ministry of Transportation, County of Simcoe, local utilities and school boards may be required prior to or during construction.
Removal of Vegetation and Temporary Impacts (e.g. noise & vibration)	• Recommended Solution minimizes impacts to existing vegetation • Construction activities will be limited to day-light hours to minimize impacts to residents. • Dust and storm water controls to be implemented during construction.

8.4 Wastewater Conveyance System Implementation Strategy

Wastewater projects associated with the preferred Sanitary Servicing Master Plan (SSMP) solution (**Option WWC-B**) will generally include the construction of a subsurface discharge Wastewater Treatment Plant (WWTP), with construction of trunk sewers along Wales Avenue, County Road 13 (south of Main Street) and in the western development blocks. A sewage pumping station (SPS) will also be constructed under this option in the R&M Homes Subdivision.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **SSMP Report (Volume 3: Part 2)**.

8.4.1 Wastewater Conveyance System Project Costs

Opinions of probable project capital costs associated with **Option WWC-B** construction projects are provided in **Table 8.4**. All costs are provided in 2012 dollars and exclude applicable taxes. to the preferred alternative can be seen in **Figure 8.3**.

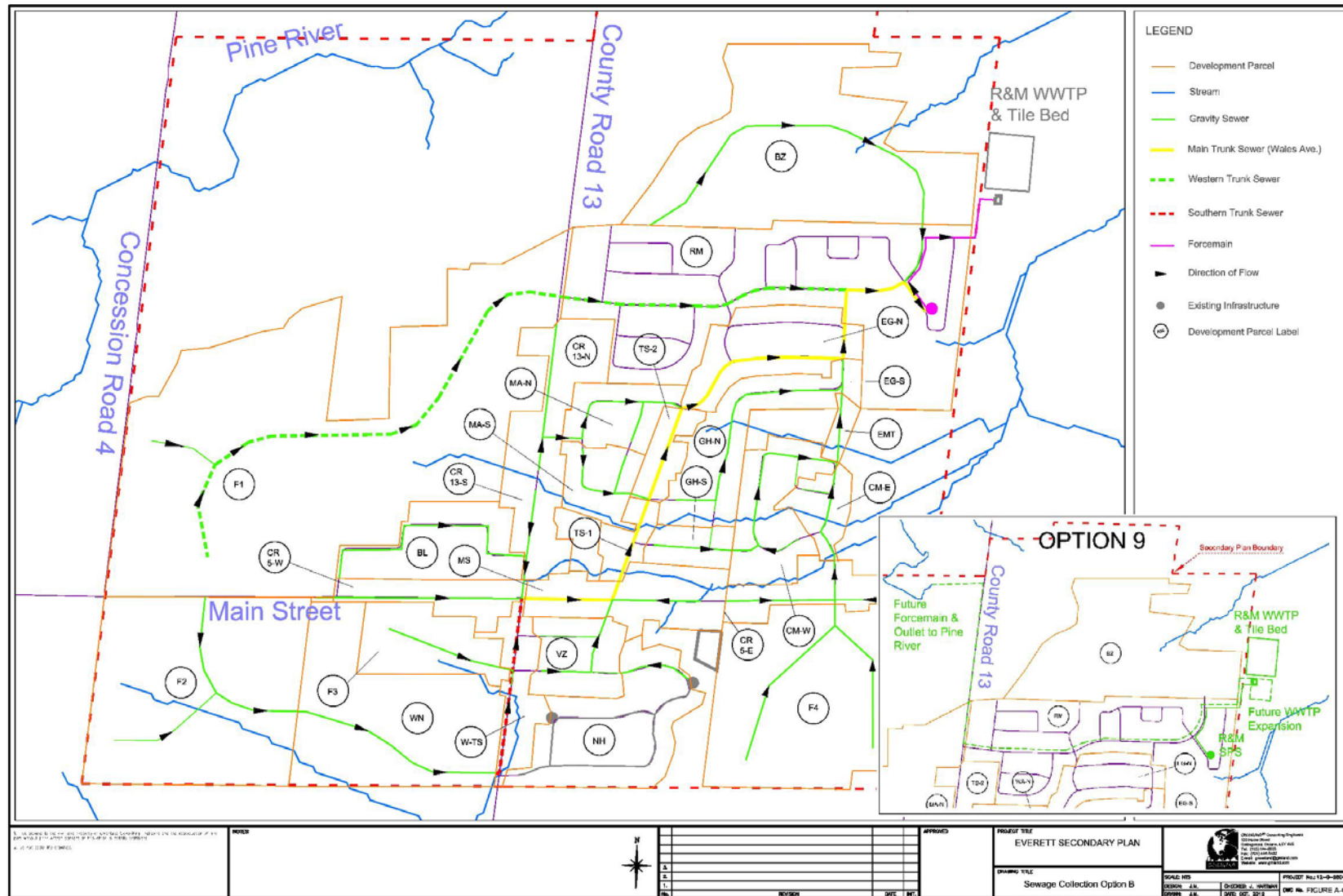


Figure 8.3 - MSP Preferred Wastewater Servicing Alternative

Table 8.5 – Wastewater Conveyance Project Costs – Option WWC-B	
Project Description (Figure Reference)	Opinion of Probable Capital Costs
R&M Homes Trunk Sewers (RM) - 300mm to 525mm	\$954,574
Everett Glen Subdivision Trunk Sewer (EG-N) - 450mm dia	\$457,160
Wales Avenue Trunk Sewer (TS1 & TS2) - 375mm dia	\$767,276
Main Street Trunk Sewer (MS) - 300mm dia	\$729,089
Southern Trunk Sewer (W-TS)	\$843,563
Western Trunk Sewer (F1) - 300mm dia	\$2,123,278
R&M Homes SPS (5.5 m depth)	\$1,176,559
Sub-total All Projects:	\$7,051,499

With respect to the costs outlined above it is estimated that approximately **\$304,726** of these costs can be attributed to pipe over-sizing to accommodate flows from existing settlement areas. In addition to the projected capital cost estimates listed above, it is estimated that the total cost to construct non-trunk sanitary sewers in the existing areas is approximately **\$7,849,080**. This would be the cost to have existing development connect to the trunk sewers.

8.4.2 Wastewater Conveyance System Infrastructure Approvals

In addition to Class EA requirements, it is anticipated that MOE Certificates of Approval will be required for all projects associated with **Option WWC-B**. NVCA Approvals may also be required, specifically where watercourse crossings are required. Class EA Schedules for the SSMP projects are provided in **Table 8.5**.

Table 8.6 – Wastewater Conveyance Project Class EA Schedules	
Project Description	Class EA Schedule
Phase 1A: Construct R&M Homes SPS and Connect to WWTP.	Schedule B (unless pre-approved under the R&M home development application – i.e. Planning Act approval)
Phase 1B: Construct Sanitary Sewers (Including Trunk Sewer) within R&M Homes Subdivision.	Schedule A
Phase 2: Construct Additional Trunk Sewers to Service New Developments (Construction as a condition of Site plan approval or as per Subdivision/Pre-Servicing Agreements)	Schedule A
Phase 3: Construct Non-Trunk Gravity Sewers to Service Existing Residents through Local Improvements	Schedule A

8.4.3 Wastewater Conveyance System Project Phasing

Phase 1 of the preferred Wastewater Conveyance solution (**Option WWC-B**) will include two (2) main components which will require separate approval. These can be broken down into Phase

1A, which involves construction (upgrade) of a Sewage Pumping Station (SPS) within the R&M Homes Subdivision, and connection of this SPS to the proposed WWTP (see **Section 8.2**) – Schedule B Class EA project, and Phase 1B which will require construction of all piping (including some upsized pipes to serve as part of the trunk sewer system) within the R&M Homes Subdivision road right of ways – Schedule A Class EA project.

Phase 2 of the Wastewater Conveyance implementation strategy will involve the Construction of additional trunk sewers as required to service new (and existing) developments within the Secondary Plan Area. This will likely be broken into separate sub Phases as development proceeds, for example Phase 2A may represent the construction of the Wales Ave. and Everett Glen North Trunk Sewers and Phase 2B may represent the Western Trunk Sewer. These projects will be development driven and services should be provided along the trunk sewer to any existing residents to allow for connection of residents who are located along the trunk sewer routes. Connection costs to existing residents will likely be lowest where they are included in Phase 2 projects.

Phase 3 represents the construction of additional gravity sewers to service existing residents and properties. This phase will commence in full once all main trunk sewers are constructed, though portions of Phase 3 may commence prior to construction of all trunk sewers, should residents petition the Town with a request for servicing through local improvements (via Ontario Regulation 586/06). The ability to service these requests prior to full completion of Phase 2 works will depend on the areas which wish to be serviced, and what trunk infrastructure is in place at the time of the request.

It is recommended that the Township, in consultation with the affected public investigate cost savings opportunities which could be realized by completing local improvements within “Phase 3” areas in tandem with “Phase 2” trunk sewer projects.

8.4.4 Wastewater Conveyance System Project Mitigation and Monitoring

It is recommended that environmental requirements be reviewed for each sanitary servicing project on a case by case basis to maximize the effectiveness of any environmental protection strategy. Routine inspections during Construction phases of all projects associated with the preferred option will need to be carried out to ensure adherence to design specifications. **Table 8.6** summarizes the potential impacts and methods of mitigation.

Table 8.7 – Wastewater Treatment and Disposal Impacts and Mitigation

Potential Impact	Mitigation Strategy
Infringement on Environmental Protection Areas and Hazard Setbacks	- All gravity sewer and forcemain to be constructed within existing or future municipal Right of Ways (ROW's). - Watercourse crossings recommended for completion by trenchless construction method.
Sediment & Erosion Control	Sedimentation and erosion control strategies will be developed for each individual site prior to construction.
Traffic	- Affected Property Owners will be notified in advance of construction schedule and duration. - Consultation with Ministry of Transportation, County of Simcoe, local utilities and school boards may be required prior to or during construction.
Removal of Vegetation and Temporary Impacts (e.g. noise & vibration)	- Recommended Solution minimizes impacts to existing vegetation - Construction activities will be limited to day-light hours to minimize impacts to residents. - Work areas will be limited to municipal ROW areas and easements. - Dust and storm water controls to be implemented during construction.

8.5 Water Supply and Treatment System Implementation Strategy

Water supply and treatment projects associated with the preferred Water Servicing Master Plan (WSMP) solution (**Option WST-4b**) will generally include the installation of two 200mm diameter wells and pumping stations, with chlorination and contact chambers. Both wells will require a minimum capacity of 1,380 m³/d, and one will serve as a primary well, while the other will serve as an alternate well. The preferred location for these wells is in Block 315 of the R&M Homes Subdivision.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **WSMP Report (Volume 3: Part 3)**.

8.5.1 Water Supply and Treatment System Project Costs

Opinions of probable project capital costs associated with **Option WST-4b** construction projects are provided in **Table 8.7**. All costs are provided in 2012 dollars and exclude applicable taxes.

Table 8.8 – Water Supply and Treatment Costs – Option WST-4b	
Project Description	Opinion of Probable Capital Costs
Install New 200 mm diameter Primary Well & Pumping Station Complete with Chlorination and Contact Chamber	\$651,000
Install New 200 mm diameter Alternate Well & Pumping Station Complete with Chlorination and Contact Chamber	\$651,000
Sub-total All Projects:	\$1,302,000

8.5.2 Water Supply and Treatment System Infrastructure Approvals

In accordance with the Municipal Class EA process, installation of a municipal well at a new site will require a Schedule B Class EA unless it is approved under the R&M Homes development application. The project will also require an MOE CofA and a permit to take water (PTTW). NVCA approval may also be necessary.

8.5.3 Water Supply and Treatment System Project Phasing

It is recommended that projects associated with this WSMP solution be implemented prior to the equivalent population of the Secondary Plan Area exceeding approximately 5,000 persons, as the maximum equivalent population which can be supplied by the existing system has been determined to be 5,359 persons.

8.5.4 Water Supply and Treatment System Project Mitigation and Monitoring

Option WS-4 offers the advantage of higher long-term operation and maintenance efficiency. The proposed location would help to widen the zone of capture for the wells and increase the recharge area for the Everett water supply system, with minimal disruption to existing residents. **Table 8.8** summarizes the potential impacts and methods of mitigation.

Table 8.9 – Water Supply and Treatment Project Impacts and Mitigation	
Potential Impact	Mitigation Strategy
Traffic and Interruption to Local Residents	- Affected property owners will be notified in advanced as to construction schedule and duration. - Consultation with MTO, the County of Simcoe, local utilities, local school boards and the Township may be required during construction period.
Dust, Noise and Vibration	- Construction operations will be restricted to the day time period; in addition, the contractor will be required to meet local noise by-laws. - Dust control will be implemented throughout construction.
Sediment & Erosion Control	Sedimentation and erosion control strategies will be developed for each individual site prior to construction.
Removal of Vegetation	Recommended solution minimized vegetation/tree removal.

8.6 Water Storage System Implementation Strategy

Water storage system projects associated with the preferred Water Servicing Master Plan (WSMP) solution (**Option WS-3**) will generally include expansion of the existing in-ground water storage system located South of County Road 5 to a total volume of at least 4,321 m³, and

installation of a booster pump capable of increasing minimum initial hydraulic grade elevation in the storage facility to 292.2 m.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **WSMP Report (Volume 3: Part 3)**.

8.6.1 Water Storage System Project Costs

Opinions of probable project capital costs associated with **Option WS-3** construction projects are provided in **Table 8.9**. All costs are provided in 2012 dollars and exclude applicable taxes.

Table 8.10 – Water Storage System Costs – Option WS-3	
Project Description	Opinion of Probable Capital Costs
Expand Existing In-Ground Storage	\$1,316,638
Provide new Booster Pumping Station with Backup Power	\$658,000
Sub-total All Projects:	\$1,974,638

8.6.2 Water Storage System Infrastructure Approvals

In accordance with the Municipal Class EA process, installation of a new booster pump and expansion of the existing storage facility will require a Schedule B Class EA. The project will also require an MOE CofA.

8.6.3 Water Storage System Project Phasing

The current storage system is capable of providing the minimum required fire flows for an equivalent population of approximately 3,400 persons. It is recommended that all storage improvements listed above be undertaken prior to, or as a condition of any development which would push the equivalent population of the study area beyond this threshold.

8.6.4 Water Storage System Project Mitigation and Monitoring

The implementation of **Option WS-3** will have minimal impacts to the Community of Everett, as the existing site was previously disturbed. **Table 8.10** summarizes the potential impacts and methods of mitigation.

Table 8.11 – Water Storage Project Impacts and Mitigation

Potential Impact	Mitigation Strategy
Visual Impact	The expanded storage is located in the same location as the existing storage tanks, thereby minimizing visual impacts.
Dust, Noise and Vibration	- Construction operations will be restricted to the day time period; in addition, the contractor will be required to meet local noise by-laws. - Dust control will be implemented throughout construction. - The site is 4 km away from existing residents areas.
Sediment & Erosion Control	Sedimentation and erosion control strategies will be developed for each individual site prior to construction.

8.7 Water Distribution System Implementation Strategy

Water distribution system upgrades associated with the preferred Water Servicing Master Plan (WSMP) solution (**Option WD-1**) will typically include pipe upsizing and twinning to provide both increased pressure in the water system and redundancy for fire protection.

Additional details and analysis pertaining to the recommendations located within this section can be found in the **WSMP Report (Volume 3: Part 3)**.

8.7.1 Water Distribution System Project Costs

The only major cost associated with proposed water distribution system upgrades under **Option WD-1** are construction costs to install approximately 614m of 450 dia. watermain between the existing storage facility and County Road 5. The existing 300mm dia. watermain at this location will not be removed, which will serve to both reduce the overall cost of the project (i.e. no removals costs or service interruptions) and provide redundancy for fire protection in the Community of Everett. The estimated capital cost to construct this watermain is \$450,000 and assumes minimal restoration costs (i.e. installation in road shoulder and no disruption to the existing roadway).

Under this Option all new watermain constructed to service new development areas should be a minimum diameter of 300 mm. Costs for any development specific watermain will be borne by the developers and will not be the responsibility of the Township.

8.7.2 Water Distribution System Infrastructure Approvals

It is anticipated that an MOE approval will be required for the proposed upgrades and that the upgrades will be considered a Schedule A project under the Municipal Class EA Process. NVCA should be consulted prior to construction as Conservation Authority approval may be required.

As development based watermain installation will connect to the existing municipal water system, it will be subject to the same approval requirements as the proposed upgrades to the municipal system (i.e. MOE Permit, Schedule A Class EA and NVCA Approval).

8.7.3 Water Distribution System Project Phasing

Implementation of this project will be at the discretion of the Township, however it is recommended that distribution system improvements occur in tandem with Water Storage Upgrades outlined in **Section 8.5**. The preferred alternative for water servicing is depicted in **Figure 8.4**.

8.7.4 Water Distribution System Project Mitigation and Monitoring

Implementation of **Option WD-1** will have minimal impacts to the Community of Everett, as the new 300mm trunk watermain will be constructed within the Draft Plan approved areas. The upgrades to existing watermain between the existing storage facility and County Road 5 will have minimal impacts on residents as construction activities will be four (4) kilometers from residential areas. **Table 8.11** summarizes the potential impacts and methods of mitigation.

Table 8.12 – Water Distribution Project Impacts and Mitigation

Potential Impact	Mitigation Strategy
Traffic and Interruption to Local Residents	- Affected property owners will be notified in advanced as to construction schedule and duration. - Consultation with MTO, local utilities, local school boards and the Township by-laws during construction period.
Dust, Noise and Vibration	- Construction operations will be restricted to the day time period; in addition, the contractor will be required to meet local noise by-laws. - Dust control will be implemented throughout construction.
Sediment & Erosion Control	Sedimentation and erosion control strategies will be developed for each individual site prior to construction.
Removal of Vegetation	Recommended solution minimized vegetation/tree removal.

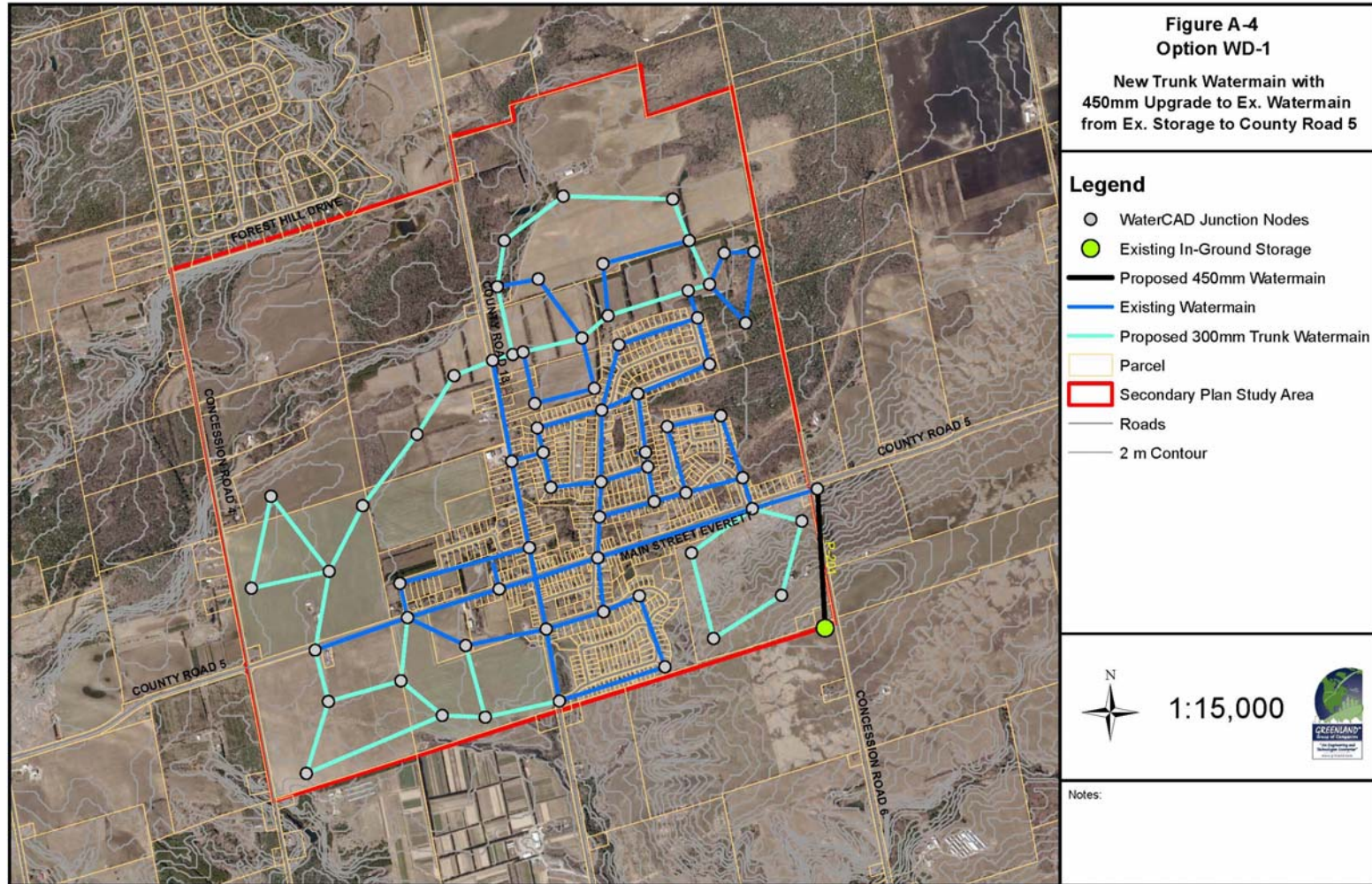


Figure 8.4 - MSP Preferred Water Servicing Alternative

9 Closing Statements

We trust that the foregoing Master Servicing Plan Study report meets with the requirements and the goals for the Township's vision for the Everett Secondary Plan Area and addresses the problem and opportunity statement for this Master Servicing Plan completed under the Class Environmental Assessment Act.

Sincerely,

GREENLAND INTERNATIONAL CONSULTING LTD.



Jim Hartman, P.Eng.
Senior Associate



Josh Maitland, E.I.T.
Project Coordinator

VOLUME 1: MASTER SERVICING PLAN STUDY REPORT

**Part 1 – Everett Secondary Plan
Master Servicing Plan
Class Environmental Assessment**

Appendix A – Record of Public Consultation



Appendix A-1 – Public Notices





THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PARTICULARS AND PUBLIC ACCESS
under the Planning Act, R.S.O. 1990 and the Ontario Environmental Assessment Act for

**OFFICIAL PLAN AMENDMENT
(Everett Secondary Plan)**

-and-

**NOTICE OF STUDY COMMENCEMENT
(Master Servicing Plan Schedule B Municipal Class EA)**

SYNOPSIS: Initial public consultation for planning and servicing proposals for Everett.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio will hold an **Open House/Public Information Centre** for an Official Plan Amendment under Section 17 of the Planning Act, and for a Master Servicing Plan under the Ontario Environmental Assessment Act on:

THURSDAY JUNE 21ST, 2012

The **Open House/Public Information Centre** is scheduled to run from **5:30pm to 7:00pm.** in the **Public Room** at **7855 30th Sideroad Adjala.**

AN EXPLANATION of the Purpose and Effect of the proposed Official Plan amendment and Master Servicing Plan, and a key map showing the location of the lands, accompany this notice.

ANY PERSON MAY ATTEND the Open House/Public Information Centre and/or make written or verbal representation either in support of, or in opposition to, the Official Plan Amendment. Comments regarding the Master Servicing Plan will also be received at this Open House/Public Information Centre under the Class EA process.

INFORMATION relating to the proposed Official Plan amendment is available from the Planning Department (Jacquie Tschekalin - jtschekalin@townshipadjitos.on.ca), and information relating to the proposed Master Servicing Plan is available from the Building Department (Karl Korpela - kkorpela@townshipadjitos.on.ca) during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055.

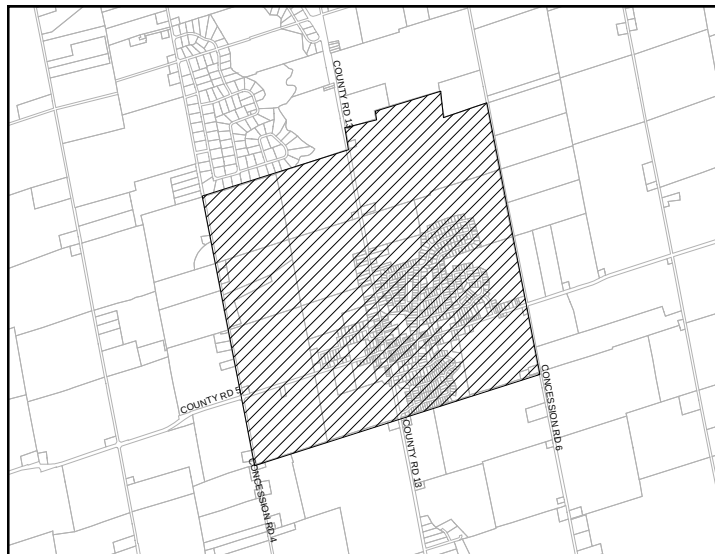
IF YOU WISH TO MAKE COMMENTS or have any questions, please contact the Planning and/or Building Department (as noted above) by **July 9, 2012**. Comments and information are being collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record.

NOTICE OF FUTURE PUBLIC MEETINGS and additional information will be mailed to area property owners, advertised in the Thursday Herald, and posted on the Township website at www.townshipadjitos.on.ca.

Dated at the Township of Adjala-Tosorontio this 1st day of June, 2012.



The Township of Adjala-Tosorontio is proposing comprehensive planning policies for future development of the lands identified below, and an amendment to the boundaries of the Everett Settlement Area. Changes to local planning documents are being considered to ensure that the Township grows in a way that protects the resources we value, provides services that support a complete, sustainable, and healthy community, and is fiscally responsible. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan will be developed.



The Master Servicing Plan will identify long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Everett Secondary Plan.

The Master Servicing Plan is to be prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, phasing of implementation of the various infrastructure projects will be developed. Based on the phasing, this study will also meet the requirements for Schedule B for applicable projects.

Various forms of public consultation will take place over the course of this Project to receive public input and comments. Public Information Centres (PIC's) will be held to present alternative servicing strategies and receive public input, and Notice will be published in advance of the PIC's. At the completion of the planning process, the Master Servicing Plan and the project file for the applicable Schedule B projects will be filed for public review.

Public Consultation is vital to the success of these Studies. We want to ensure that anyone interested in either project has the opportunity to get involved and provide input. It is proposed that the public hearings required under the *Planning Act* for the Everett Secondary Plan will held at the same time as the Class EA PIC's.

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Clerk
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Stayner ON L0M 1S0

CANADIAN FORCES BASE BORDEN
Attn: Base Construction Engineering
P.O. Box 1000 Stn Main
Borden, Ontario L0M 1C0

Plus internally to: Fire, Public Works, Chief
Building Official, Chief Administrative Officer,
Clerk, and Director of Growth and Development



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Médiaposte sans adresse - Haut de gamme

C040634486

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Mailed By Customer Number Expédié par N° du client: 0003432904

TOWNSHIP OF ADJALA-TOSORONTIO

7855 SIDEROAD 30 RR 1

ALLISTON ON

Jacque Tschekalin

705-434-5055

Mailed on behalf of Expédié au nom de: 0003432904 TOWNSHIP OF ADJALA-TOSORON

CIF ACMA: No

Customer Reference Référence du client:

Paid By Customer No. N° du client/compte

0003432904

Method of Payment Mode de paiement

Credit Card / Carte de crédit

Visa Card 4520*****2856

Contract No. N° de la convention

Deposit Summary / Sommaire du dépôt

Location Name / Nom du bureau:

Deposit Date / Date du dépôt:



ZLMJ 01003 04063 44860 00000 0000

Acceptance and RTO Scans Required (CPC use only)
Balayages d'acceptation et RTO requis (À l'usage de SCP seulement)

Service Description Description du service	Pieces Articles	Weight / Piece Poids / article
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Monos	Skids Palettes	Customer Supplied Containers Conteneurs fournis par le client	CPC Supplied Containers Conteneurs fournis par la SCP
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Unaddressed Admail - Premium

Unaddressed Admail - Standard

Entire Mailing / Envoi complet

Product Code Code de produit	Deposit Date / Date du dépôt:	Pieces Articles	Weight / Piece Poids / article	Price / Piece (\$) Tarif / pièce (\$)	Price / kg (\$) Tarif / kg (\$)	High Demand/ Haut. Sollic. Price / Piece (\$) Tarif / pièce (\$)	Transportation / Transport Pieces Articles	Price / kg (\$) Tarif / kg (\$)	Total Cost (\$) Total des frais (\$)
00005	2012/06/01	1,114	26.12 g	\$0.15900					\$177.13
10180	2012/06/01	9	26.12 g	\$0.17200					\$1.55
TOTAL		1,123	29.33 kg						\$178.68

Office of Payment / Bureau de paiement

EVERETT PO 3272

Deposit Type / Type de dépôt

DIRECT TO DI / DIRECTEMENT AUX IL

Base Charges Frais de base

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Seasonality Discount Réduction saisonnière

Automation Incentive Rabais d'automatisation

Sub-total Before Taxes Total partiel avant les taxes

GST/HST TPS/TVH \$20.70 PST/TVP \$0.00

Total Amount Due to CPC Montant total dû à la SCP

\$178.68

-\$17.87

-\$1.60

\$159.21

\$20.70

\$179.91

The Customer warrants that this mailing does not contain dangerous goods and otherwise complies with the terms and conditions as agreed to.

Le client garantit que cet envoi ne contient pas de matières dangereuses et qu'il est conforme aux conditions acceptées.

Authorized Customer Signature Signature autorisée du client:

X

CPC GST # N° SCP TPS 119321495

This document and a sample of your mail piece must be presented at the office of payment before Canada Post can accept the mail for delivery.

Ce document et un échantillon de l'article de courrier doivent être présentés au bureau de paiement avant le dépôt afin de permettre l'acceptation du courrier pour la livraison par Postes Canada.

Accepted and verified by Initials / Employee No.:

Accepté et vérifié par Initiales / N° de l'employé:

SOM/DD: 1/1

Page: 1 of/de 1



Unaddressed Admail - Fully Featured
Médiaposte sans adresse - Haut de gamme

C040634486

2

Customer Client

Mailed By Customer Number Expédié par N° du client: 0003432904

TOWNSHIP OF ADJALA-TOSORONTIO

7855 SIDEROAD 30 RR 1

ALLISTON ON

Jacque Tschekalin

705-434-5055

Mailed on behalf of Expédié au nom de: 0003432904 TOWNSHIP OF ADJALA-TOSORON

CIF ACMA: No

Customer Reference Référence du client:

Paid By Customer No. N° du client/compte

0003432904

Method of Payment Mode de paiement

Credit Card / Carte de crédit

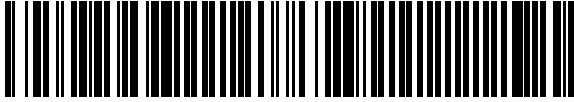
Visa Card 4520*****2856

Contract No. N° de la convention

Deposit Summary / Sommaire du dépôt

Location Name / Nom du bureau:

Deposit Date / Date du dépôt:



ZLMJ 01003 04063 44860 00000 0000

Acceptance and RTO Scans Required (CPC use only)
Balayages d'acceptation et RTO requis (À l'usage de SCP seulement)

Service Description Description du service	Pieces Articles	Weight / Piece Poids / article
---	--------------------	-----------------------------------

Monos	Skids Palettes	Customer Supplied Containers Conteneurs fournis par le client	CPC Supplied Containers Conteneurs fournis par la SCP
		1	

Unaddressed Admail - Premium

Unaddressed Admail - Standard

Entire Mailing / Envoi complet

Product Code Code de produit	Deposit Date / Date du dépôt:	Pieces Articles	Weight / Piece Poids / article	Price / Piece (\$) Tarif / pièce (\$)	Price / kg (\$) Tarif / kg (\$)	High Demand/ Haut. Sollic. Price / Piece (\$) Tarif / pièce (\$)	Transportation / Transport Pieces Articles	Price / kg (\$) Tarif / kg (\$)	Total Cost (\$) Total des frais (\$)
00005	2012/06/01	1,114	26.12 g	\$0.15900					\$177.13
10180	2012/06/01	9	26.12 g	\$0.17200					\$1.55
TOTAL		1,123	29.33 kg						\$178.68

Office of Payment / Bureau de paiement

EVERETT PO 3272

Deposit Type / Type de dépôt

DIRECT TO DI / DIRECTEMENT AUX IL

Base Charges Frais de base

Options: Business PoC PdR Commerces

Seasonality Discount Réduction saisonnière

Automation Incentive Rabais d'automatisation

Sub-total Before Taxes Total partiel avant les taxes

GST/HST TPS/TVH \$20.70 PST/TVP \$0.00

Total Amount Due to CPC Montant total dû à la SCP

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-\$17.87

-\$1.60

\$159.21

\$20.70

\$179.91

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Le client garantit que cet envoi ne contient pas de matières dangereuses et qu'il est conforme aux conditions acceptées.

Authorized Customer Signature Signature autorisée du client:

X

CPC GST # N° SCP TPS 119321495

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Ce document et un échantillon de l'article de courrier doivent être présentés au bureau de paiement avant le dépôt afin de permettre l'acceptation du courrier pour la livraison par Postes Canada.

Accepted and verified by Initials / Employee No.:

Accepté et vérifié par Initiales / N° de l'employé:

SOM/DD: 1/1

Page: 1 of/de 1



Unaddressed Admail - Fully Featured
Médiaposte sans adresse - Haut de gamme

C040634486

3

Data Entry Saisie des données

Mailed By Customer Number Expédié par N° du client: 0003432904

TOWNSHIP OF ADJALA-TOSORONTIO
7855 SIDEROAD 30 RR 1
ALLISTON ON

Jacque Tschekalin
705-434-5055

Mailed on behalf of Expédié au nom de: 0003432904 TOWNSHIP OF ADJALA-TOSORON

CIF ACMA: No

Customer Reference Référence du client:

Paid By Customer No. N° du client/compte

0003432904

Method of Payment Mode de paiement

Credit Card / Carte de crédit

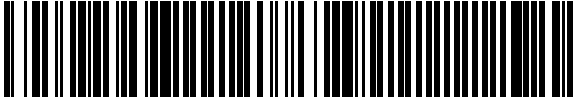
Visa Card 4520*****2856

Contract No. N° de la convention

Deposit Summary / Sommaire du dépôt

Location Name / Nom du bureau:

Deposit Date / Date du dépôt:



ZLMJ 01003 04063 44860 00000 0000

Acceptance and RTO Scans Required (CPC use only)
Balayages d'acceptation et RTO requis (À l'usage de SCP seulement)

Service Description Description du service	Pieces Articles	Weight / Piece Poids / article
---	--------------------	-----------------------------------

Monos	Skids Palettes	Customer Supplied Containers Conteneurs fournis par le client	CPC Supplied Containers Conteneurs fournis par la SCP
		1	

Unaddressed Admail - Premium

Unaddressed Admail - Standard

Entire Mailing / Envoi complet

Product Code Code de produit	Deposit Date / Date du dépôt:	Pieces Articles	Weight / Piece Poids / article	Price / Piece (\$) Tarif / pièce (\$)	Price / kg (\$) Tarif / kg (\$)	High Demand/ Haut. Sollic. Price / Piece (\$) Tarif / pièce (\$)	Transportation / Transport Pieces Articles	Price / kg (\$) Tarif / kg (\$)	Total Cost (\$) Total des frais (\$)
00005	2012/06/01	1,114	26.12 g	\$0.15900					\$177.13
10180	2012/06/01	9	26.12 g	\$0.17200					\$1.55
TOTAL		1,123	29.33 kg						\$178.68

Office of Payment / Bureau de paiement

EVERETT PO 3272

Deposit Type / Type de dépôt

DIRECT TO DI / DIRECTEMENT AUX IL

Base Charges Frais de base

Options: Business PoC PdR Commerces

Seasonality Discount Réduction saisonnière

Automation Incentive Rabais d'automatisation

Sub-total Before Taxes Total partiel avant les taxes

GST/HST TPS/TVH \$20.70 PST/TVP \$0.00

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The Customer warrants that this mailing does not contain dangerous goods and otherwise complies with the terms and conditions as agreed to.

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Authorized Customer Signature Signature autorisée du client:

X

CPC GST # N° SCP TPS 119321495

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Ce document et un échantillon de l'article de courrier doivent être présentés au bureau de paiement avant le dépôt afin de permettre l'acceptation du courrier pour la livraison par Postes Canada.

Accepted and verified by Initials / Employee No.:

Accepté et vérifié par Initiales / N° de l'employé:

SOM/DD: 1/1

Page: 1 of/de 1

		Unaddressed Admail Médiaposte sans adresse	
Customer Information		Identification du client	
Mailed on Behalf of TOWNSHIP OF ADJALA-TOSORONTIO		Customer No. N° du client 0003432904	
Mailed by TOWNSHIP OF ADJALA-TOSORONTIO 7855 SIDEROAD 30 RR 1 ALLISTON ON L9R 1V1		Customer No. N° du client 0003432904 Phone Number N° du téléphone 705-434-5055	
Mailing Information		Identification du dépôt	
Statement of Mailing No. N° de déclaration de dépôt C040634486		Office of Payment Bureau de paiement 3272 - EVERETT PO	
Weight per piece (g) Poids par article (g) 26.12	No. of Containers N° de conteneurs 1	No. of Bundles N° de liasses 5	
Pieces per bundle Articles par liasse 200	No. of residue pieces N° d'articles rés. 123	Total No. of Pieces N° total d'articles 1123	
ADS Reference Référence FDM		Reference 2 Référence 2	
Customer Reference Réf. du client		Control No. No. de contrôle C040634486 - 0001	
Title of Mail Piece Titre de l'article Everett Notices	☐ Version Specific ☐ Version spécifique	☐ Transportation ☐ Transport	
Date of Deposit Date de dépôt 20120601			
Delivery Instructions		Instructions de livraison	
EVERETT - PO 8069 MAIN ST EVERETT ON L0M1J0		O/S pieces ☐ Articles SURD	
☒ Houses ☐ Domiciles	☒ Apartments ☐ Appartements	☒ Farms ☐ Fermes	☒ Businesses ☐ Commerces
FSA(s), Delivery Mode(s) and Number(s) RTA, mode(s) de livraison et numéro(s) L0M1J0 LB 0001 EVERETT L0M1J0 RR 0001 EVERETT L0M1J0 RR 0003 EVERETT			
Upon receipt Sur réception ☒		Delivery Start Date Premier jour de	
Insert in last container		Insérer dans le dernier contenant	



AGENCY INFORMATION SESSION

Please accept this as your **invitation to attend** an “Agency Information Session” related to the Township’s proposals for development in Everett under the Planning Act and the Environmental Assessment Act (see attached).

We will be holding our first Open House and Public Information Centre for the general public on June 21, 2012, but would like to meet with all agencies that may have an interest in our projects ahead of time. As a result, we have scheduled an Agency Information Session:

**Monday June 18, 2012
10:30 – 12:00**

Public Room - Municipal Offices
Township of Adjala-Tosorontio
7855 Sideroad 30
Alliston, ON
L9R 1V1

Please contact Jacquie at (705) 434-5055 or jtschekalin@townshipadjitos.on.ca **if you plan to attend**, or if you have any questions.

Thanks, and we look forward to your involvement in our exciting projects!



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PARTICULARS AND PUBLIC ACCESS
under the Planning Act, R.S.O. 1990 and the Ontario Environmental Assessment Act for

OFFICIAL PLAN AMENDMENT
(Everett Secondary Plan)

-and-

NOTICE OF STUDY COMMENCEMENT
(Master Servicing Plan Schedule B Municipal Class EA)

SYNOPSIS: Public consultation for the Everett Secondary Plan, Boundary Adjustment and Master Servicing Plan.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio will hold an **Open House/Public Information Centre** for an Official Plan Amendment under Section 17 of the Planning Act, and for a Master Servicing Plan under the Ontario Environmental Assessment Act on:

THURSDAY NOVEMBER 8, 2012

The **Open House/Public Information Centre** is scheduled to run from **7:00pm to 9:00pm.** in the **Public Room**, with a **Question and Answer Period** starting at **7:30** in the **Council Chambers** at **7855 30th Sideroad Adjala.**

AN EXPLANATION of the Purpose and Effect of the proposed Official Plan amendment and Master Servicing Plan, and a key map showing the location of the lands, accompany this notice.

ANY PERSON MAY ATTEND the Open House/Public Information Centre and/or make written or verbal representation either in support of, or in opposition to, the Official Plan Amendment. Comments regarding the Master Servicing Plan will also be received at this Open House/Public Information Centre under the Class EA process.

INFORMATION relating to the proposed Official Plan amendment is available from the Planning Department (Jacquie Tschekalin - jtschekalin@townshipadjitos.on.ca), and information relating to the proposed Master Servicing Plan is available from the Building Department (Karl Korpela - kkorpela@townshipadjitos.on.ca) during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055.

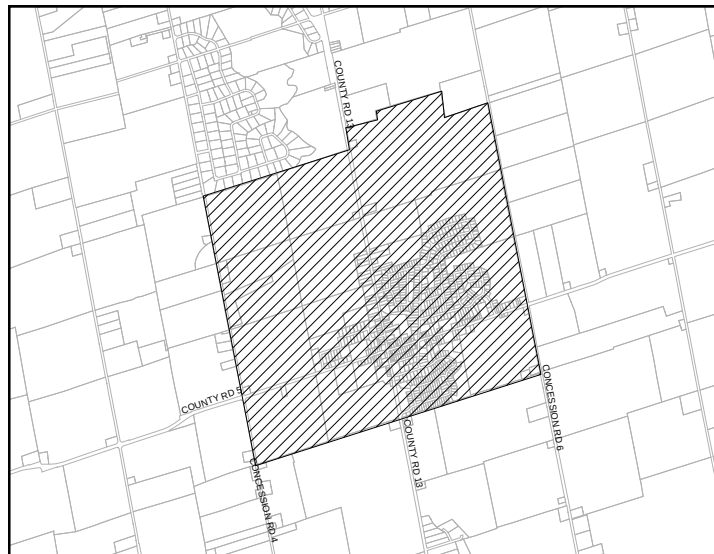
IF YOU WISH TO MAKE COMMENTS or have any questions, please contact the Planning and/or Building Department (as noted above) by **November 15, 2012**. Comments and information are being collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record.

NOTICE OF FUTURE PUBLIC MEETINGS and additional information will be mailed to area property owners, advertised in the Thursday Herald, and posted on the Township website at www.townshipadjitos.on.ca.

Dated at the Township of Adjala-Tosorontio this 18th day of October, 2012.



The Township of Adjala-Tosorontio is proposing comprehensive planning policies for future development of the lands identified below, and an adjustment to the boundaries of the Everett Settlement Area. Changes to local planning documents are being considered to ensure that the Township grows in a way that protects the resources we value, provides services that support a complete, sustainable, and healthy community, and is fiscally responsible. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan will be developed.



The Master Servicing Plan will identify long term strategies for Water, Wastewater, Drainage and Transportation servicing for the growth anticipated in the proposed Everett Secondary Plan.

The Master Servicing Plan is to be prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, phasing of implementation of the various infrastructure projects will be developed. Based on the phasing, this study will also meet the requirements for Schedule B for applicable projects.

Various forms of public consultation will take place over the course of this Project to receive public input and comments. Public Information Centres (PIC's) will be held to present alternative servicing strategies and receive public input, and Notice will be published in advance of the PIC's. At the completion of the planning process, the Master Servicing Plan and the project file for the applicable Schedule B projects will be filed for public review.

Public Consultation is vital to the success of these Studies. We want to ensure that anyone interested in either project has the opportunity to get involved and provide input. It is proposed that the public hearings required under the *Planning Act* for the Everett Secondary Plan will held at the same time as the Class EA PIC's.



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PARTICULARS AND PUBLIC ACCESS
under the Planning Act, R.S.O. 1990 and the Ontario Environmental Assessment Act for

OFFICIAL PLAN AMENDMENT
(Everett Secondary Plan and Boundary Expansion)
-and-
RECOMMENDED PREFERRED SERVICING ALTERNATIVES
(Master Servicing Plan Schedule B Municipal Class EA)

SYNOPSIS: Public consultation for the Everett Secondary Plan, Boundary Expansion and Master Servicing Plan.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio will hold an **Open House/Public Information Centre** for an Official Plan Amendment under Section 17 of the Planning Act, and for a Master Servicing Plan under the Ontario Environmental Assessment Act on:

THURSDAY DECEMBER 13, 2012

The **Open House/Public Information Centre(PIC)** is scheduled to run from **4:00pm to 7:00pm.** in the **Public Room** at **7855 30th Sideroad Adjala.**

AN EXPLANATION of the Purpose and Effect of the proposed Official Plan amendment and Master Servicing Plan, and a key map showing the location of the lands, accompany this notice.

ANY PERSON MAY ATTEND the Open House/Public Information Centre and/or make written or verbal representation either in support of, or in opposition to, the Official Plan Amendment. Comments regarding the Master Servicing Plan will also be received at this Open House/Public Information Centre under the Class EA process.

INFORMATION relating to the proposed Official Plan Amendment is available from the Planning Department (Jacquie Tschekalin - jtschekalin@townshipadjitos.on.ca) and information relating to the proposed Master Servicing Plan is available from the Building Department (Karl Korpela - kkorpela@townshipadjitos.on.ca) during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055. Information is also available on the Township website (www.townshipadjitos.on.ca).

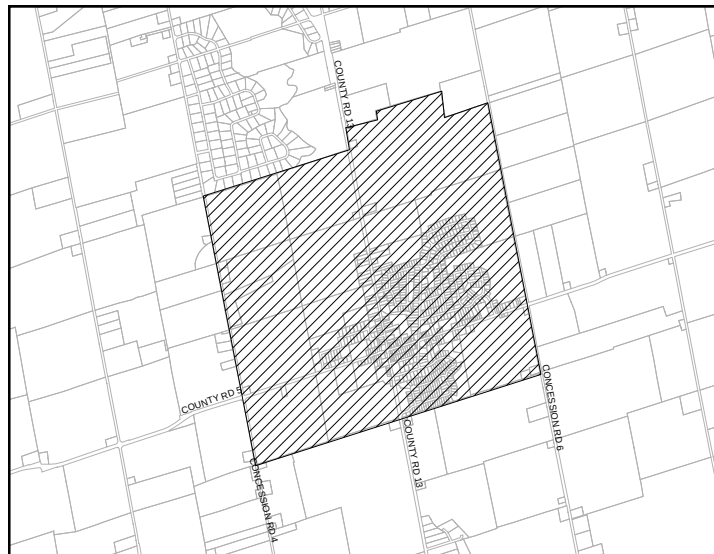
IF YOU WISH TO MAKE COMMENTS or have any questions, please contact the Planning and/or Building Department (as noted above) by **December 20, 2012**. Comments and information are being collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record.

NOTICE OF FUTURE PUBLIC MEETINGS and additional information will be mailed to area property owners, advertised in the Thursday Herald, and posted on the Township website (as noted above).

Dated at the Township of Adjala-Tosorontio this 22nd day of November, 2012.



The Township of Adjala-Tosorontio is proposing comprehensive planning policies for future development of the lands identified below, and an expansion of the boundaries of the Everett Settlement Area. Changes to local planning documents are being considered to ensure that the Township grows in a way that protects the resources we value, provides services that support a complete, sustainable, and healthy community, and is fiscally responsible. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan will be developed.



The Master Servicing Plan identifies long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Everett Secondary Plan.

The Master Servicing Plan is to be prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, phasing of implementation of the various infrastructure projects will be developed. Based on the phasing, this study will also meet the requirements for Schedule B for applicable projects.

Various forms of public consultation have taken place over the course of this Project to receive public input and comments. This final Public Information Centre (under the EA Act) is being held to present the recommended servicing strategies and receive public input related to the preferred alternatives. Comments received as a result of this PIC will be incorporated into the Master Servicing Plan, and the completed project file for the applicable Schedule B projects will be filed for public review.

Public Consultation is vital to the success of these Studies. We want to ensure that anyone interested in these projects has the opportunity to get involved and provide input. Please note that opportunities for public input required under the *Planning Act* for the Everett Secondary Plan are being held at the same time as the Class EA PIC's.

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PARTICULARS AND PUBLIC ACCESS
under the Planning Act, R.S.O. 1990 and the Ontario Environmental Assessment Act for

OFFICIAL PLAN AMENDMENT
(Everett Secondary Plan and Boundary Expansion)

-and-

RECOMMENDED PREFERRED SERVICING ALTERNATIVES
(Master Servicing Plan Schedule B Municipal Class EA)

SYNOPSIS: *Public consultation for the Everett Secondary Plan, Boundary Expansion and Master Servicing Plan.*

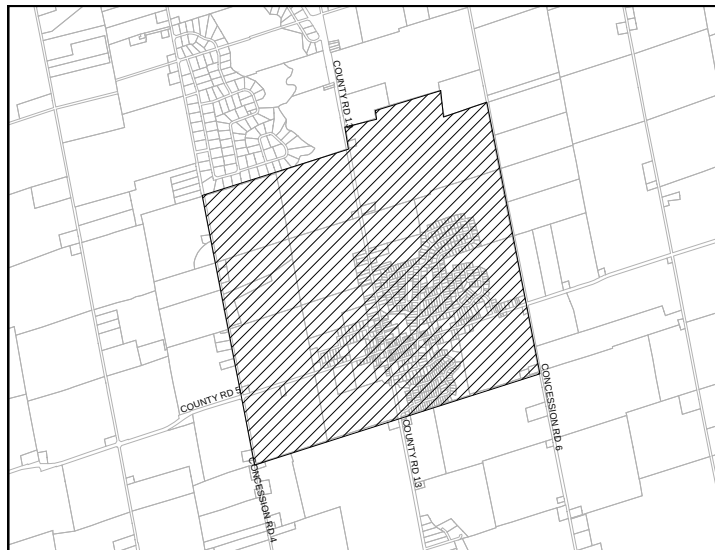
TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio will hold an **Open House/Public Information Centre** for an Official Plan Amendment under Section 17 of the Planning Act, and for a Master Servicing Plan under the Ontario Environmental Assessment Act on:

THURSDAY DECEMBER 13, 2012

The **Open House/Public Information Centre(PIC)** is scheduled to run from **4:00pm to 7:00pm.** in the **Public Room** at **7855 30th Sideroad Adjala.**

AN EXPLANATION of the Purpose and Effect of the proposed Official Plan Amendment and Master Servicing Plan, and a key map showing the location of the lands are as follows:

The Township of Adjala-Tosorontio is proposing comprehensive planning policies for future development of the lands identified below, and an expansion of the boundaries of the Everett Settlement Area. Changes to local planning documents are being considered to ensure that the Township grows in a way that protects the resources we value, provides services that support a complete, sustainable, and healthy community, and is fiscally responsible. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan will be developed.



The Master Servicing Plan identifies long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Everett Secondary Plan.

The Master Servicing Plan is to be prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, phasing of implementation of the various infrastructure projects will be developed. Based on the phasing, this study will also meet the requirements for Schedule B for applicable projects.

Various forms of public consultation have taken place over the course of this Project to receive public input and comments. This final Public Information Centre (under the EA Act) is being held to present the recommended servicing strategies and receive public input related to the preferred alternatives. Comments received as a result of this PIC will be incorporated into the Master Servicing Plan, and the completed project file for the applicable Schedule B projects will be filed for public review.

Public Consultation is vital to the success of these Studies. We want to ensure that anyone interested in these projects has the opportunity to get involved and provide input. Please note that opportunities for public input required under the *Planning Act* for the Everett Secondary Plan are being held at the same time as the Class EA PIC's.

ANY PERSON MAY ATTEND the Open House/Public Information Centre and/or make written or verbal representation either in support of, or in opposition to, the Official Plan Amendment. Comments regarding the Master Servicing Plan will also be received at this Open House/Public Information Centre under the Class EA process.

INFORMATION relating to the proposed Official Plan Amendment is available from the Planning Department (Jacquie Tschekalin - jtschekalin@townshipadjitos.on.ca) and information relating to the proposed Master Servicing Plan is available from the Building Department (Karl Korpela - kkorpela@townshipadjitos.on.ca) during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055. Information is also available on the Township website (www.townshipadjitos.on.ca).

IF YOU WISH TO MAKE COMMENTS or have any questions, please contact the Planning and/or Building Department (as noted above) by **December 20, 2012**. Comments and information are being collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record.

NOTICE OF FUTURE PUBLIC MEETINGS and additional information will be mailed to area property owners, advertised in the Thursday Herald, and posted on the Township website (as noted above).

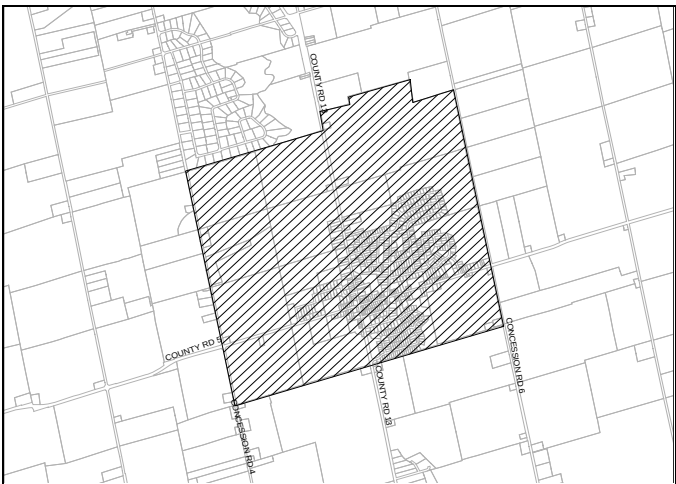
Dated at the Township of Adjala-Tosorontio this 22nd day of November, 2012.

PUBLIC NOTICE

TOWNSHIP OF ADJALA-TOSORONTIO
EVERETT SECONDARY PLAN MASTER SERVICING PLAN
CLASS ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL SUMMARY REPORT
NOTICE OF COMPLETION

BACKGROUND

The Township of Adjala-Tosorontio (Township) has completed a Municipal Class Environmental Assessment (EA) Study to develop a comprehensive Master Servicing Plan for future development of the Everett Secondary Plan Area, the boundaries of which are identified by the hatched area in the map shown. Changes to local planning documents are being considered to ensure that the Township grows in a way that protects the environment, provides services that support a complete, sustainable, healthy community, and is fiscally responsible. The Class EA Report for the Master Servicing Plan is established with recommendations for the preferred storm water, water, wastewater and transportation servicing strategies to service the proposed Everett Secondary Plan Area.



PROBLEM AND OPPORTUNITY STATEMENT

The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.

PROCESS

This Study has been undertaken in accordance with the requirements for master plans under Section 4, Approach #2 of the Municipal Class Environmental Assessment (EA) document which is approved under the Ontario Environmental Assessment Act, and will satisfy Phase 1 and 2 of the Class EA planning process.

Public Information Centres (PICs) were held at three (3) different stages of the Project progression in 2012. Subject to comments received as a result of this notice, the Township will be able to proceed with the implementation of the recommended Schedule A, A+ and B projects included in the Class EA Master Plan Study Report.

PUBLIC COMMENT INVITED

By this notice, the Class EA Study Report for the Everett Secondary Plan Master Servicing Plan which documents the planning process undertaken and the conclusions reached will be on public record for 30 calendar days in accordance with Municipal Class EA Document.

The Project Information file will be available for review between Thursday January 24 and Monday February 25, 2013 at the following location:

Address:	Hours:
Township of Adjala-Tosorontio	8:30 a.m. – 4:30 p.m. Monday – Friday
7855 30 th Sideroad, R.R. #1 Alliston, ON L9R 1V1	Offices of the Township Clerk and Planning & Development Services

Electronic versions of the documents will also be available on the Township website: <http://www.townshipaditos.on.ca>

CONTACT INFORMATION

After reading the Class EA Master Servicing Plan Study Report, interested persons with additional questions or concerns should provide written comments to the municipality within 30 calendar days of this Notice.

Comments should be addressed to:

Karl Korpela, Chief Building Official,
kkorpela@townshipaditos.on.ca
Telephone (705) 434-5055
Township of Adjala-Tosorontio

If major concerns arise regarding this project, which cannot be resolved through discussions with the municipality, a person or party may request that the Minister of the Environment make an order for the project to comply with Part II of the Environmental Assessment Act (referred to as a Part II Order), before proceeding as a Schedule B project.

Requests must be received by the Minister at the address below within 30 calendar days of this Notice.

Minister of the Environment
135 St. Clair Avenue West, 10th floor
Toronto, ON M4V 1P5

In addition, a copy of the request must also be sent to the Township Clerk.

If there is no “request” received by **February 25, 2013**, the Everett Master Servicing Plan will be implemented and will proceed as presented in the planning documentation.

Information will be collected in accordance with the **Freedom of Information and Protection of Privacy Act**. With the exception of personal information, all comments will become part of the public record.

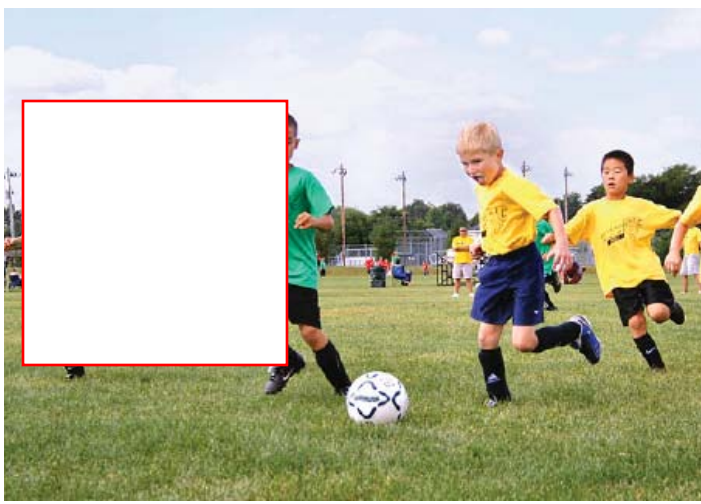
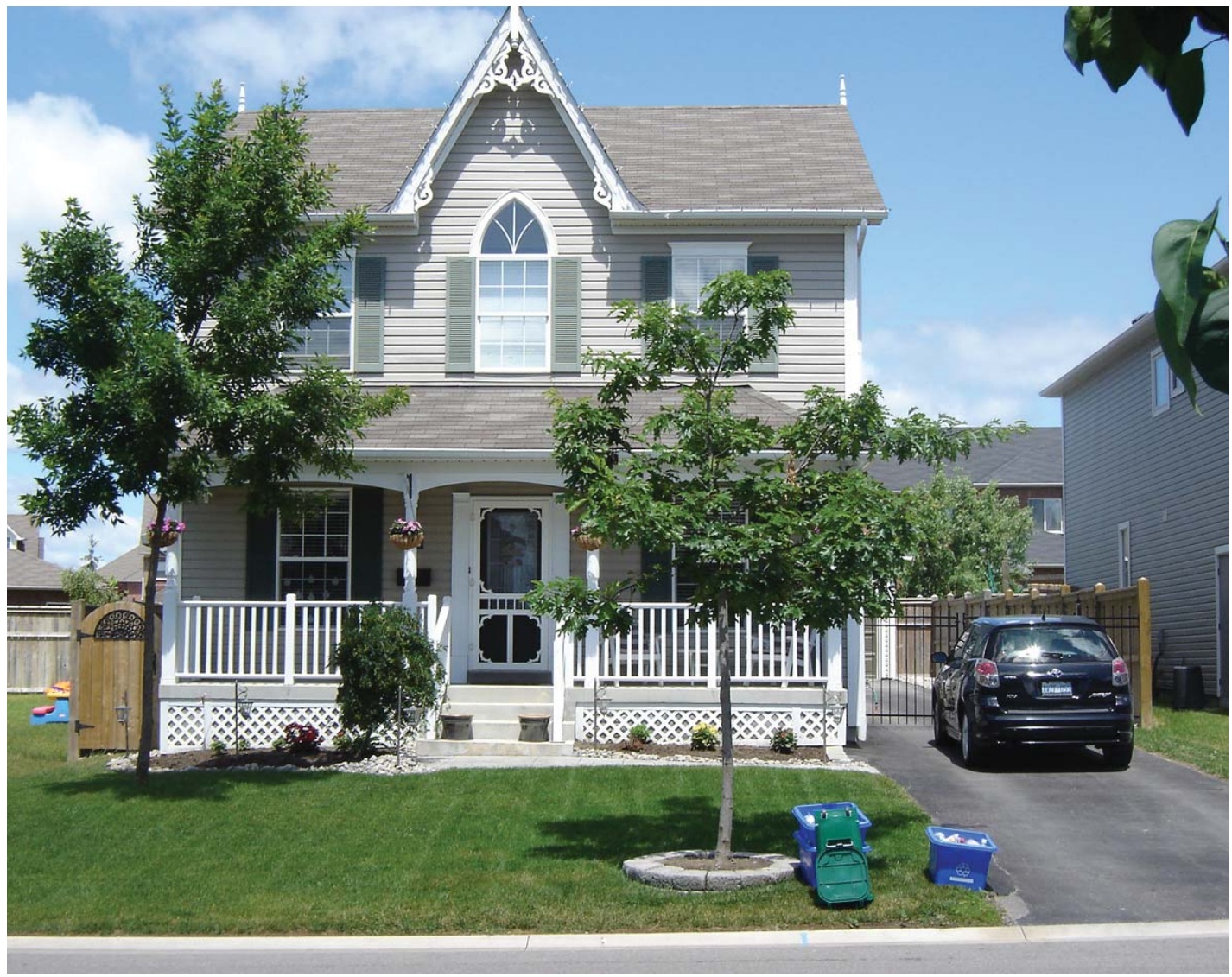
This notice issued at the Township of Adjala-Tosorontio on January 24th, 2013.



Eric Wargel , Chief Administrative Officer
Township of Adjala-Tosorontio
7855 30th Sideroad, R.R. #1
Alliston, ON L9R1V1
(705) 434-5055
Fax: (705) 434-5051

**Appendix A-2 – Public Information Centre Presentation
Materials**





Compact, Complete and Connected:

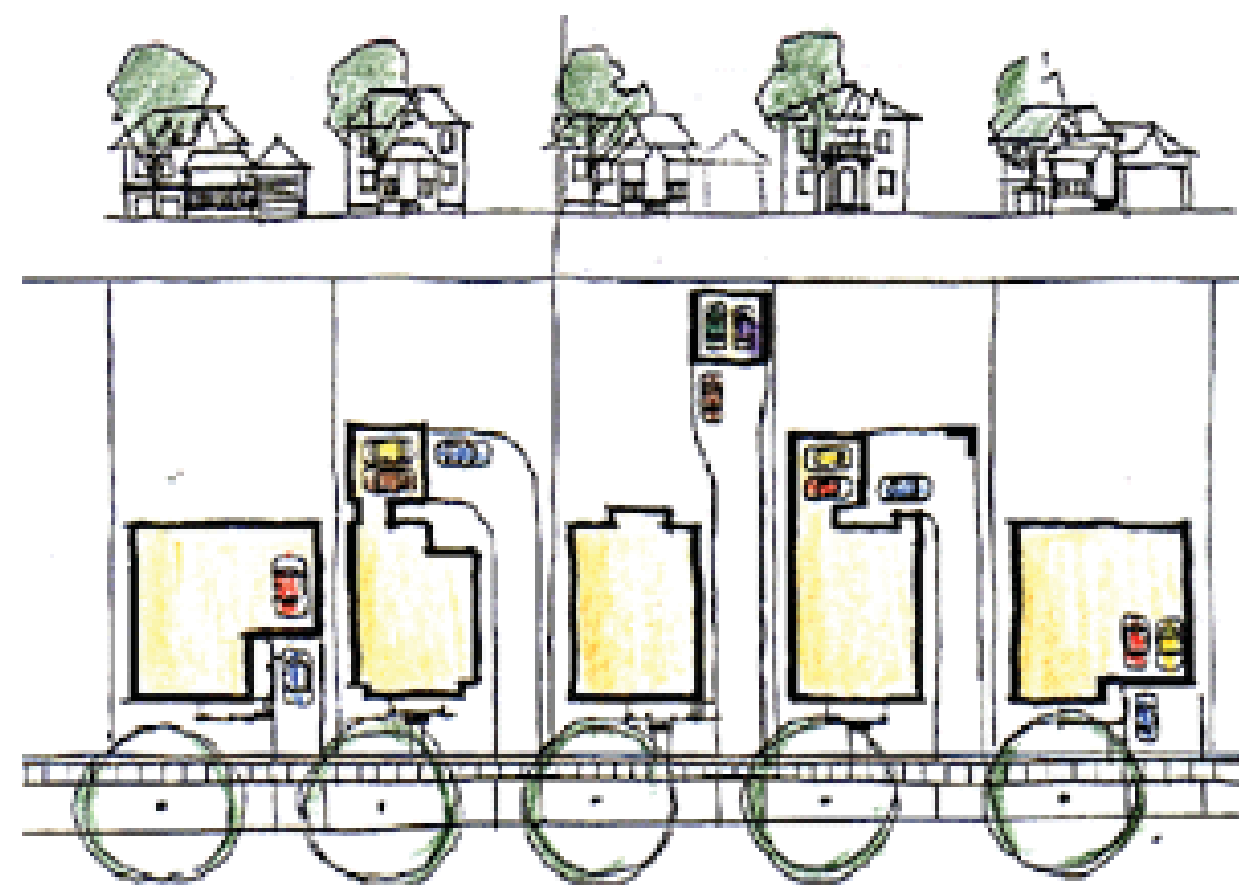
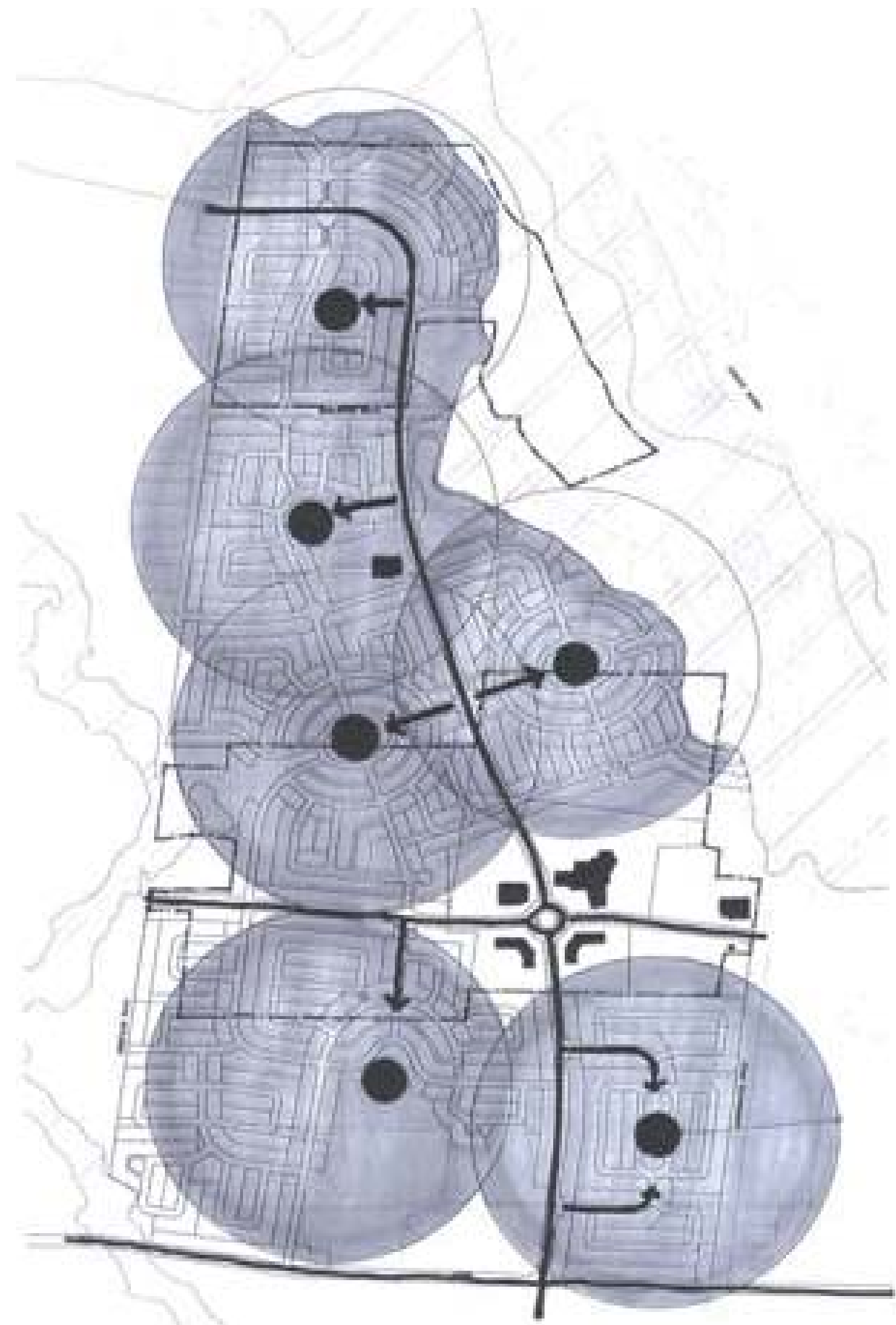
- Mix of densities;
- Mix of land uses;
- Interconnected and linked street and trail system;
- Lifecycle housing options - aging in place;
- Conformity with Provincial policies (i.e. Places to Grow);
- Mix of housing types.

Healthy and Sustainable Neighbourhoods:

- Physical Health - enhanced public realm (streets, parks, etc.) to encourage walking/cycling/recreational opportunities;
- Home/job/school/shopping proximity;
- Mental health - provide opportunities for social interaction by creating formal and informal public meeting places and reducing long distance commuting;
- Aging population - address accessibility needs and lifecycle housing at all levels.

Compatibility with Surrounding Context:

- Scale and function to complement adjacent residential areas, natural features, agricultural lands and roads/streets
- Acknowledge existing built form context, character and built-form;
- Complement new and existing needs for schools, parks and community services and facilities (hard and soft);
- Recognize cultural and natural amenities through design.



Neighbourhoods Defined by Centres and Edges:

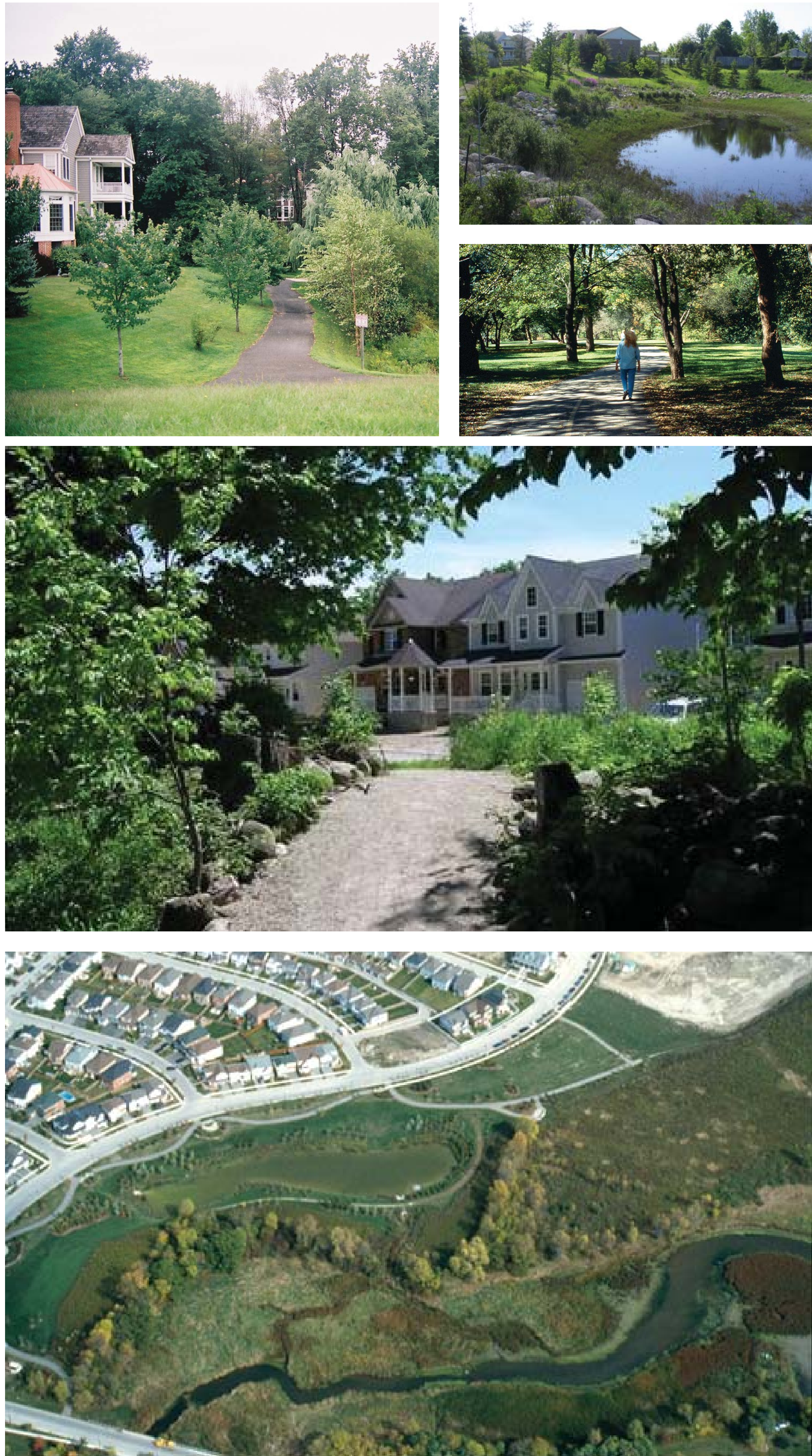
- Definable neighbourhood centres (i.e. parks/landmark buildings/heritage landscape and buildings, etc.);
- Defined neighbourhood boundary edges to create and support five minute walk to centre;
- Provision of pedestrian destinations in reasonable distance of schools, shops, parks, etc.

High-quality Enhanced Streetscapes, Accommodating Natural Habitat:

- High quality architectural presence to the streets (i.e. doors, windows, building design);
- Choice of appropriate planting materials and street furniture, providing appropriate planting materials to address summer/winter conditions, canopy closure on local roads, etc.;
- Define appropriate street-building proximity by road type and function;
- Identify high priority linkage routes and treatments;
- Integrate building/garage setbacks and locations to enhance comprehensive design.

Linked Parks and Open Space System:

- Provide a variety of open space components to address broader community needs (i.e. natural areas, parks, parkettes, trails, sidewalks and squares);
- Provide Open Space Plan that sets out how all components are linked together at the local and county scale.



Integration of Natural Features As Part of the Neighbourhood's Character and Open Space System:

- Locate natural environment character areas in key visual locations;
- Preserve/enhance/rehabilitate natural environmental features and areas;
- Coordinate with Open Space system.



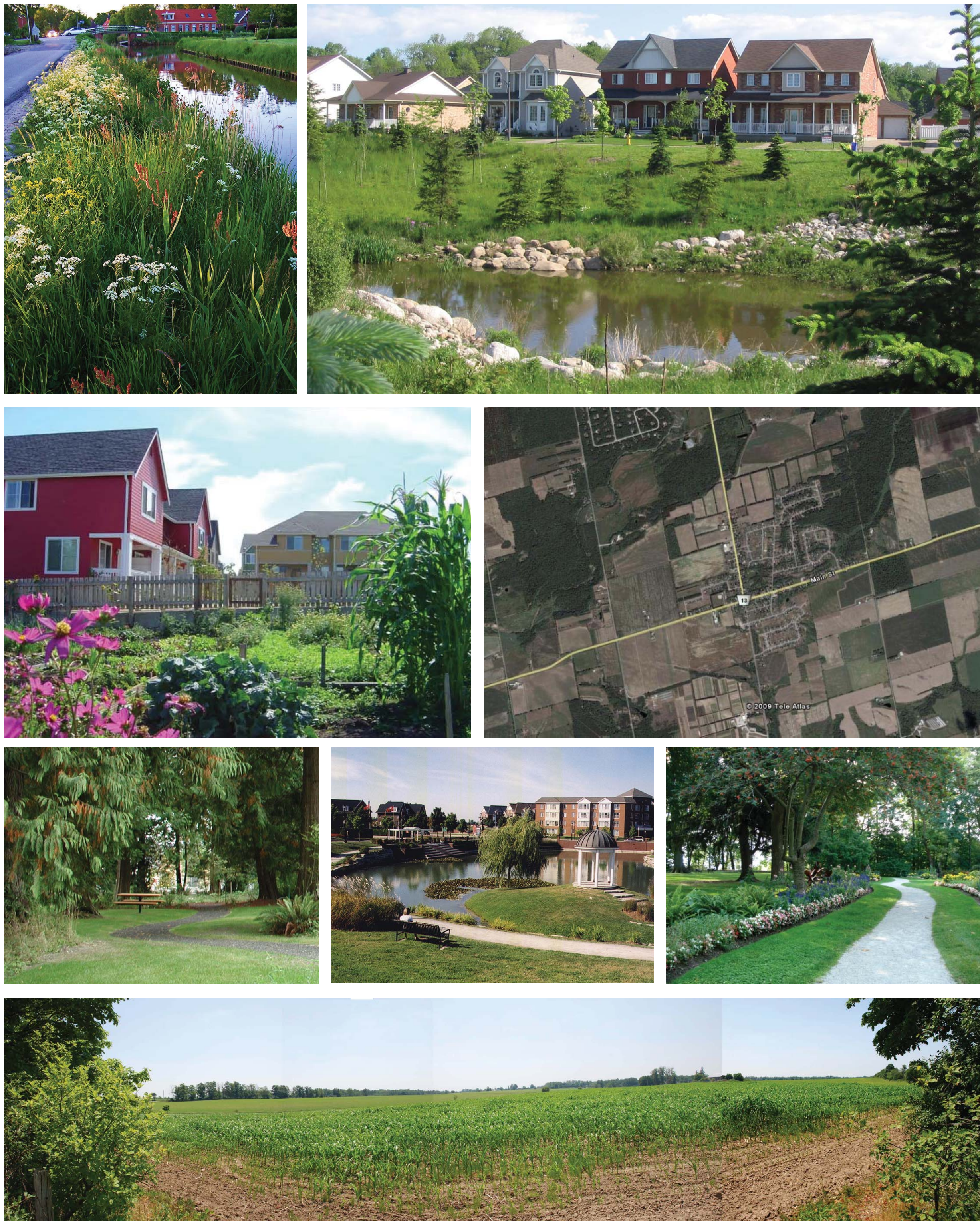
Diversity of Experiences in the Public Domain:

- Provided through a variety of scales, changing views and natural and built elements;
- Identify and define memorable character areas on-site and adjacent to the community (i.e. lake views, escarpment views, valleys, woodlots, wetlands, etc);
- Place landmark buildings in high visibility locations;
- View corridors at significant natural and built features.



Street System That Enhances Neighbourhood Character:

- Supports pedestrian, bicycle, utility vehicles and automobiles;
- Linked road system that disperses traffic volumes and reduces bottlenecks;
- Road design that defines individual neighbourhood characteristics (i.e. linkages, central features, topography, etc.);
- Appropriately sized roads to reflect the built form scale and context (i.e. local/neighbourhood roads vs. active transit corridors);
- Integrate traffic calming measures;
- Utilize comprehensive streetscape elements (i.e. trees, road crossings, pavement patterns, etc).



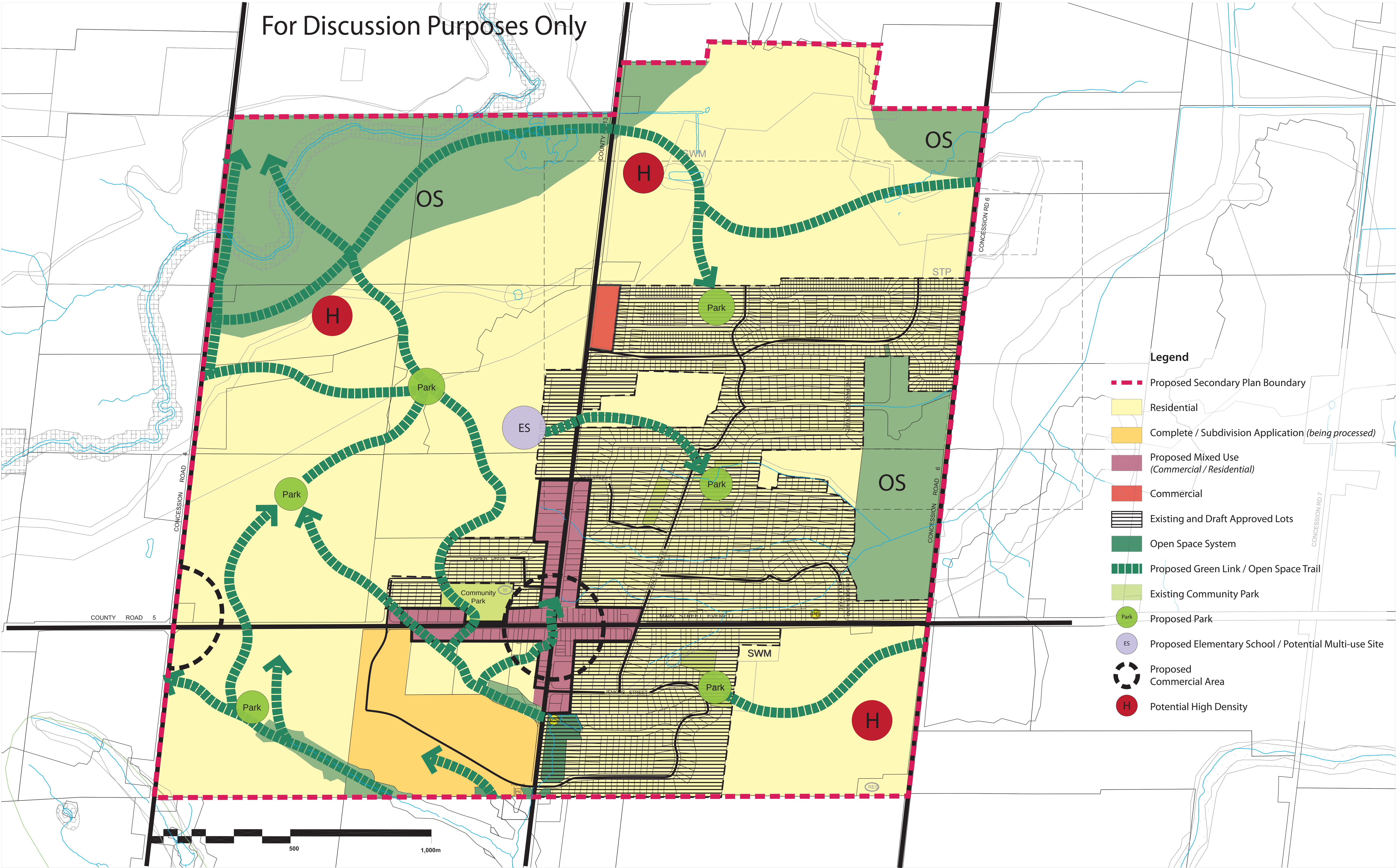
Environmentally Appropriate Design:

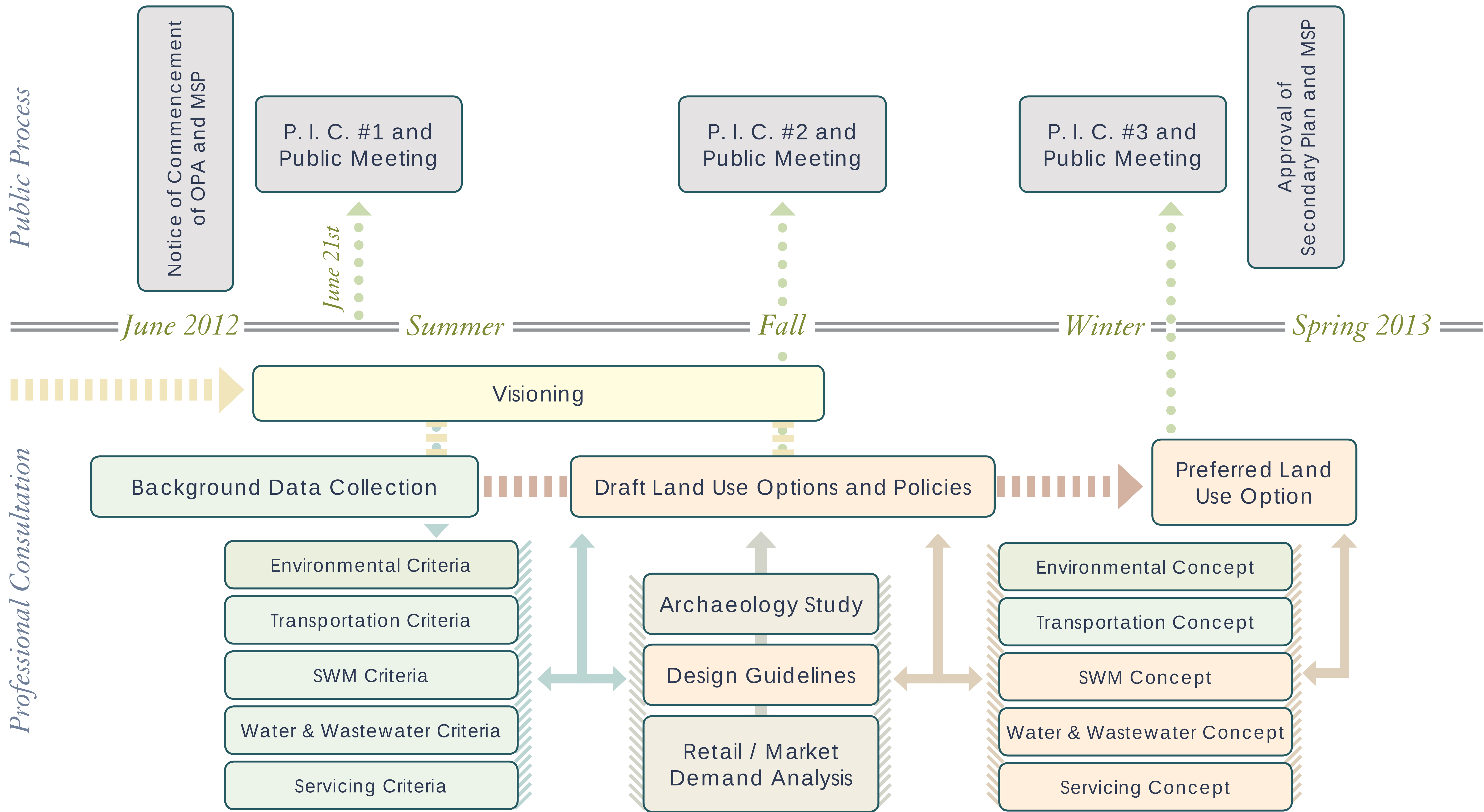
- Reflects the site's natural features and position in the County's broader environmental context;
- Identify key natural features and functions (i.e. habitat sensitivity);
- Integrate naturalized storm water management systems with adjacent natural features to provide flora/fauna corridors and habitat areas;
- Preserve/enhance/rehabilitate natural environment features;
- Determine sensitivity of human access to natural environment areas (i.e. exclusion, controlled access, buffers, etc).



Integrated Facilities:

- Community spaces and facilities;
- Schools;
- Parks;
- Library;
- Shared spaces;
- Multiple use areas;
- Combined resources.





Everett Vision: To create a rural settlement that reflects the agricultural heritage and values of the existing community, and facilitates growth that will create a healthier, more sustainable lifestyle for those who live there.



“The Everett Master Servicing Plan will identify long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Secondary Plan”

The Master Servicing Plan is being prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process.

As part of the Master Servicing Plan process, a construction schedule for the various infrastructure projects from the Master Plan will be developed. The study will meet the requirements for Schedule A/A+, and Schedule “B” Class EA projects, and these projects can progress to implementation (Phase 5). Schedule “C” projects will be identified, but in the Master Plan only.

Schedule “A/A+” Projects

- ❖ Consider minor operation and maintenance activities and are selected for pre-approval without requirements for further assessment.
- ❖ These projects are typically limited in scale and present minimal impacts to the surrounding environment.
- ❖ Schedule A+ projects require that the public be advised prior to project implementation.

Schedule “B” Projects

- ❖ Generally include improvements and minor expansions to existing facilities where there is potential for some environmental impacts.
- ❖ These projects require screening of alternatives for their environmental impacts and completion of Phases 1 and 2 of the Class EA planning process.
- ❖ Provided no significant impacts are identified, Schedule “B” projects are approved and may proceed directly to Phase 5.

Schedule “C” Projects

- ❖ These projects have the potential for significant environmental effects and therefore must proceed under full planning and documentation procedures.
- ❖ Requires that an Environmental Study Report be prepared and filed for review by the public and review agencies.
- ❖ Generally consist of construction of new facilities and major expansions to existing facilities (e.g. new Wastewater Treatment Plant).

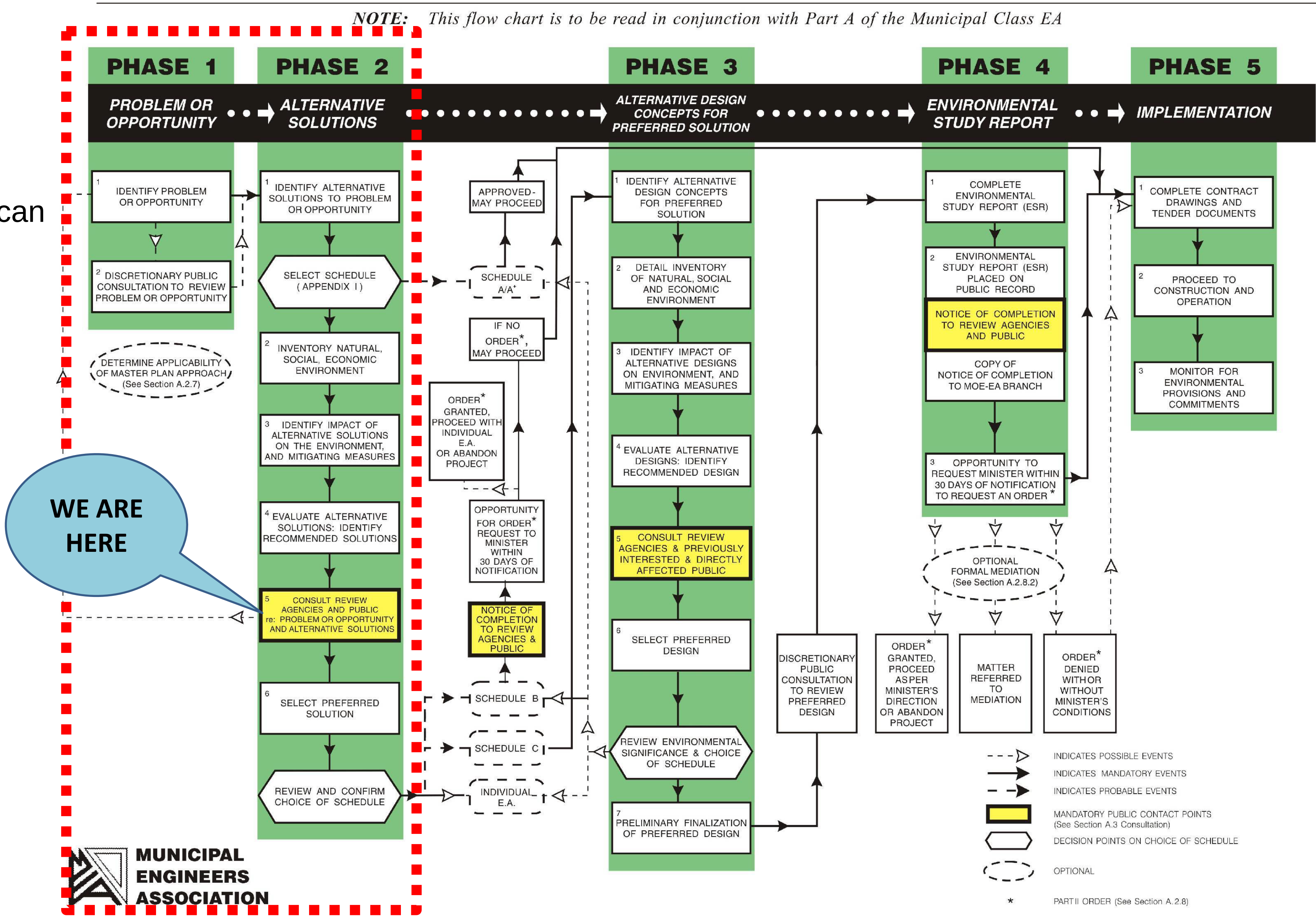
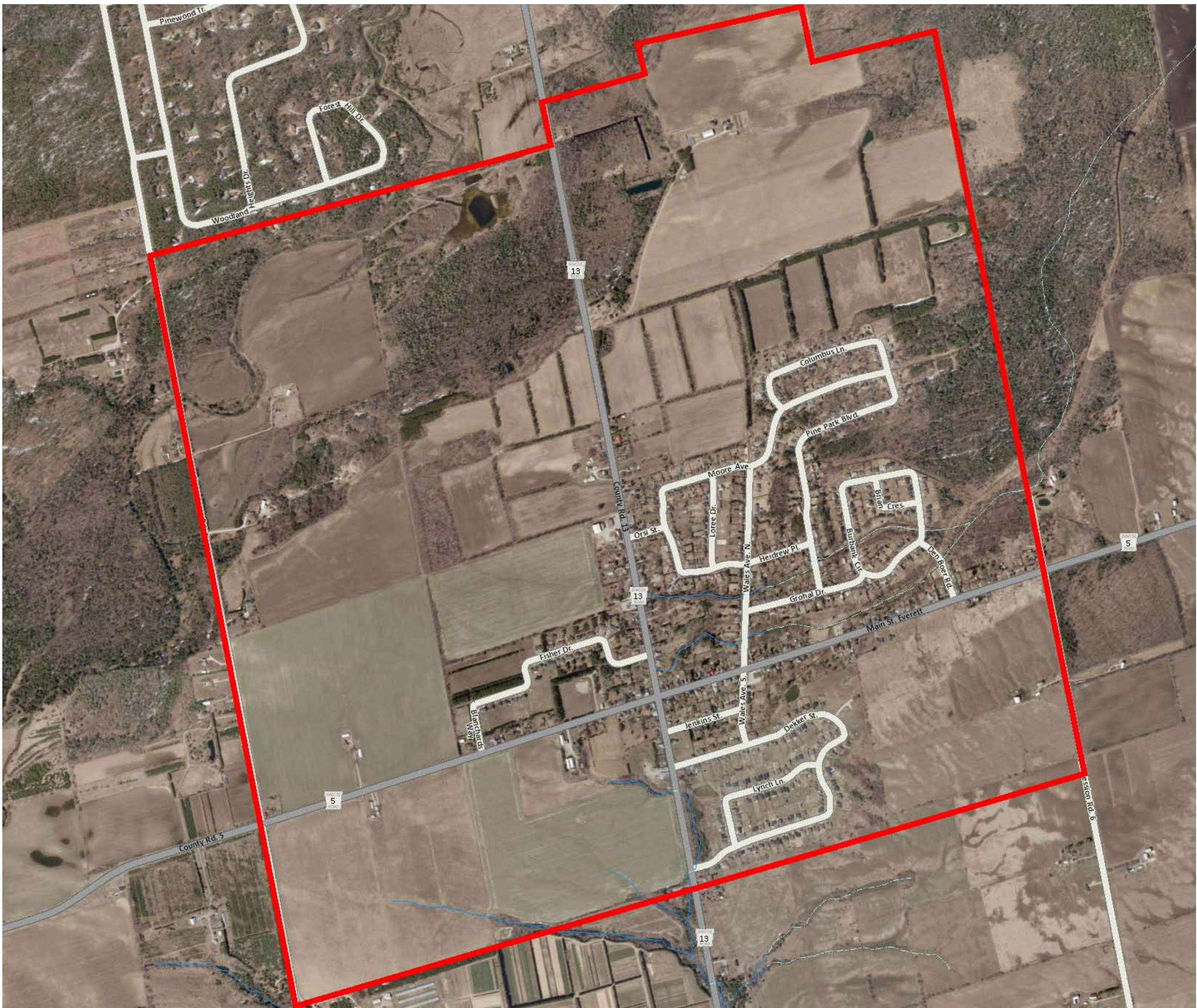


Figure 1- Municipal Class EA Planning and Design Process

This study will fulfill Phases 1 and 2 only, satisfying the requirements for any Schedule ‘A’ and ‘B’ projects and outlining any Schedule ‘C’ projects.

Everett Community Secondary Plan – Existing Study Area

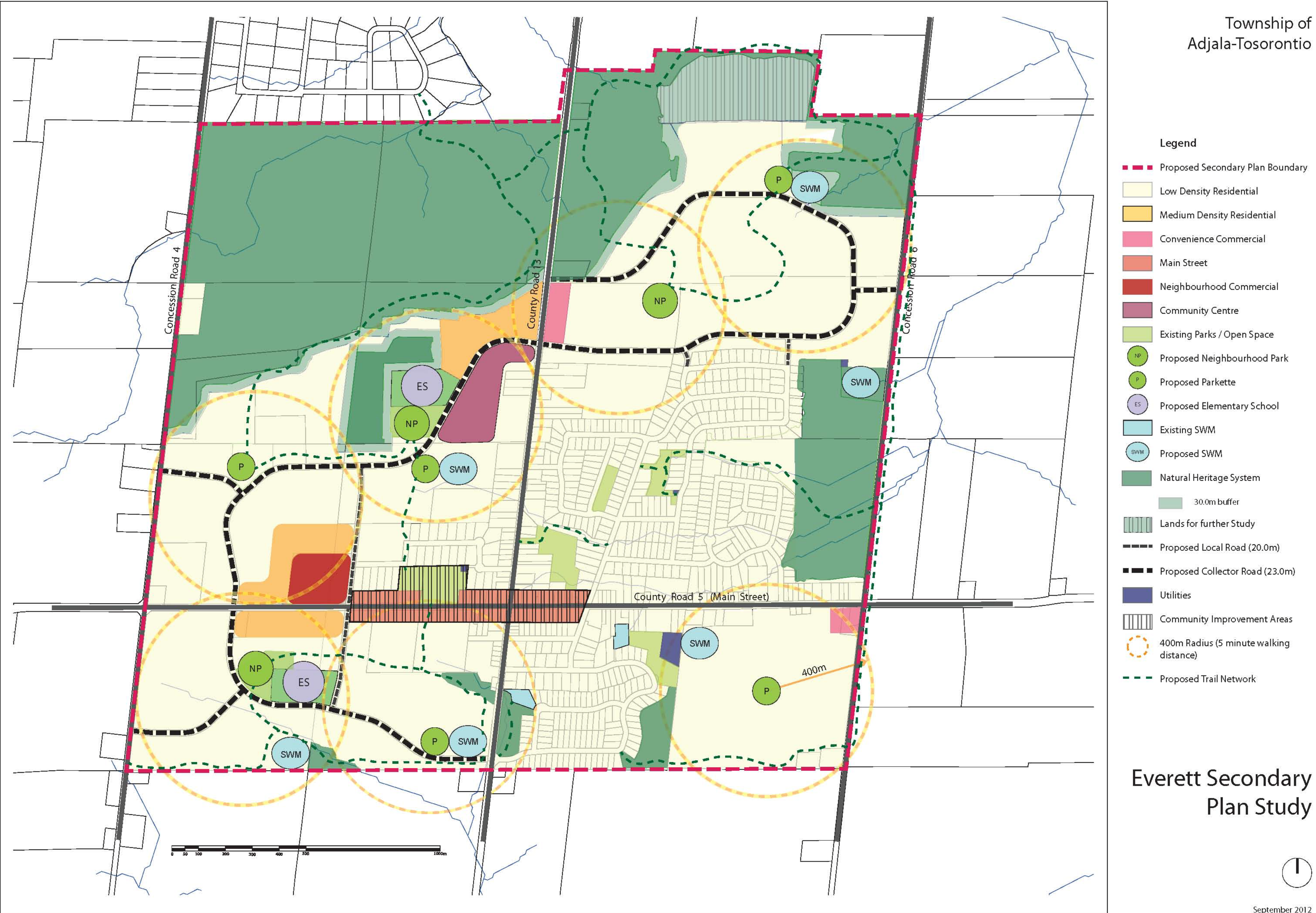


Background Studies Completed

- Hydrogeological Report
- Archaeological Report
- Natural Environment Study
- Assimilative Capacity Study
- Existing Conditions Water & Wastewater Servicing Studies
- Natural Hazards Study
- Pre-Development Drainage Study
- Traffic and Transportation Study

Future Population and Land-Use Projections

- Existing Residential Population :**1,929 Persons**
- Projected Future Residential Population: **9,257 Persons**
- Future Commercial Land Use Area: **10.3 ha (EP = 1058 Persons)**
- Future Institutional Land Use Area: **13.6 ha (EP = 354 Persons)**
- Total Projected Equivalent Population (EP): **10,669 Persons**



Everett Community Secondary Plan - Future Land Use Plan

Background Studies Completed during Phase 1 of the EA Process were used to develop Alternative Solutions for Servicing the Everett Secondary Plan Area

Existing Drinking Water System

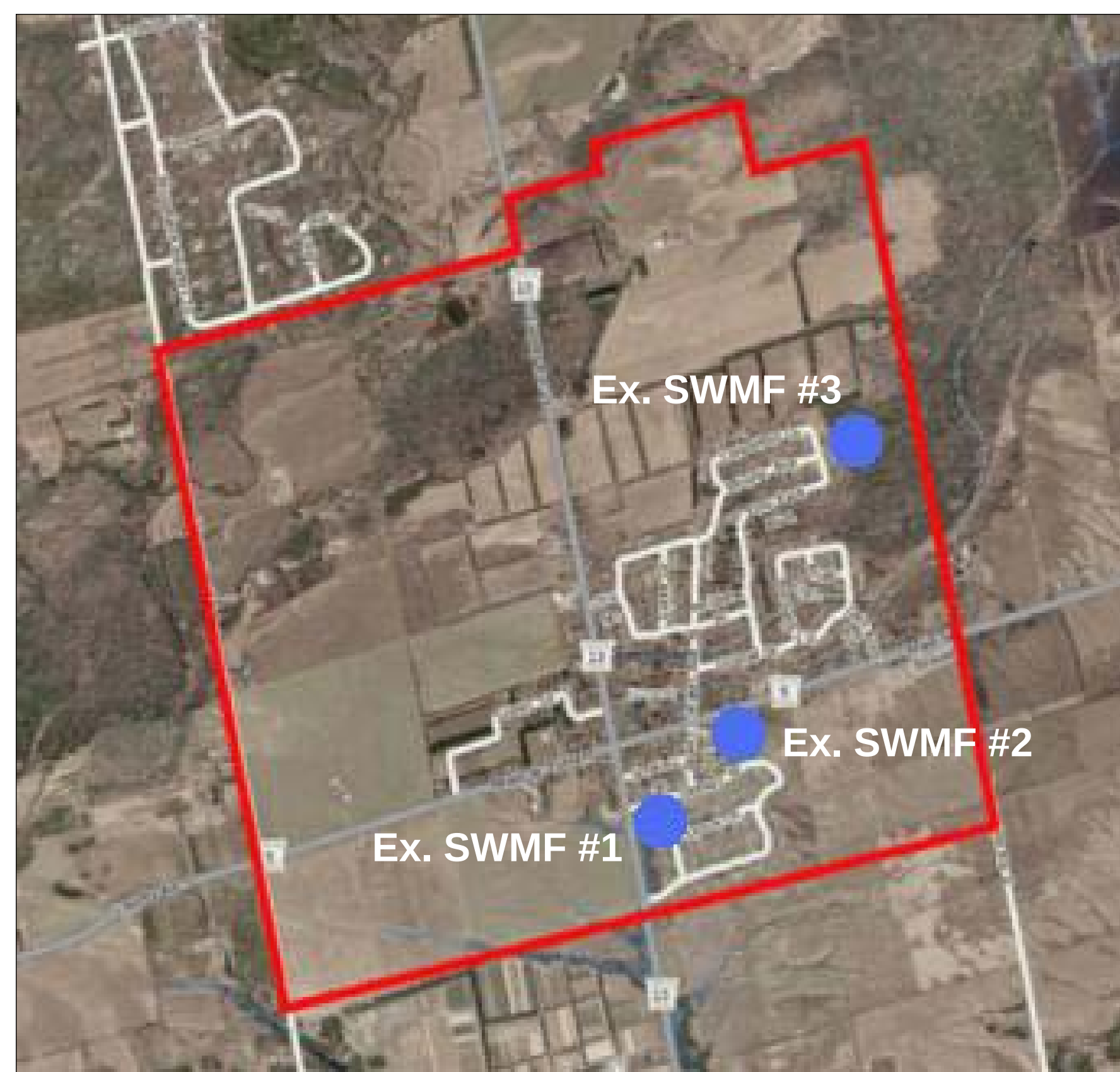
- Based on Current Water use in Everett, The existing aquifer has capacity to service an equivalent population (EP) of **11,320 - 12,437** persons.
- A new well and pump will be required once the EP exceeds **5,359** persons.
- The existing Water Storage is sufficient to service an EP of **3,405** persons. Additional storage will be required to increase fire flow capacity and provide adequate water pressure in future development areas.



Existing Sewage Systems

- No sanitary trunk sewer network currently exists within the Community of Everett. The only area in Everett with existing municipal sanitary service is the New Horizons Subdivision, including a Wastewater Treatment Plant (WWTP).
- The proposed R&M Homes Subdivision Draft Plan includes provisions for a WWTP with capacity for an EP of approximately **2,200** persons.
- Development beyond this EP would require an expansion of the R&M WWTP, or construction of additional wastewater treatment solutions elsewhere in Everett.

This information provides support for policies in the Everett Secondary Plan



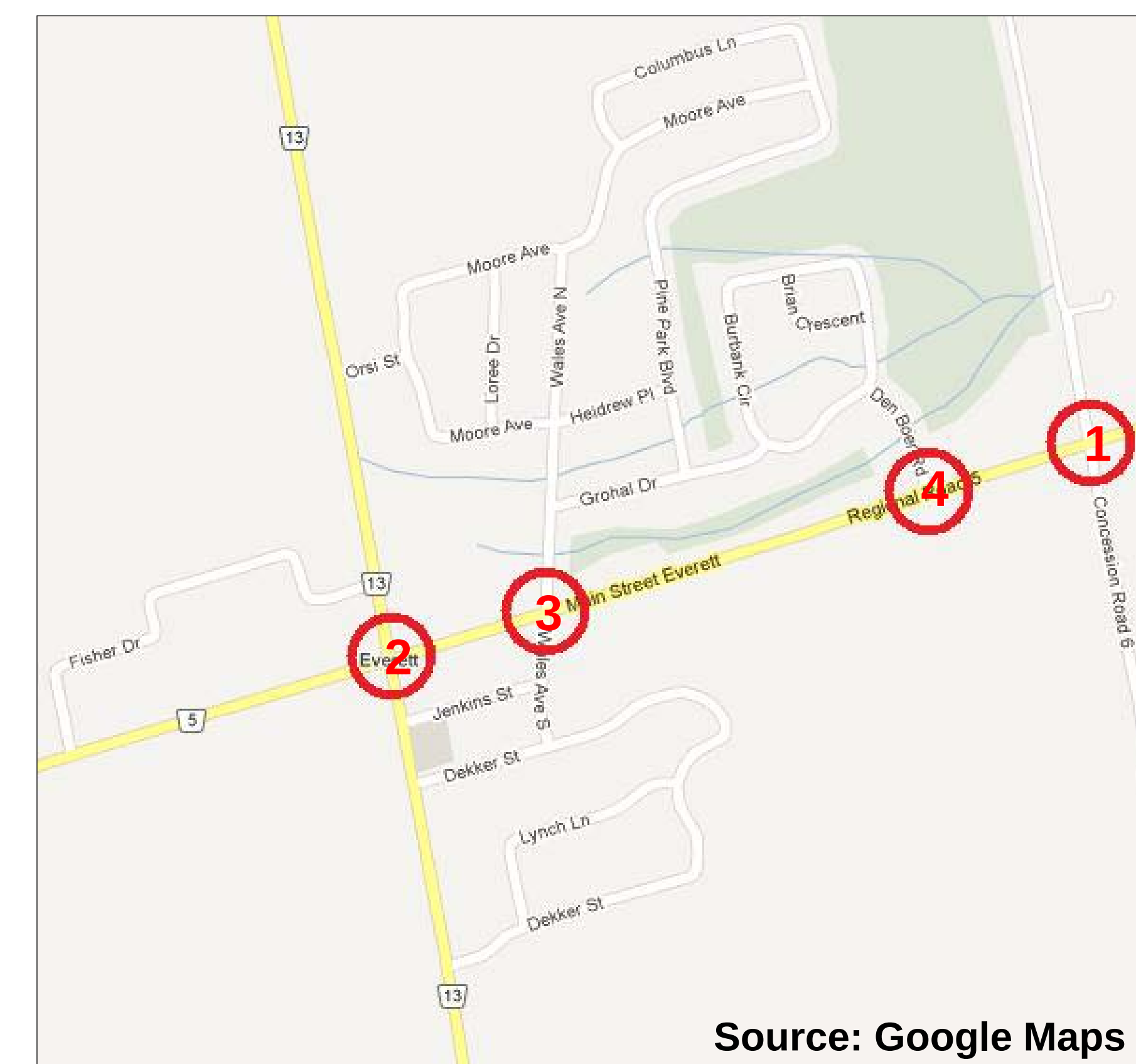
Existing Stormwater Management

- The Community of Everett currently has three (3) Storm Water Management Facilities (SWMF's) which discharge to the Pine and Boyne Rivers.
- The Existing SWMF located within the proposed R&M Homes Development will need to be upgraded as part of the development process . No other existing SWMF's require upgrades at this time.
- Future developments will require SWMF's to ensure post-development run-off matches pre-development peak flow rates, and to protect water quality.
- "Regional" SWMF's which service multiple development areas should be investigated to minimize the maintenance burden on the municipality.

Transportation Study

The Existing Conditions Transportation Study found that existing intersections are operating at a good level of service with minimal delays and reserve capacity . The following recommended improvements were noted from previous studies:

1. Northerly Extension of Concession Road 6 from County Road (CR) 5 including Intersection signalization and left turn lanes.
2. Signalization with left turn lanes at the intersection of CR 5 and CR 13
3. Right Turn Lanes at the CR 5 and Wales Ave. North (westbound)
4. Right Turn Lanes at CR 5 and Den Boer Road (westbound)



This information provides support for policies in the Everett Secondary Plan

Natural Environment Considerations

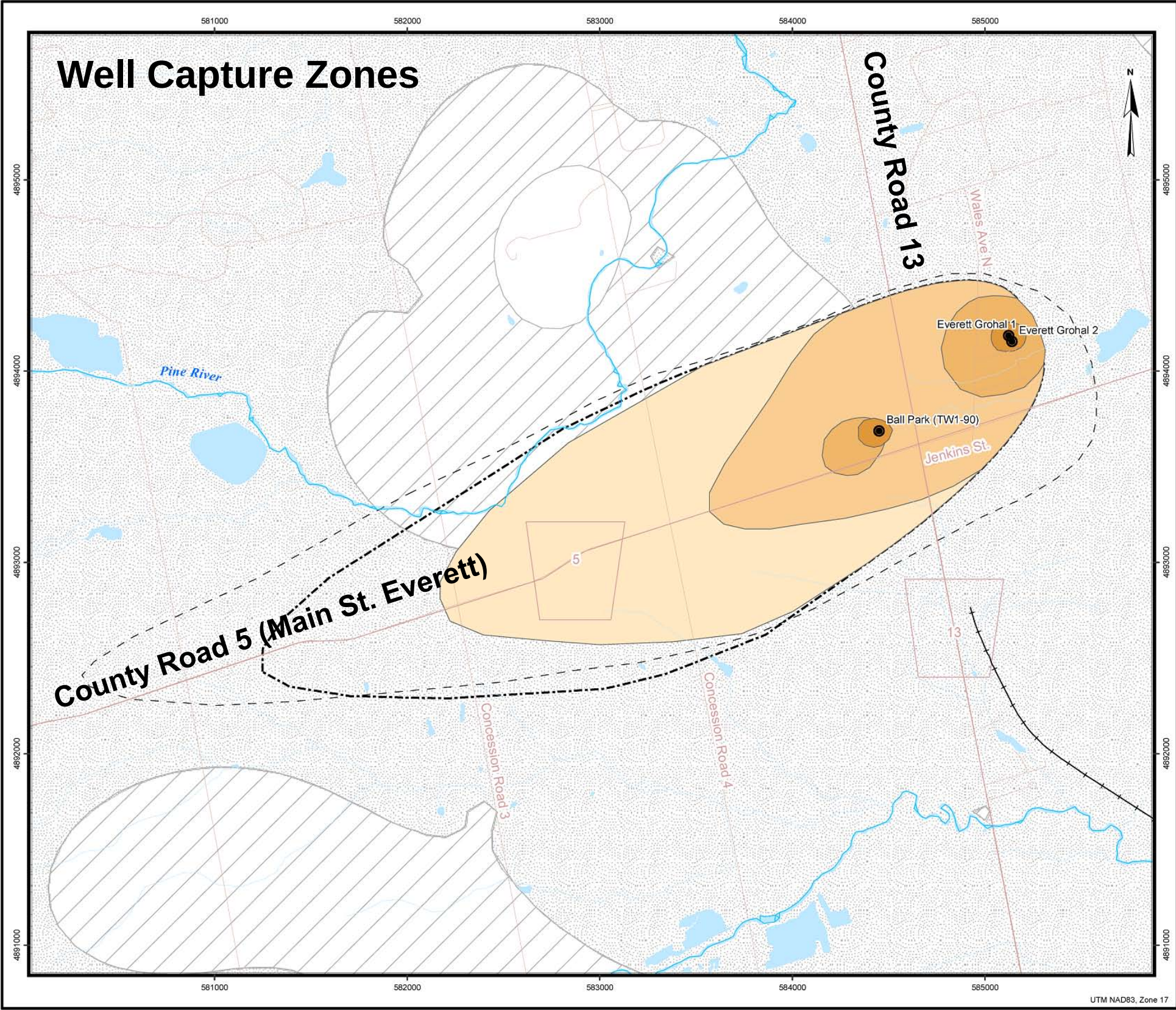
- The Natural Environment Study completed by *Plan B Natural Heritage* has outlined environmental protection areas and suggested best practices which will allow the study team to proceed with solutions which will minimize impacts to the natural Environment.

Archaeological Considerations

- An Archaeological assessment of the Secondary Plan Area was completed by Archaeological Services Inc. Area’s of cultural significance have been identified within the study area so that solutions which avoid disturbance to these landmarks can be developed.

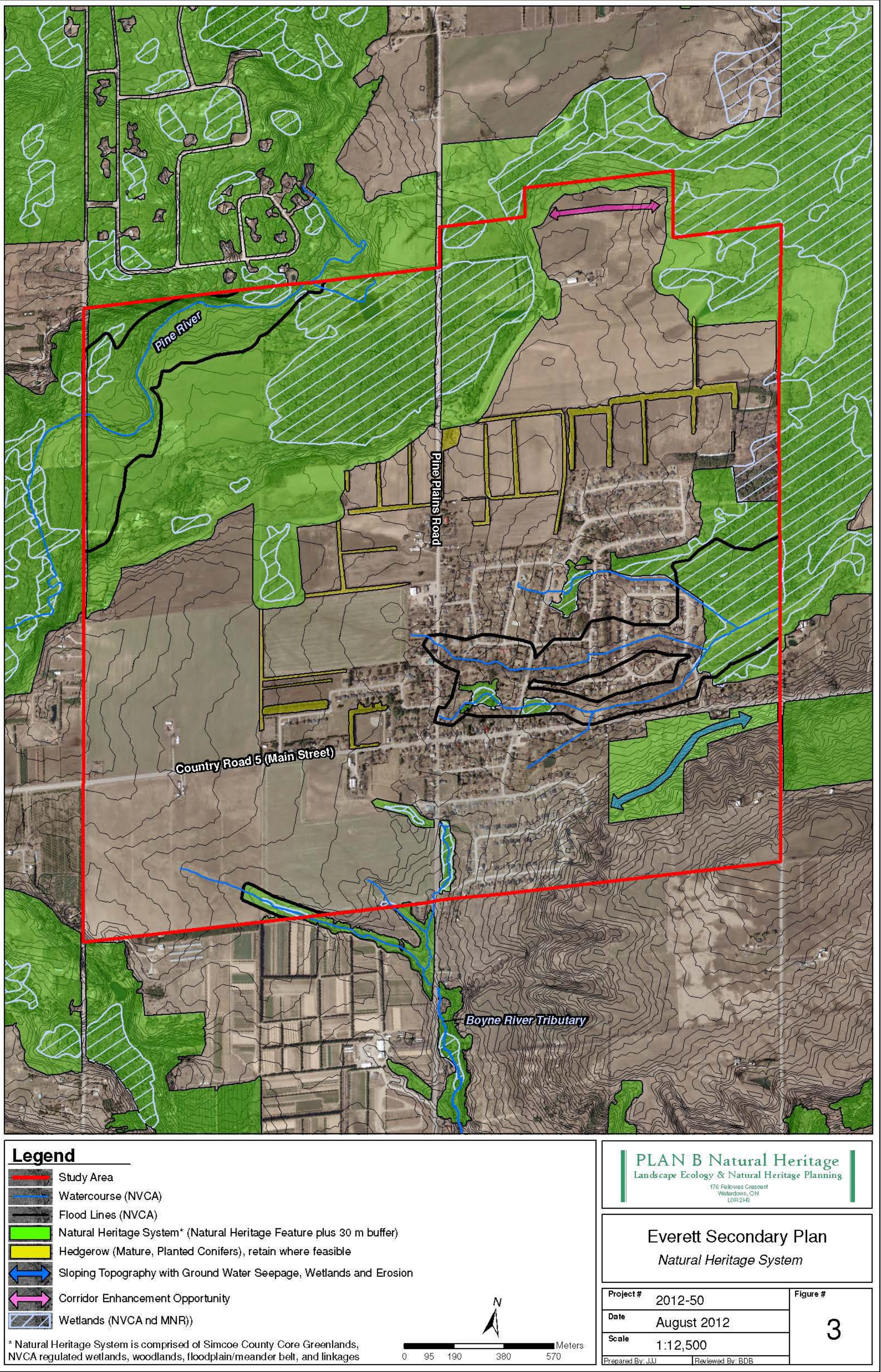
Ground Water Conditions

- Hydrogeological investigations completed by *Golder & Associates* have provided insight into aquifer capacity, sewage disposal options and well conditions in Everett - Future Storm Water Management and Subsurface Sewage Treatment Systems should be kept outside of well capture zones to protect source-water.



Surface Water Conditions

- The Assimilative Capacity Study completed by *Greenland Consulting Engineers* found that the Pine River currently has sufficient capacity to accept treated wastewater effluent for the proposed ultimate build-out population of Everett.

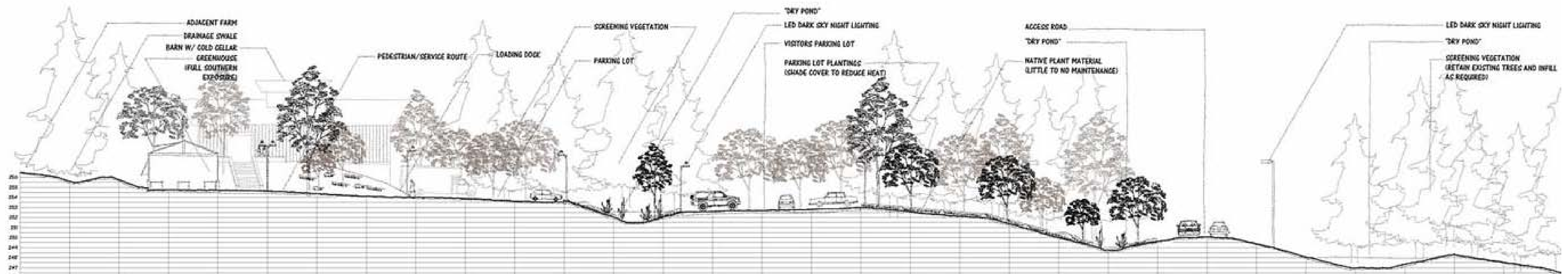


This information provides support for policies in the Everett Secondary Plan

Statement of Problem / Opportunity

Based on Review of the existing conditions and problems and opportunities for the Everett Secondary Plan Area, the following Problem and Opportunity Statement was drafted and will be used to guide the development and evaluation of the Alternative Solutions for the Community of Everett Master Servicing Study.

“The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.”



Phase 1 of the Class EA Process includes the identification and description of the Problem or Opportunity. The Objective of this Phase is to develop a clear statement of the Problem or Opportunity Being Addressed.

Water Distribution System & Storage Options

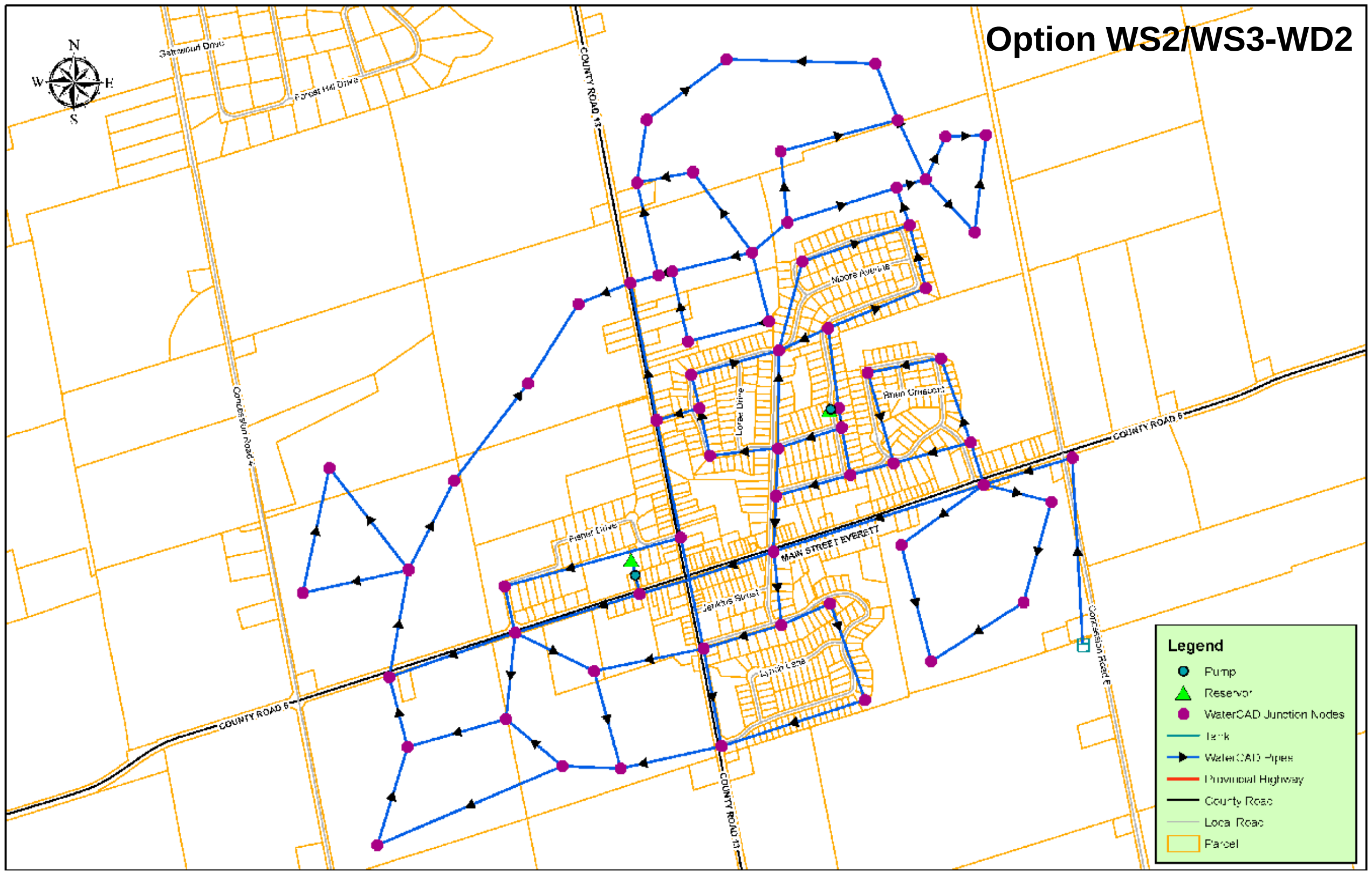
Detailed modeling of the Everett Water System was carried out to assist in the development of Water Distribution and Storage Alternatives. **Options WS1-WD1 and WS1-WD2** did not satisfy Water Pressure Requirements and will not be assessed further.

Community of Everett Water Storage & Distribution Alternatives

Storage Alternative	Distribution System Alternative	Results/Conclusions
WS1: expand existing storage	WD1: New trunk watermain 300 mm	- Operating elevation is 281.4 m; - Grade elevation is 282 m; and, - Water pressure for ADD and MDD cannot be achieved at minimum MOE range (350 kPa) throughout the system.
WS1: expand existing storage	WD2: New trunk watermain 300 mm with improvements to existing system to provide 300 mm trunk looping	- Operating elevation is 281.4 m; - Grade elevation is 282 m; and, - Water pressure for ADD and MDD cannot be achieved at minimum MOE range (350 kPa) throughout the system.
WS2/WS3: Elevated storage or expanded ex. storage with pumping	WD1: New trunk watermain 300 mm	- Operating elevation is 296 m; - Grade elevation is 282 m (14 m); and, - Water pressure for all demand scenarios and 30 L/s fire + MDD can be achieved throughout the system.
WS2/WS3: Elevated storage or expanded ex. storage with pumping	WD2: New trunk watermain 300 mm with improvements to existing system to provide 300 mm trunk looping	- Operating elevation is 294 m; - Grade elevation is 282 m (12 m); and, - Water pressure for all demand scenarios and 30 L/s fire + MDD can be achieved throughout the system.
WS4: Elevated storage at new location (NW)	WD1: New trunk watermain 300 mm	- Operating elevation is 304 m; - Grade elevation is 258 m (46 m); and, - Water pressure for all demand scenarios and 30 L/s fire + MDD can be achieved throughout the system.
WS4: Elevated storage at new location (NW)	WD2: New trunk watermain 300 mm with improvements to existing system to provide 300 mm trunk looping	- Operating elevation is 303 m; - Grade elevation is 254 m (45 m); and, - Water pressure for all demand scenarios and 30 L/s fire + MDD can be achieved throughout the system.

NOTES:

- The existing groundwater aquifer can supply demands for the future population. As such, no additional supply/treatment options have been considered as part of this study.
- For Option WS2/WS3, if the watermain between the Storage Facility and CR 5 is increased to a 450mm dia. Pipe, no improvements are required to existing watermain and the minimum operating elevation is reduced to 292.2 m



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

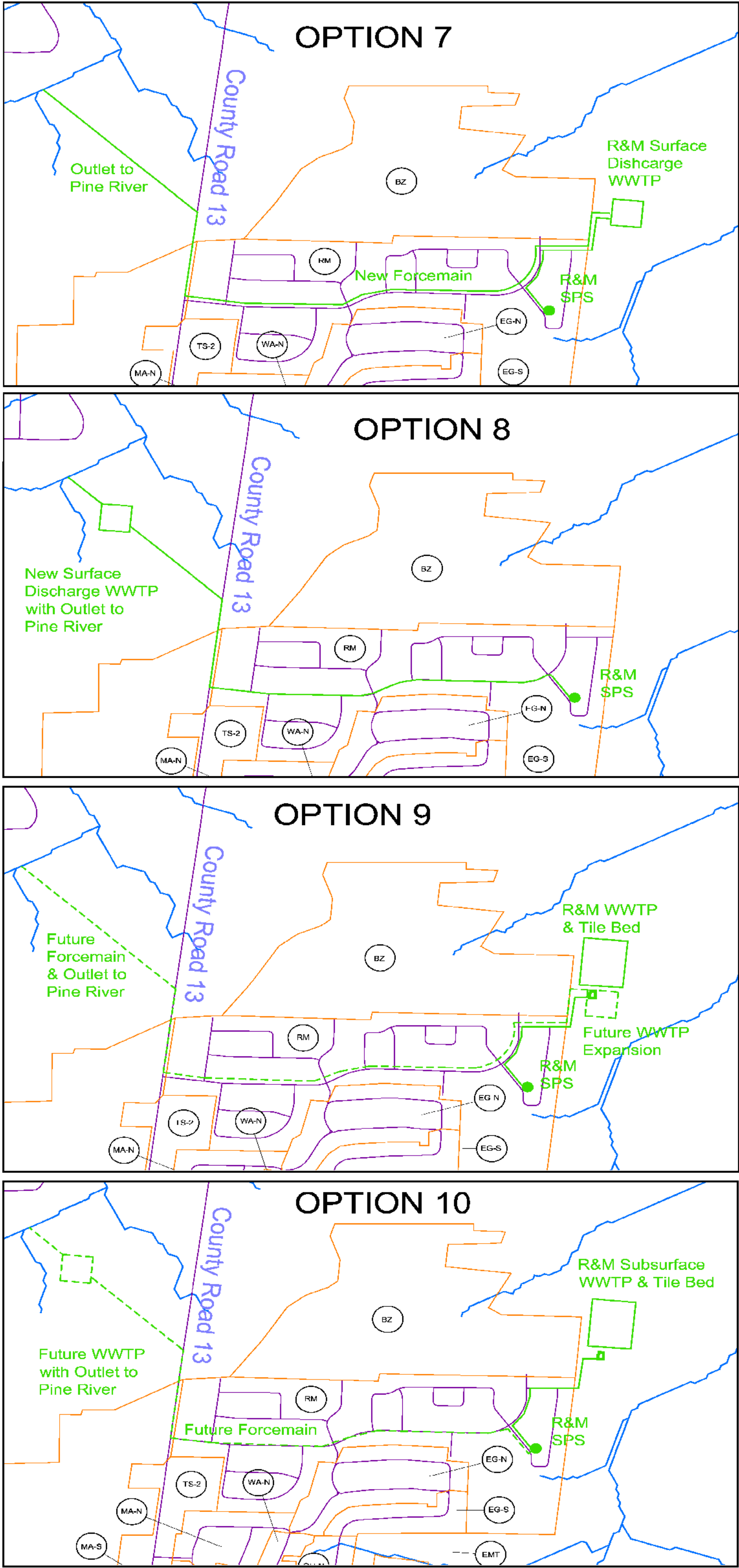
Sewage Treatment Options

Treatment Options have been developed from the information collected in the Background Studies.

Community of Everett Wastewater Treatment Alternatives

Alternative	Description
Option WWT-1 – Do Nothing	Maintain the status quo
Option WWT-2 – Septic Systems for New Growth	Provide lot level treatment using individual septic systems for all new development areas
Option WWT-3 – Water Conservation	Reduce existing conditions water use to create additional system capacity for new development
Option WWT-4 – Development Specific WWTP’s	This option would involve construction of individual WWTP’s for each new development
Option WWT-5 – Expand New Horizons WWTP	Expand the existing WWTP to provide additional capacity for future developments
Option WWT-6 – Expand R&M Homes WWTP (Subsurface Discharge)	Provide additional treatment capacity at the proposed R&M Homes Subsurface Discharge WWTP to service both existing and future developments
Option WWT-7 – Expand R&M Homes WWTP (Surface Water Discharge)	Same as Option 5 but with discharge of treated effluent to a surface water outlet (main branch of the Pine River)
Option WWT-8 – Construct New WWTP (Surface Water Discharge)	Construct a new WWTP which discharges treated effluent to the Pine River (main branch)
Option WWT-9 – Combine Alternatives 6 & 7	Convert the R&M WWTP from subsurface to surface water discharge once a certain capacity is exceeded
Option WWT-10 – Combine Alternatives 6 & 8	Construct a new surface water discharge WWTP once capacity at the proposed R&M WWTP is exceeded
Option WWT-11 – Transport Effluent to a Neighbouring Municipality for Treatment	Construct a forcemain system between Everett and another municipality and treat effluent using existing facilities located within that municipality

NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

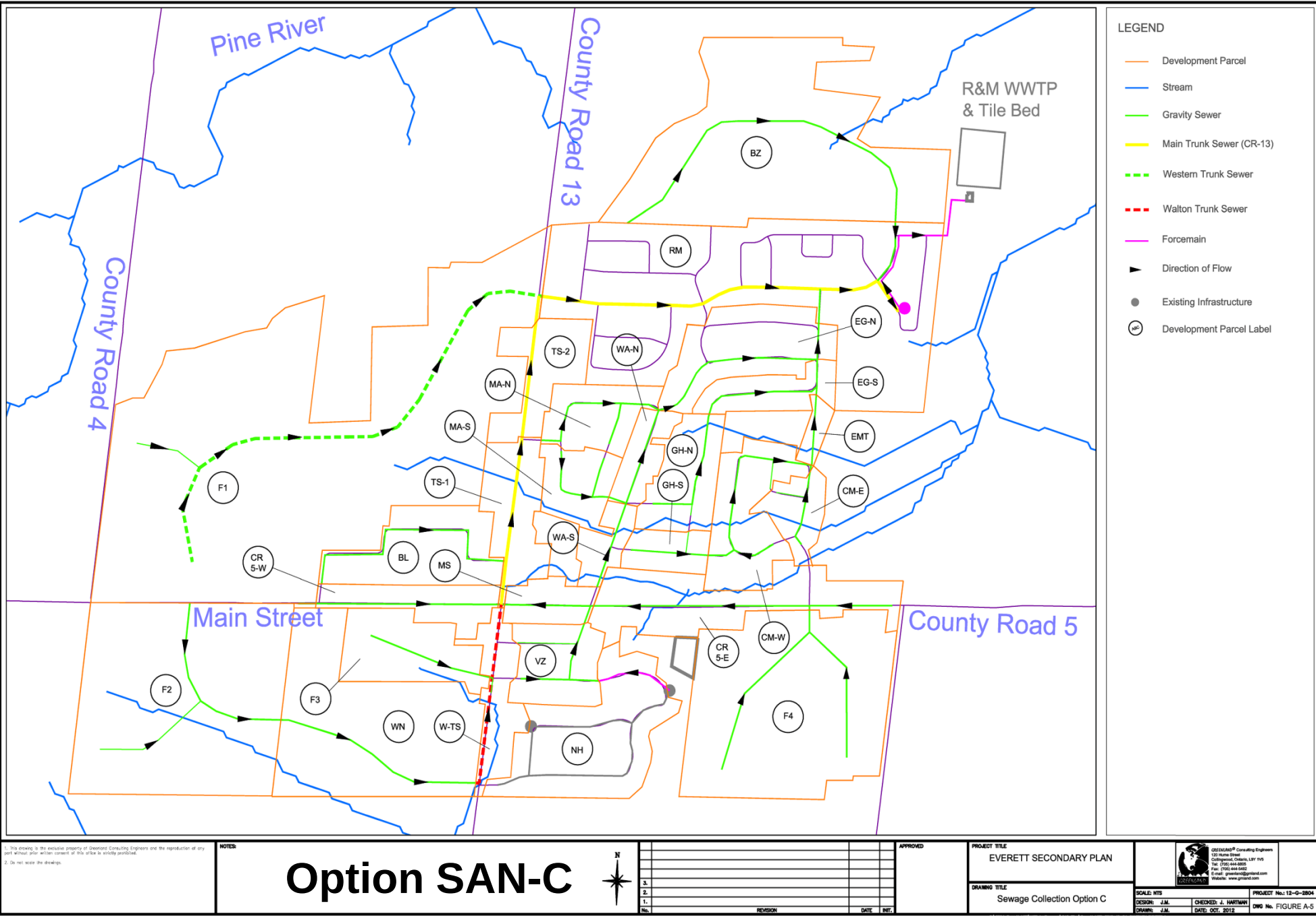
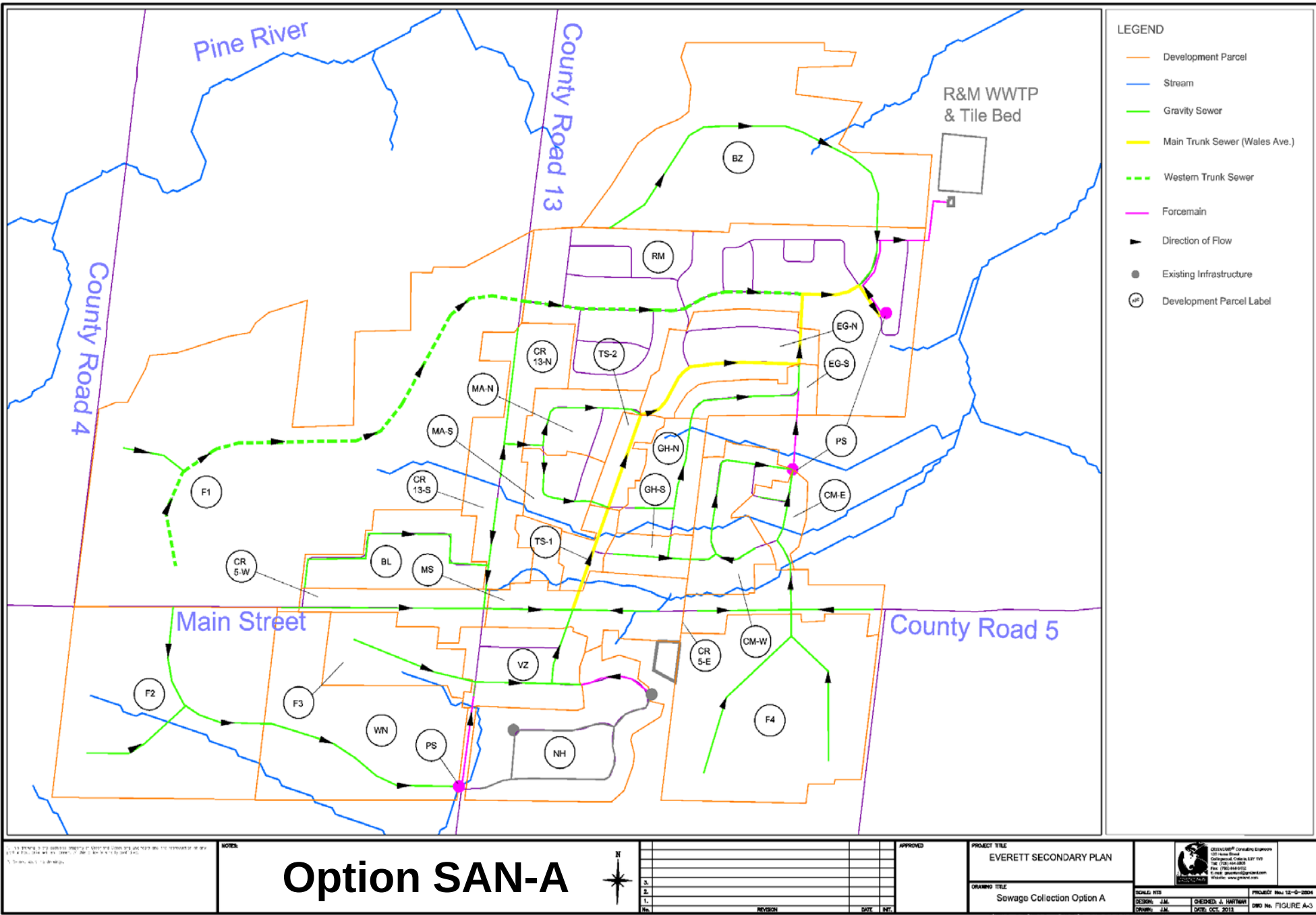
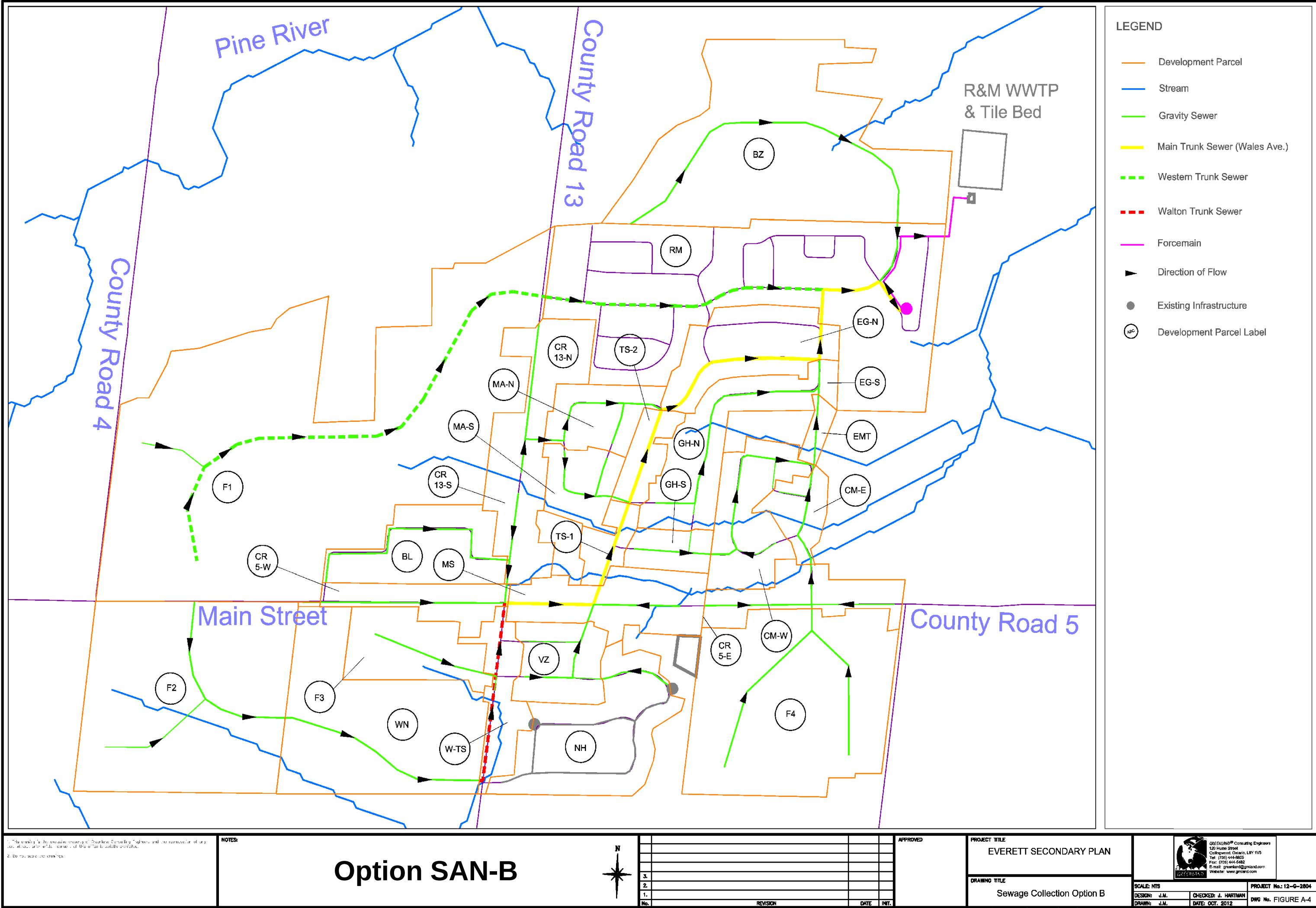
Sanitary Sewage Conveyance Options

Numerous Treatment and Sewage Conveyance Options have been developed from the information collected in the Background Studies.

Everett Sanitary Sewage Conveyance Alternatives

Alternative	Description
Option SAN-A – Moore Ave. Trunk Sewer with Mixed Gravity and SPS Conveyance	- Minimize Sewer Depth and use Pumping Stations to Service Low Lying Areas - Main Trunk Sewer on Moore Ave. from Main Street to R&M Homes Development
Option SAN-B – Moore Ave. Trunk Sewer with Full Gravity Conveyance	- Deeper Sewers with minimal Pumping Required - Main Trunk Sewer on Moore Ave. & County Road 13 from Dekker St. to R&M Homes
Option SAN-C – County Road 13 Trunk Sewer with Full Gravity Conveyance	- Very Deep Sewers with minimal Pumping Required - Main trunk along CR-13 From Dekker St. to R&M Homes
Option SAN-D – Do Nothing	Maintain the status quo

NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

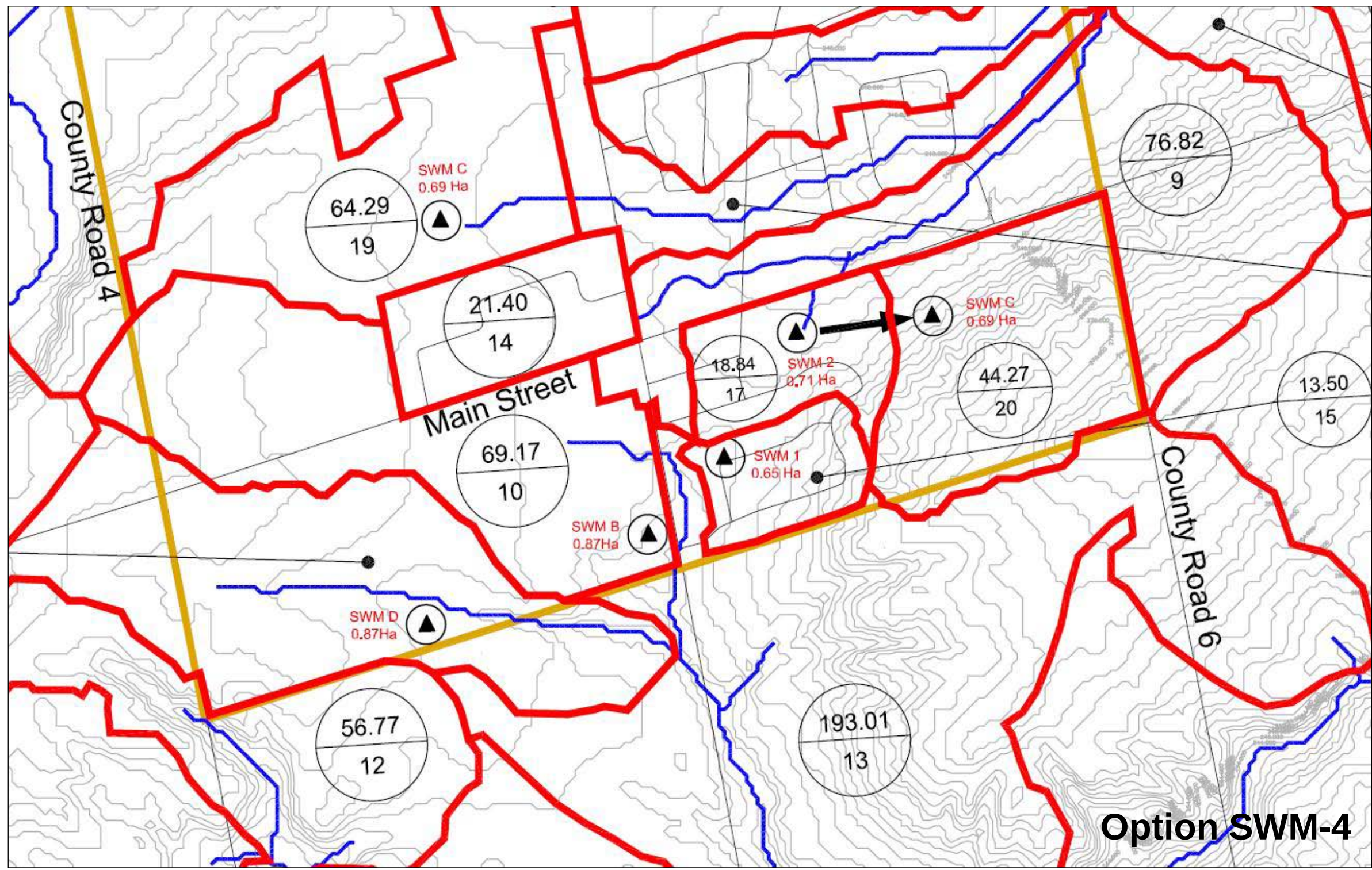
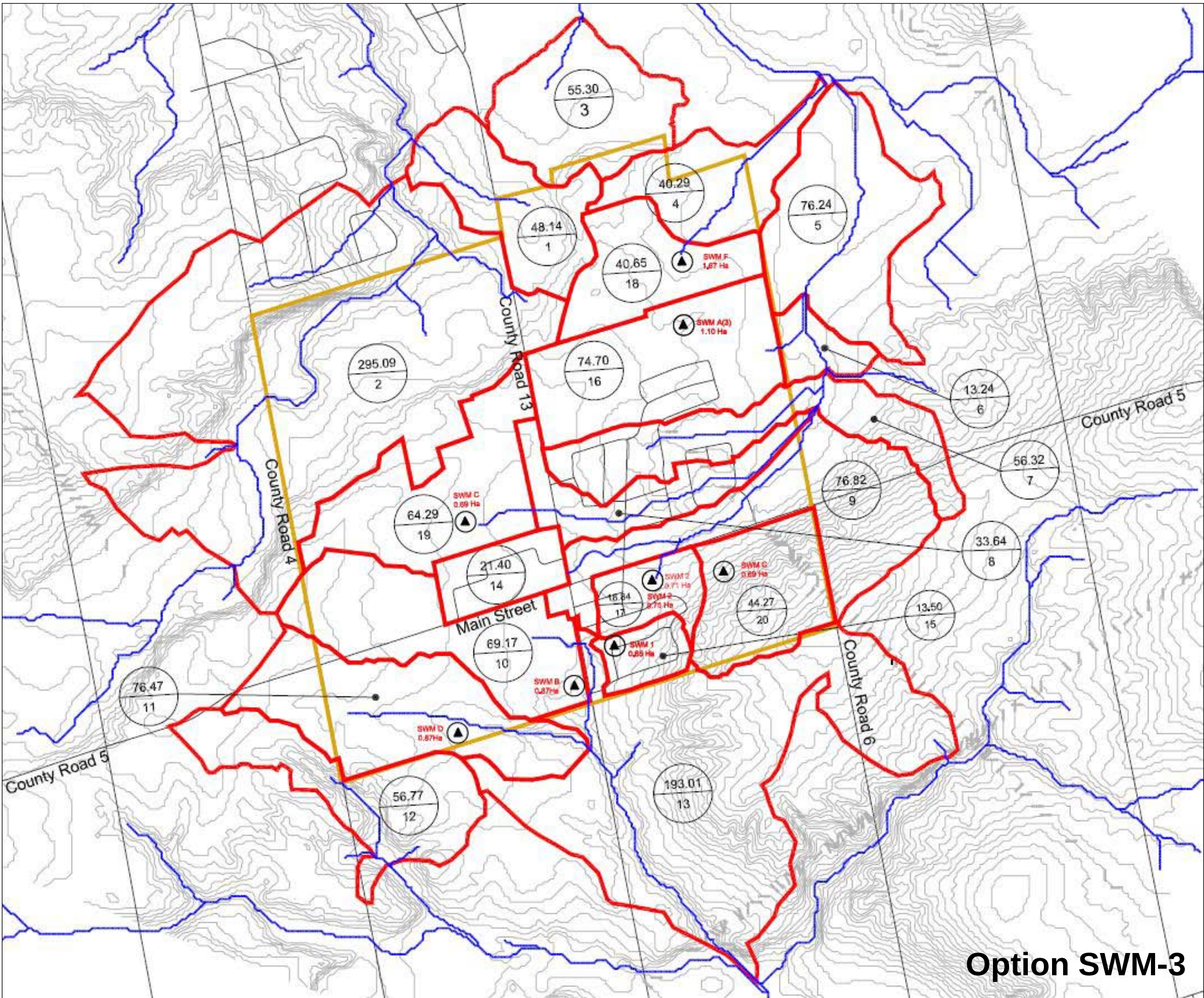
Storm Water Management Options

Existing and Post Development Models were developed from the Background information to help develop viable Storm Water Management (SWM) Alternatives for the Secondary Plan Area.

Community of Everett Stormwater Management Alternatives

Alternative	Description
Option SWM-1 – Development within Existing Settlement Boundary with New SWMFs	Construct Three (3) new Wet Pond SWMFs within existing development boundary (Six (6) Facilities in total including Existing) to provide storm water quality and quantity control on a local regional scale basis, designed to achieve MOE Enhanced Water Quality Protection
Option SWM-2 – Full Development without Additional SWM Controls	Proceed with Development of Secondary Plan Area without implementation of additional SWM Controls
Option SWM-3 – Full Development of Plan Area with Local/Regional SWMFs	Construct Five (5) new Wet Pond SWMFs within Secondary Plan boundary (Eight (8) Facilities in total including Existing) to provide storm water quality and quantity control on a local regional scale basis, designed to achieve MOE Enhanced Water Quality Protection.
Option SWM-4 – Common SWMF's With Connection of Ex. SWMF 2 & Prop. SWMF C	Identical to Option 3 however this Option would combine one of the existing facilities with a proposed facility in order to reduce SWMF volume requirements for future developments downstream
Option SWM-5 – Do Nothing	Maintain the status quo
Option SWM-6 – Development Specific SWMF's	This option would involve construction of individual SWMF's for each new development parcel

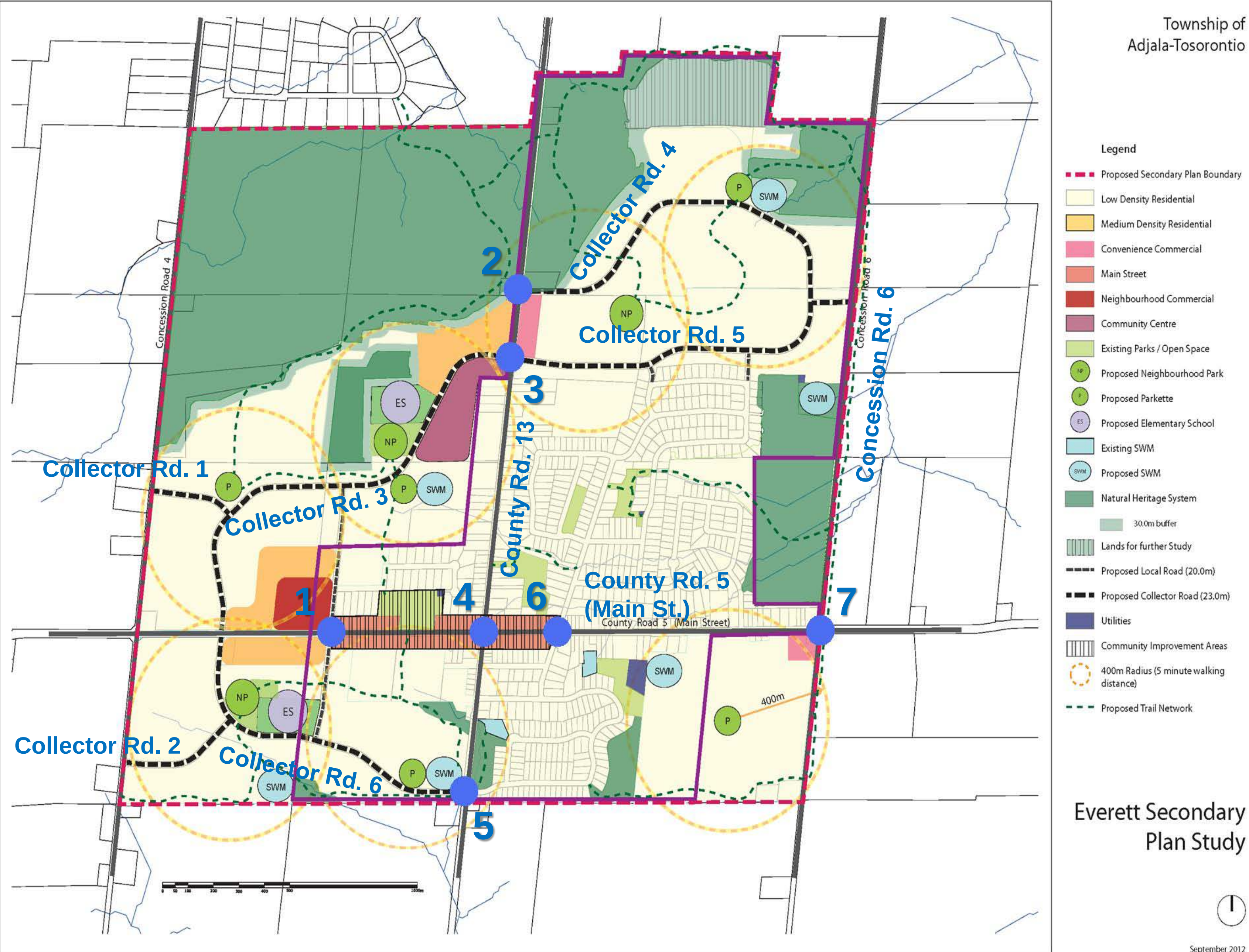
NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

Transportation Improvement Options

The following recommendations for improvements to the transportation system in the Community of Everett have been recommended to accommodate increased traffic volume as a result of full build-out of the Secondary Plan Area.



Recommended Intersection Improvements

Intersection	Improvement
1. County Road 5 at Blanchards Way	• Signalization • Left and right turn lanes at all approaches
2. County Road 13 at Collector Road 4	• Northbound right turn lane • Southbound left turn lane • Exclusive westbound left and right turn lanes
3. County Road 13 at Collector Road 3 / Collector Road 5	• Signalization • Northbound and southbound opposing left turn lanes
4. County Road 13 at County Road 5 (Main Street Everett)	• Signalization • Left and right turn lanes at all approaches
5. County Road 13 at Collector Road 6 / Dekker Street (South Leg)	• Left turn lanes at all approaches
6. Main Street Everett at Wales Avenue	• Northbound and southbound left turn lanes
7. Concession Road 6 at Main Street Everett	• Signalization • Northbound and southbound left turn lanes • Eastbound and westbound right turn lanes

Phasing options for these improvements will be investigated as part of the Class EA

Evaluation Process & Next Steps

As part of the final solution selection process, “short listed” alternative solutions will be ranked against one another in relative terms for each of the evaluation criteria presented below.

Natural Environment Impacts:

- Impacts of the option to vegetation, wildlife and surface/groundwater quality.

Social / Cultural Environment Impacts:

- Existing/future land use impacts of the option;
- Traffic impacts of the option;
- Archaeological considerations associated with the option; and,
- Visual landscape/aesthetic impacts of the option.

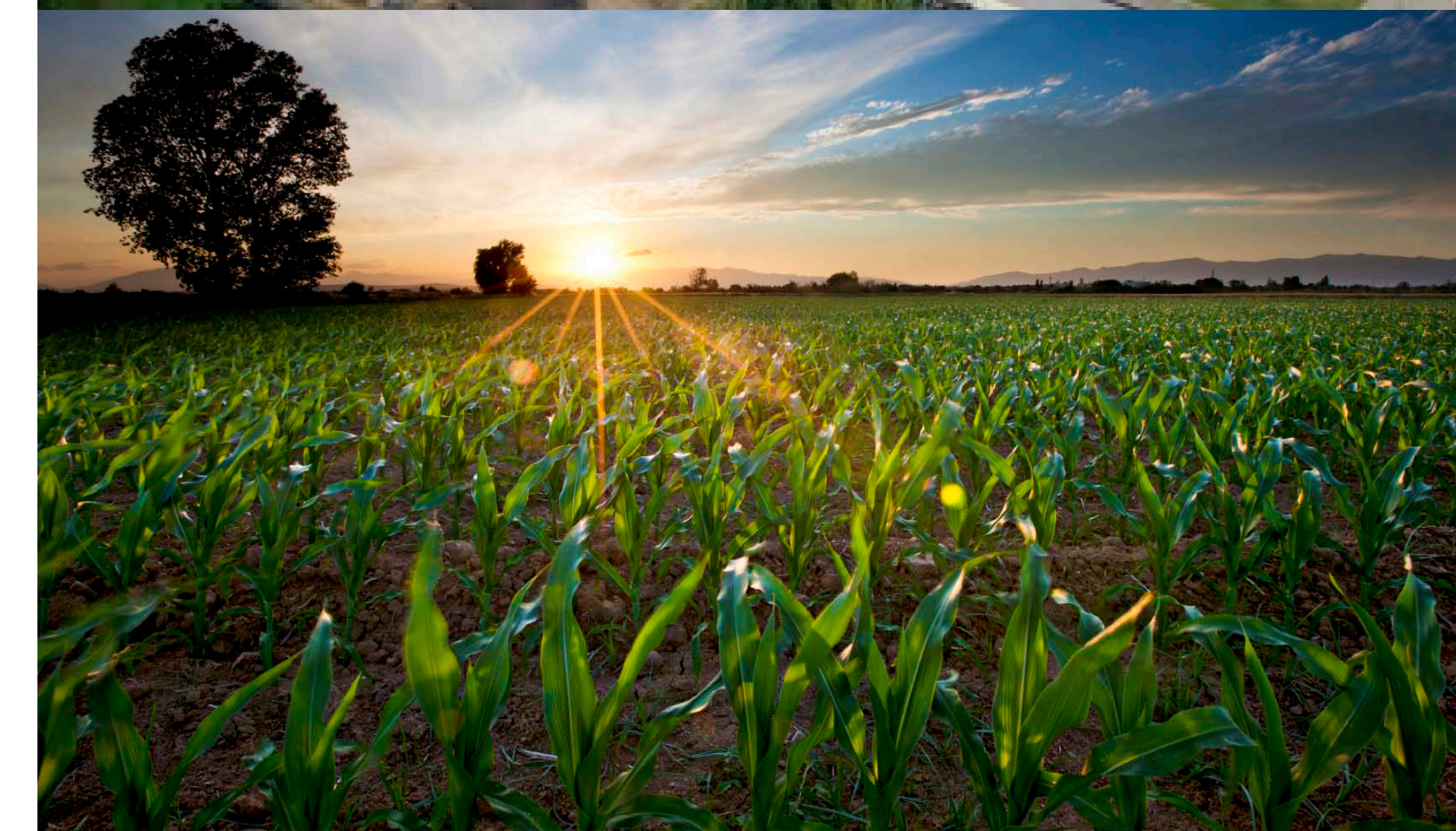
Economic Impacts:

- Capital/construction costs associated with the option;
- Long term/operational costs for the option; and,
- Payment structure and responsibility for the costs associated with the option.

Technical/Operational Considerations:

- Impacts of the option to existing wastewater treatment activities;
- Efficiency of the Option from an operations and maintenance perspective; and
- Difficulty to construct or implement the Option relative to other alternatives.

Following selection of the recommended Preferred Alternative Solutions for each component of the Master Servicing Plan using the above criteria, a consolidated Master Servicing Strategy will be Developed for the Everett Secondary Plan Area, and presented at a final Public Information Centre.



Following selection of the recommended Preferred Alternative Solutions for each component of the Master Servicing Plan using the above criteria, a consolidated Master Servicing Strategy will be Developed for the Everett Secondary Plan Area.



The Township of
Adjala-Tosorontio

The Everett Master Servicing Plan
Municipal Class Environmental Assessment

Public Information Centre No.2

November 8, 2012



Welcome Message from the Project Team

Tonight's event is an opportunity for you to hear about and offer input on the Everett Master Servicing Plan that is currently being conducted by the Township of Adjala-Tosorontio. This project is being completed in support of the Everett Secondary Plan.

This Public Open House handout will help you to navigate the evening's activities. This handout contains:

- ❖ Project background
- ❖ Key contacts
- ❖ Tear-off comments sheet

What are we doing this evening?

Our goals for this evening are:

- ❖ Explain the basis and need for the study.
- ❖ Describe the work done to date and share our findings.
- ❖ Discuss our decision-making framework.
- ❖ Hear your opinions on the problems and opportunities for servicing, and your suggestions on evaluating the solutions.

Input that is received tonight will be carefully considered as we develop a recommended course of action for consideration by the Township of Adjala-Tosorontio.

A final comment...

Each participant brings valuable opinions, experiences and suggestions. You are not expected to be an expert on drainage or municipal infrastructure. The project team will guide the discussions. We are interested in your perspective. We would like to hear from everyone. We hope this handout will help you to participate fully today.

Thank you for your time and input!

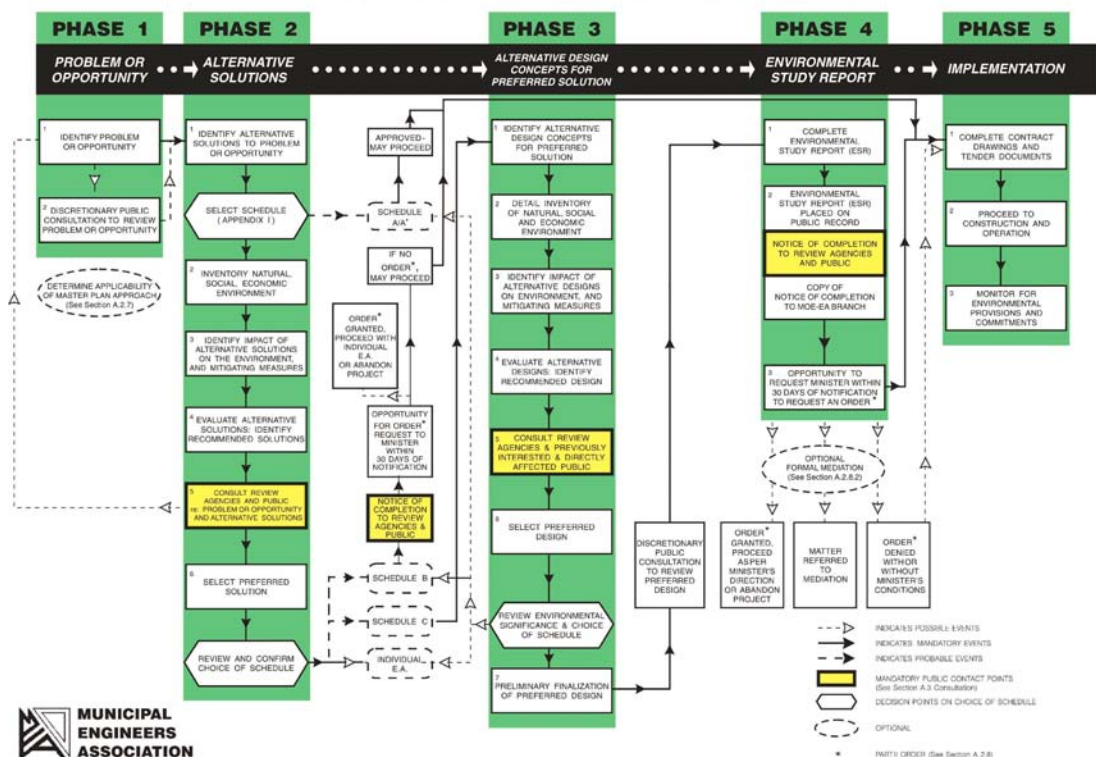
Project Background...

Everett Master Servicing Plan

The Master Servicing Plan is being prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, a construction schedule for the various infrastructure projects from the Master Plan will be developed. The study will meet the requirements for Schedule A/A+, and Schedule "B" Class EA projects, and these projects can be progressed to implementation (Phase 5). Schedule "C" projects will be identified in the Master Plan.

Municipal Class EA Planning and Design Process

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA



Statement of Problem/Opportunity

Based on Review of the existing conditions and problems and opportunities for the Everett Secondary Plan Area, the following Problem and Opportunity Statement was drafted and will be used to guide the development and evaluation of the Alternative Solutions for the Community of Everett Master Servicing Study.

“The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.”

Evaluation Criteria

As part of the final solution selection process, “short listed” alternative solutions will be ranked against one another in relative terms for each of the evaluation criteria presented below.

Natural Environment Impacts:

- Impacts of the option to vegetation, wildlife and surface/groundwater quality.

Social / Cultural Environment Impacts:

- Existing/future land use impacts of the option;
- Traffic impacts of the option;
- Archaeological considerations associated with the option; and,
- Visual landscape/aesthetic impacts of the option.

Economic Impacts:

- Capital/construction costs associated with the option;
- Long term/operational costs for the option; and,
- Payment structure and responsibility for the costs associated with the option.

Technical/Operational Considerations:

- Impacts of the option to existing wastewater treatment activities;
- Efficiency of the Option from an operations and maintenance perspective; and
- Difficulty to construct or implement the Option relative to other alternatives.

Following selection of the recommended Preferred Alternative Solutions for each component of the Master Servicing Plan by using the above criteria, a consolidated Master Servicing Strategy will be developed for the Everett Secondary Plan Area.

Public Consultation

The public is being consulted through three (3) public information centres (PIC). This second PIC presents initial findings of the project. The final PIC will present the study recommendations in upcoming months. Each PIC is being advertised in the local media and to our stakeholders list.



Project Timing

This study is scheduled to be completed in by the beginning of 2013, culminating in a presentation of the study recommendations to the Township of Adjala-Tosorontio and filing of a Municipal Class Environmental Assessment Report (Master Servicing Plan) summary for a 30-day public review period.

Project Team...

The Township of Adjala-Tosorontio:

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Chief Building Official
kkorpela@townshipadjtos.on.ca
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Engineering Consulting Firm:

Mr. Jim Hartman, P.Eng.,
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Ph: 705-444-8805 ext. 254

Next Steps...

Thank you for your participation today! We hope that you will continue to contribute as this project progresses and we look forward to seeing you again at Public Information Centre No. 3 later this year, where we will present the recommended preferred alternative servicing strategy.

If you have any questions, comments or outstanding concerns as we move forward, please contact:

The Township of Adjala-Tosorontio Mr. Karl Korpela Chief Building Official 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Phone: (705) 434-5055 Fax: (705) 434-5051 Email: kkorpela@townshipadjtos.on.ca	Engineering Consulting Firm: Mr. Jim Hartman, P.Eng., Greenland International Consulting Ltd. Senior Associate 120 Hume Street Collingwood, Ontario L9Y 1V5 Phone 705.444.8805 Fax 705.444.5482 Email: jhartman@grnland.com
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Copies of the presentation and poster boards from tonight's Public Information Centre (PIC) will soon be available on the township's website at: <http://www.townshipadjtos.on.ca/>

Please complete the following comment sheet and return it at the end of the event or send your comments to Karl Kopela by no later than November 22, 2012.

Mr. Karl Korpela
Chief Building Official
7855 Sideroad 30, R.R. #1, Alliston,
Ontario, L9R 1V1,

Phone: (705) 434-5055
Fax: (705) 434-5051
Email: kkorpela@townshipadjtos.on.ca

Personal information and opinions are collected under the authority of the Municipal Freedom of Information & Protection of Privacy Act. With the exception of personal data, information may be made available for public disclosure.

Do you have any other comments? Do you need any additional information to assist you to participate in this process?

[illegible]

“The Everett Master Servicing Plan will identify long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Secondary Plan”

The Master Servicing Plan is being prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process.

As part of the Master Servicing Plan process, a construction schedule for the various infrastructure projects from the Master Plan will be developed. The study will meet the requirements for Schedule A/A+, and Schedule “B” Class EA projects, and these projects can progress to implementation (Phase 5). Schedule “C” projects will be identified, but in the Master Plan only.

Schedule “A/A+” Projects

- ❖ Consider minor operation and maintenance activities and are selected for pre-approval without requirements for further assessment.
- ❖ These projects are typically limited in scale and present minimal impacts to the surrounding environment.
- ❖ Schedule A+ projects require that the public be advised prior to project implementation.

Schedule “B” Projects

- ❖ Generally include improvements and minor expansions to existing facilities where there is potential for some environmental impacts.
- ❖ These projects require screening of alternatives for their environmental impacts and completion of Phases 1 and 2 of the Class EA planning process.
- ❖ Provided no significant impacts are identified, Schedule “B” projects are approved and may proceed directly to Phase 5.

Schedule “C” Projects

- ❖ These projects have the potential for significant environmental effects and therefore must proceed under full planning and documentation procedures.
- ❖ Requires that an Environmental Study Report be prepared and filed for review by the public and review agencies.
- ❖ Generally consist of construction of new facilities and major expansions to existing facilities (e.g. new Wastewater Treatment Plant).

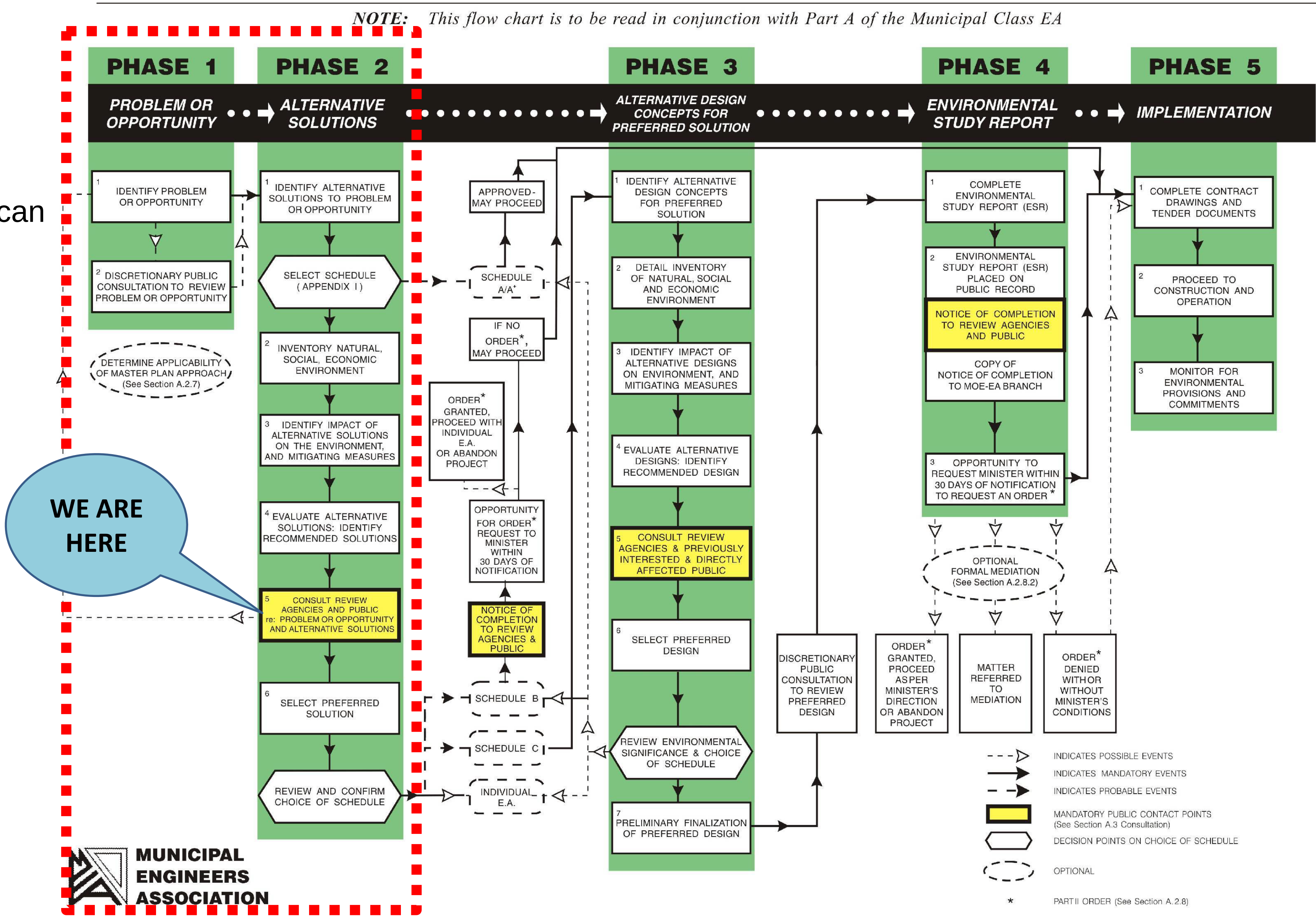
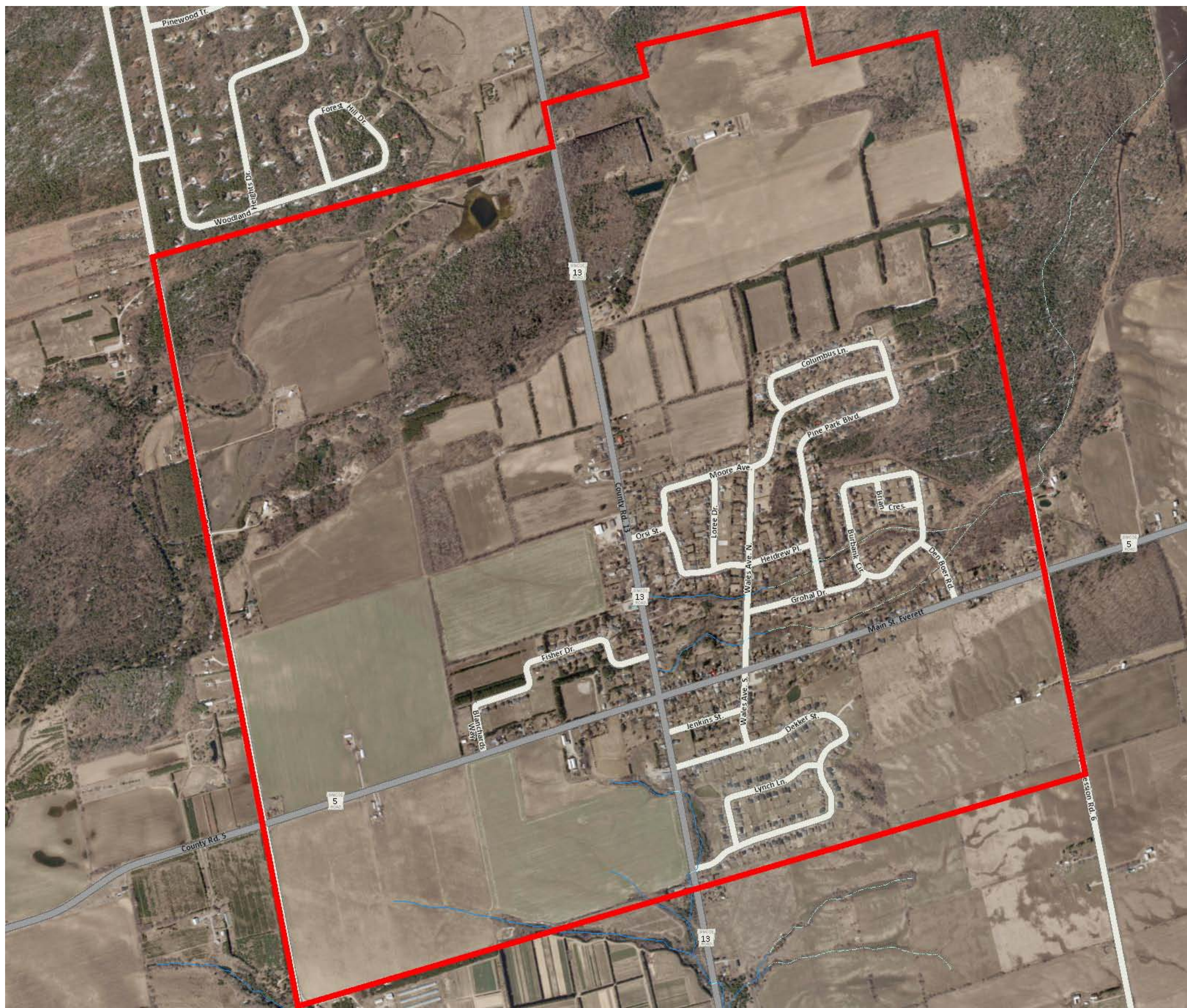


Figure 1- Municipal Class EA Planning and Design Process

This study will fulfill Phases 1 and 2 only, satisfying the requirements for any Schedule ‘A’ and ‘B’ projects and outlining any Schedule ‘C’ projects.

Everett Community Secondary Plan – Existing Study Area

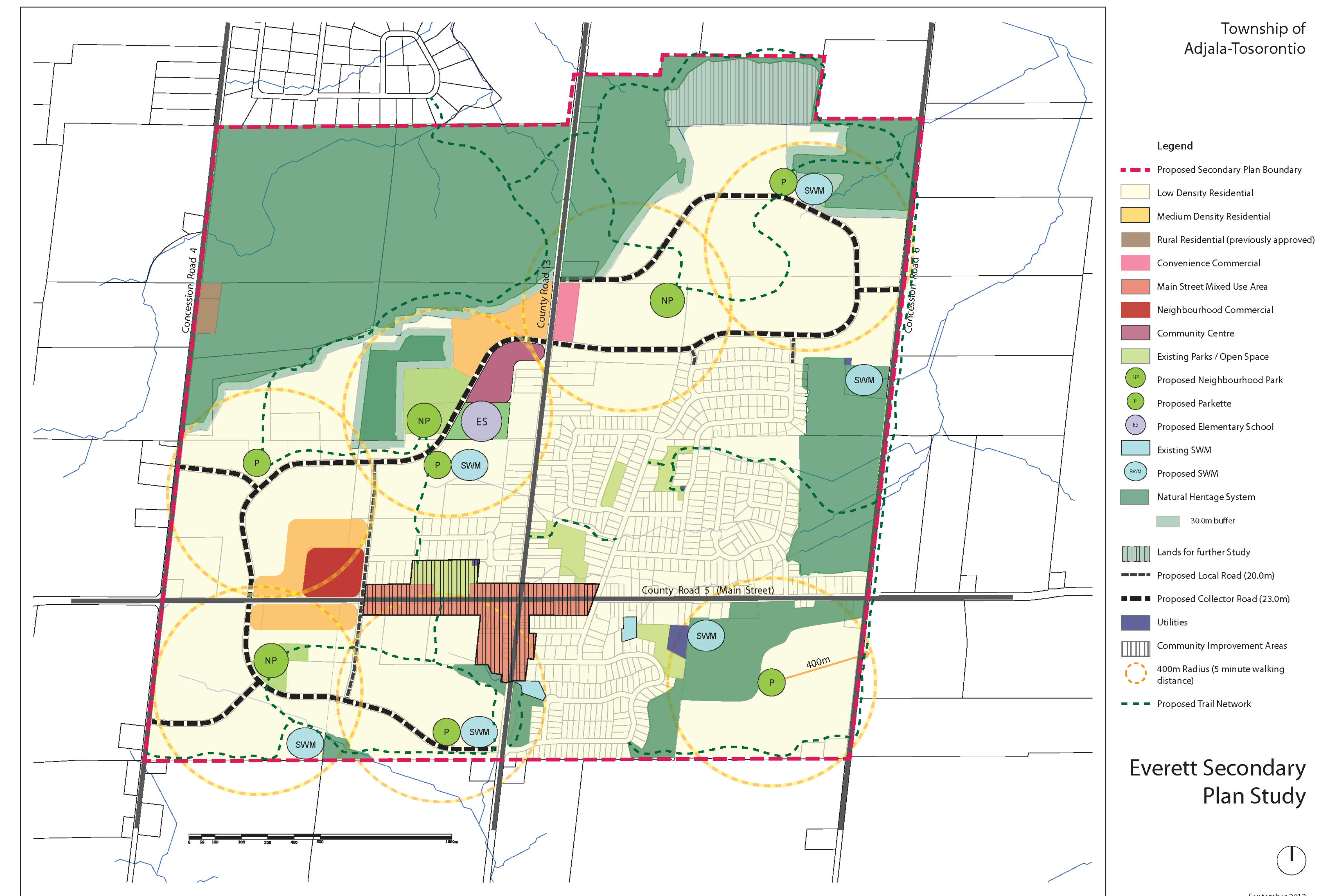


Background Studies Completed

- Hydrogeological Report
- Archaeological Report
- Natural Environment Study
- Assimilative Capacity Study
- Existing Conditions Water & Wastewater Servicing Studies
- Natural Hazards Study
- Pre-Development Drainage Study
- Traffic and Transportation Study

Future Population and Land-Use Projections

- Existing Residential Population :**1,929 Persons**
- Projected Future Residential Population: **9,444 Persons**
- Future Commercial Land Use Area: **10.3 ha (EP = 943 Persons)**
- Future Institutional Land Use Area: **13.6 ha (EP = 282 Persons)**
- Total Projected Equivalent Population (EP): **10,669 Persons**



Everett Community Secondary Plan - Future Land Use Plan

Background Studies Completed during Phase 1 of the EA Process were used to develop Alternative Solutions for Servicing the Everett Secondary Plan Area

Existing Drinking Water System

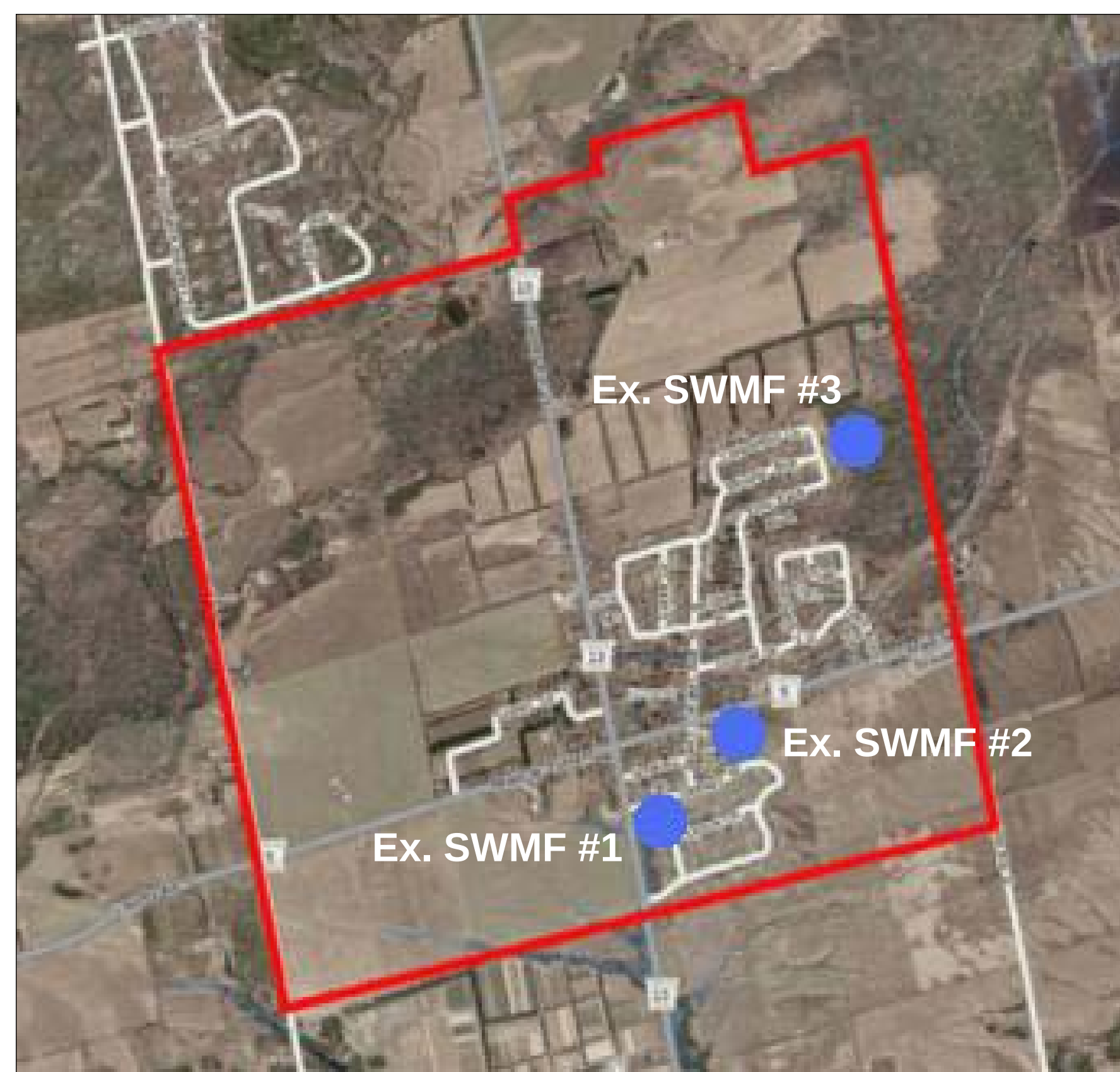
- Based on Current Water use in Everett, The existing aquifer has capacity to service an equivalent population (EP) of **11,320 - 12,437** persons.
- A new well and pump will be required once the EP exceeds **5,359** persons.
- The existing Water Storage is sufficient to service an EP of **3,405** persons. Additional storage will be required to increase fire flow capacity and provide adequate water pressure in future development areas.



Existing Sewage Systems

- No sanitary trunk sewer network currently exists within the Community of Everett. The only area in Everett with existing municipal sanitary service is the New Horizons Subdivision, including a Wastewater Treatment Plant (WWTP).
- The proposed R&M Homes Subdivision Draft Plan includes provisions for a WWTP with capacity for an EP of approximately **2,200** persons.
- Development beyond this EP would require an expansion of the R&M WWTP, or construction of additional wastewater treatment solutions elsewhere in Everett.

This information provides support for policies in the Everett Secondary Plan



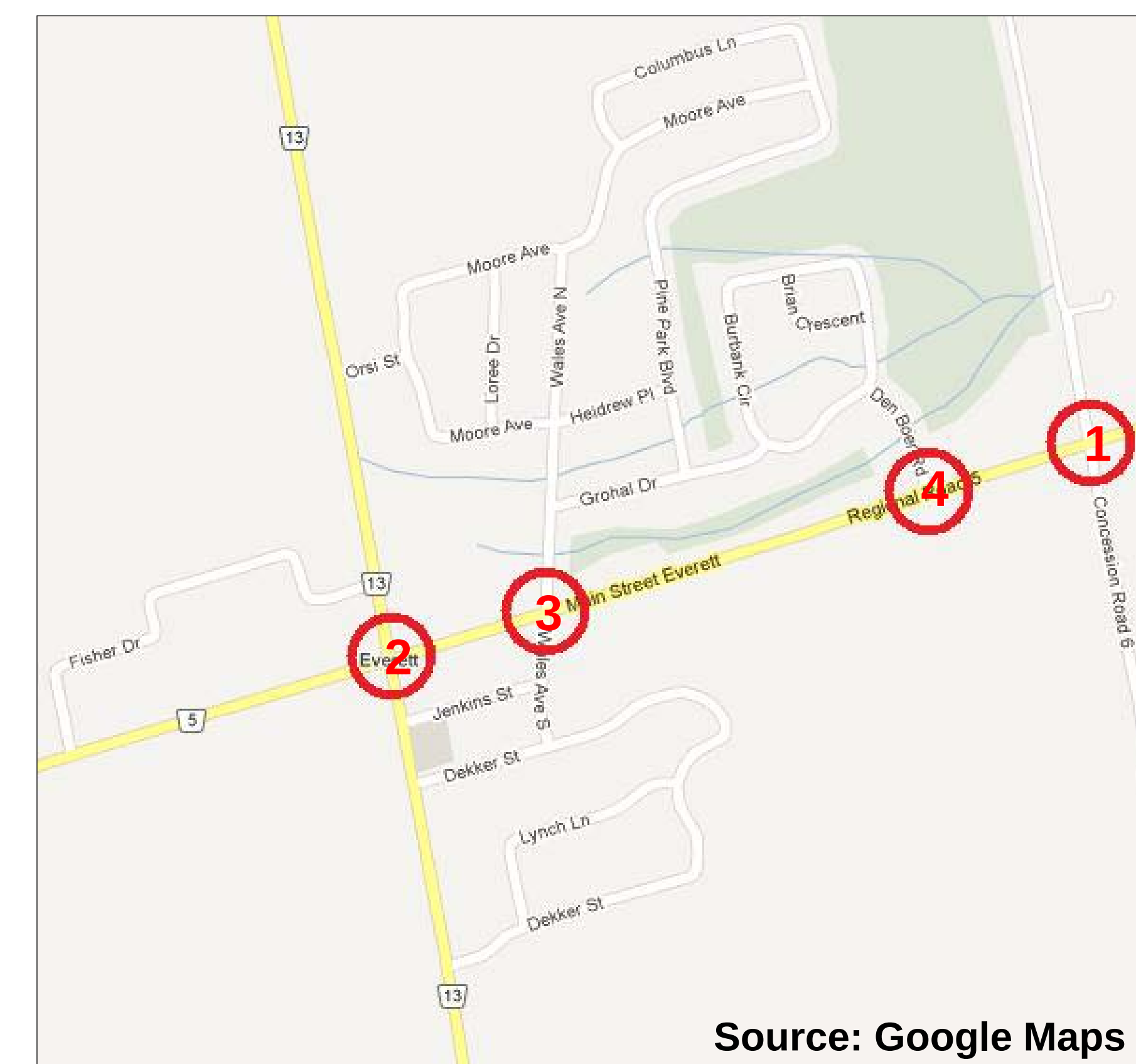
Existing Stormwater Management

- The Community of Everett currently has three (3) Storm Water Management Facilities (SWMF's) which discharge to the Pine and Boyne Rivers.
- The Existing SWMF located within the proposed R&M Homes Development will need to be upgraded as part of the development process . No other existing SWMF's require upgrades at this time.
- Future developments will require SWMF's to ensure post-development run-off matches pre-development peak flow rates, and to protect water quality.
- "Regional" SWMF's which service multiple development areas should be investigated to minimize the maintenance burden on the municipality.

Transportation Study

The Existing Conditions Transportation Study found that existing intersections are operating at a good level of service with minimal delays and reserve capacity . The following recommended improvements were noted from previous studies:

1. Northerly Extension of Concession Road 6 from County Road (CR) 5 including Intersection signalization and left turn lanes.
2. Signalization with left turn lanes at the intersection of CR 5 and CR 13
3. Right Turn Lanes at the CR 5 and Wales Ave. North (westbound)
4. Right Turn Lanes at CR 5 and Den Boer Road (westbound)



Source: Google Maps

This information provides support for policies in the Everett Secondary Plan

Natural Environment Considerations

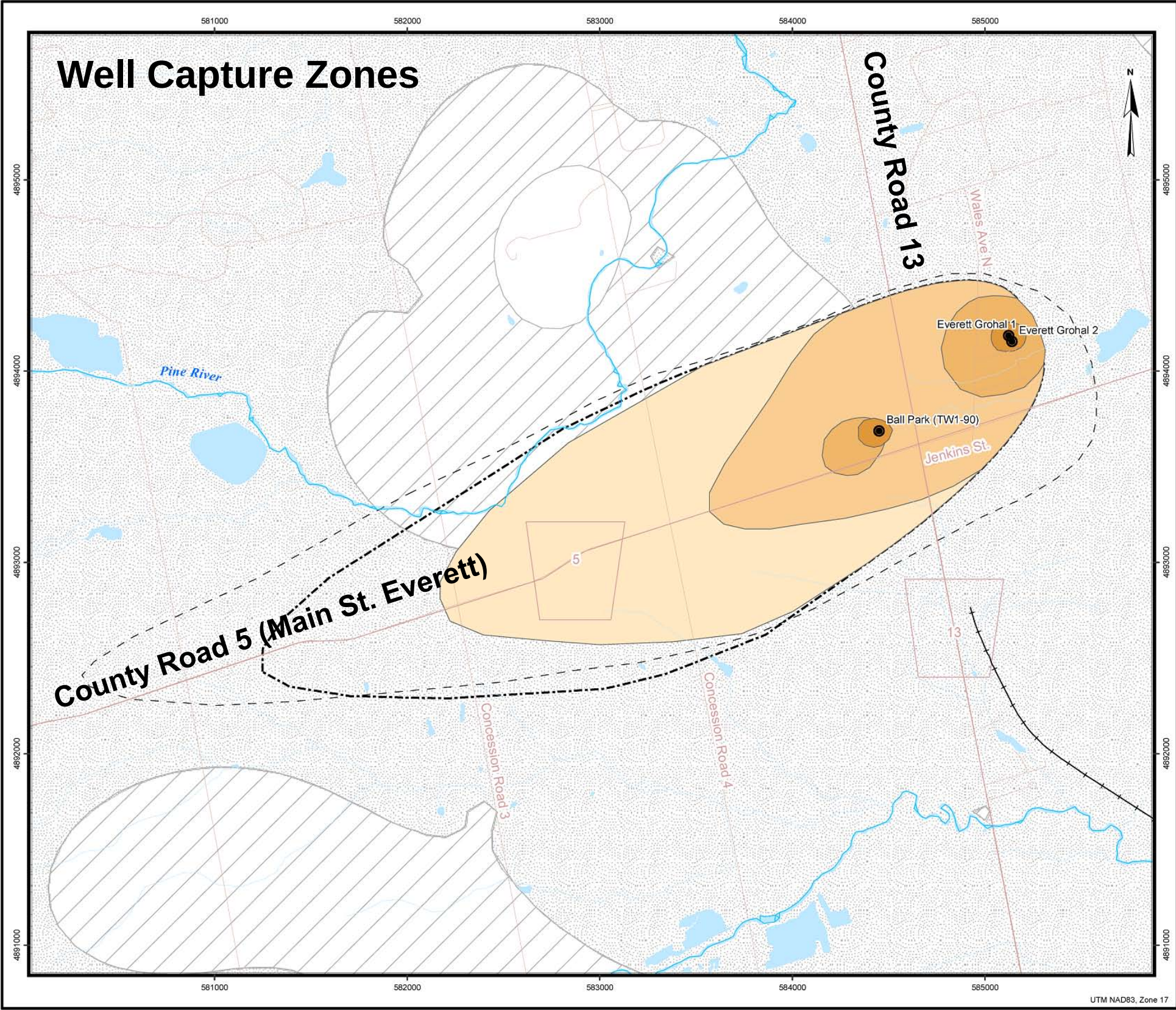
- The Natural Environment Study completed by *Plan B Natural Heritage* has outlined environmental protection areas and suggested best practices which will allow the study team to proceed with solutions which will minimize impacts to the natural Environment.

Archaeological Considerations

- An Archaeological assessment of the Secondary Plan Area was completed by Archaeological Services Inc. Area’s of cultural significance have been identified within the study area so that solutions which avoid disturbance to these landmarks can be developed.

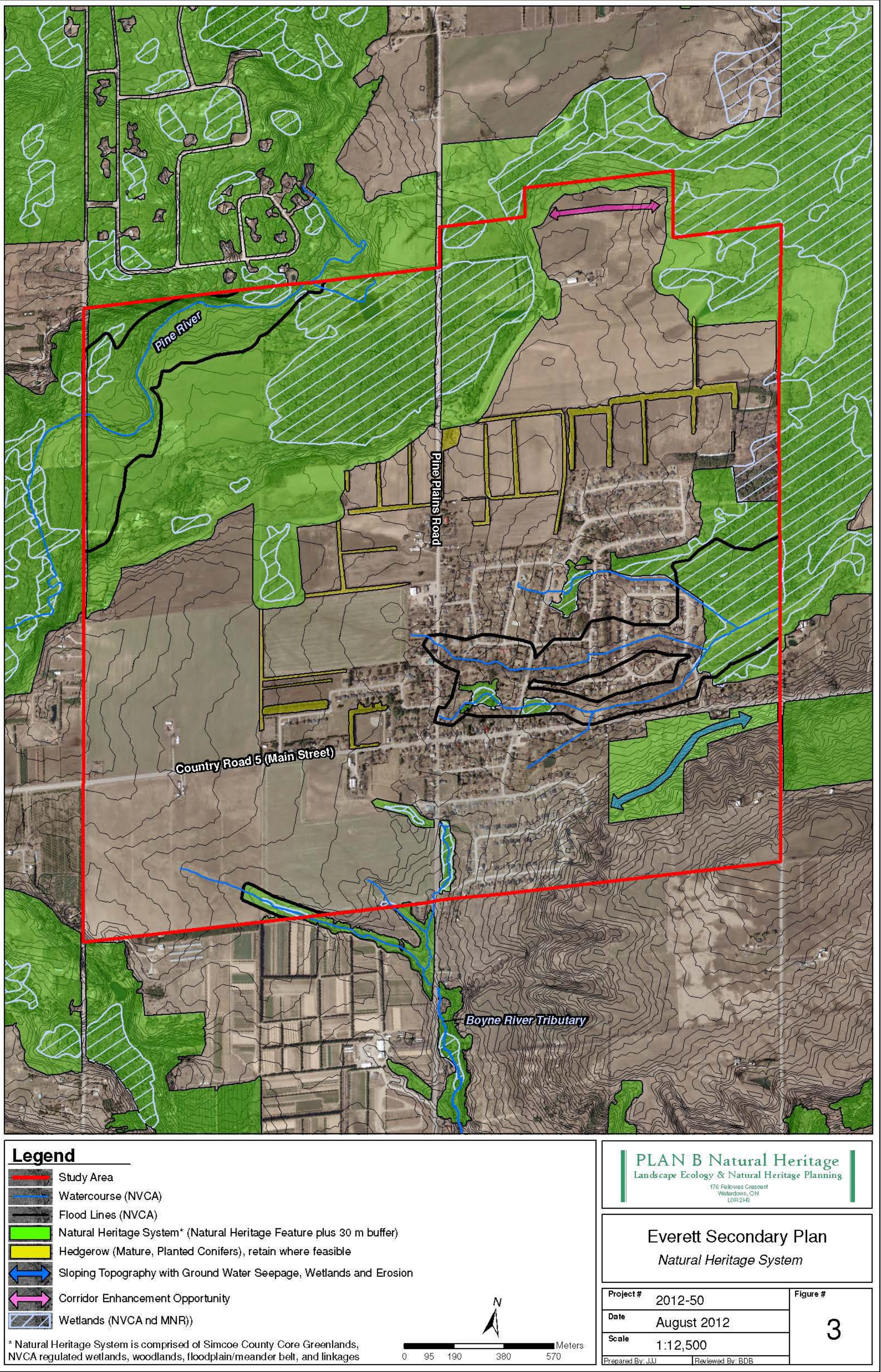
Ground Water Conditions

- Hydrogeological investigations completed by *Golder & Associates* have provided insight into aquifer capacity, sewage disposal options and well conditions in Everett - Future Storm Water Management and Subsurface Sewage Treatment Systems should be kept outside of well capture zones to protect source-water.



Surface Water Conditions

- The Assimilative Capacity Study completed by *Greenland Consulting Engineers* found that the Pine River currently has sufficient capacity to accept treated wastewater effluent for the proposed ultimate build-out population of Everett.



This information provides support for policies in the Everett Secondary Plan

Pine River Surface Water Discharge Assessment

- The Pine River is a Policy 1 receiving watercourse for total phosphorus (TP), the limiting parameter for the River. As such, the Ministry of the Environment (MOE) requires that the Provincial Water Quality Objective (PWQO) for TP cannot exceed 0.03mg/L. This ensure s the watercourse meets Provincial criteria to maintain stream aquatic health and use for humans in a healthy watercourse.
- An Assimilative Capacity Study was completed by Greenland Consulting Engineers for the Pine River to determine if capacity to accept treated wastewater effluent for the proposed ultimate build-out population of the Everett Secondary Plan exists within the water course.
- The monitoring data and simulation analysis indicates that under average and low flow conditions (7Q20), the PWQO criteria for TP are not exceeded in the Pine River at Everett with the addition of flows from a proposed new Waste Water Treatment Plant (WWTP) for a population of >10,000 at discharge limit concentrations for Total Phosphorous (TP) of 0.1 mg/L from the new WWTP.
- Although a TP limit of 0.1 mg/L will ensure that the current level of water quality in the Pine River is maintained to ensure a healthy watercourse, it is recommended that additional measures be taken to ensure effluent quality is as high as possible. This should include, but not necessarily be limited to investigation of offsetting opportunities (e.g. a constructed wetland for effluent polishing, upstream controls) as part of the Schedule ‘C’ Class EA process for the WWTP’s surface water outfall, and setting a phosphorous concentration objective of 0.05 mg/L for treated WWTP effluent (i.e. half the design limit of 0.1 mg/L)
- The upper aquifer in the Everett area currently has elevated nitrate concentrations, to a degree that it is unsuitable as a water supply source (NOTE: Current water supply in Everett is from the deep aquifer, not the upper aquifer). The source of the nitrate is not completely certain, however a combination of the application of agricultural fertilizer and private on-site sewage disposal systems are the likely sources. As the upper aquifer acts as a source of base-flow for the Pine River, the phased change-over of septic system users onto municipal wastewater treatment systems will provide positive long-term water quality benefits to the Pine River.

This information provides support for policies in the Everett Secondary Plan

Statement of Problem / Opportunity

Based on Review of the existing conditions and problems and opportunities for the Everett Secondary Plan Area, the following Problem and Opportunity Statement was drafted and will be used to guide the development and evaluation of the Alternative Solutions for the Community of Everett Master Servicing Study.

“The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.”



Phase 1 of the Class EA Process includes the identification and description of the Problem or Opportunity
The Objective of this Phase is to develop a clear statement of the Problem or Opportunity Being Addressed

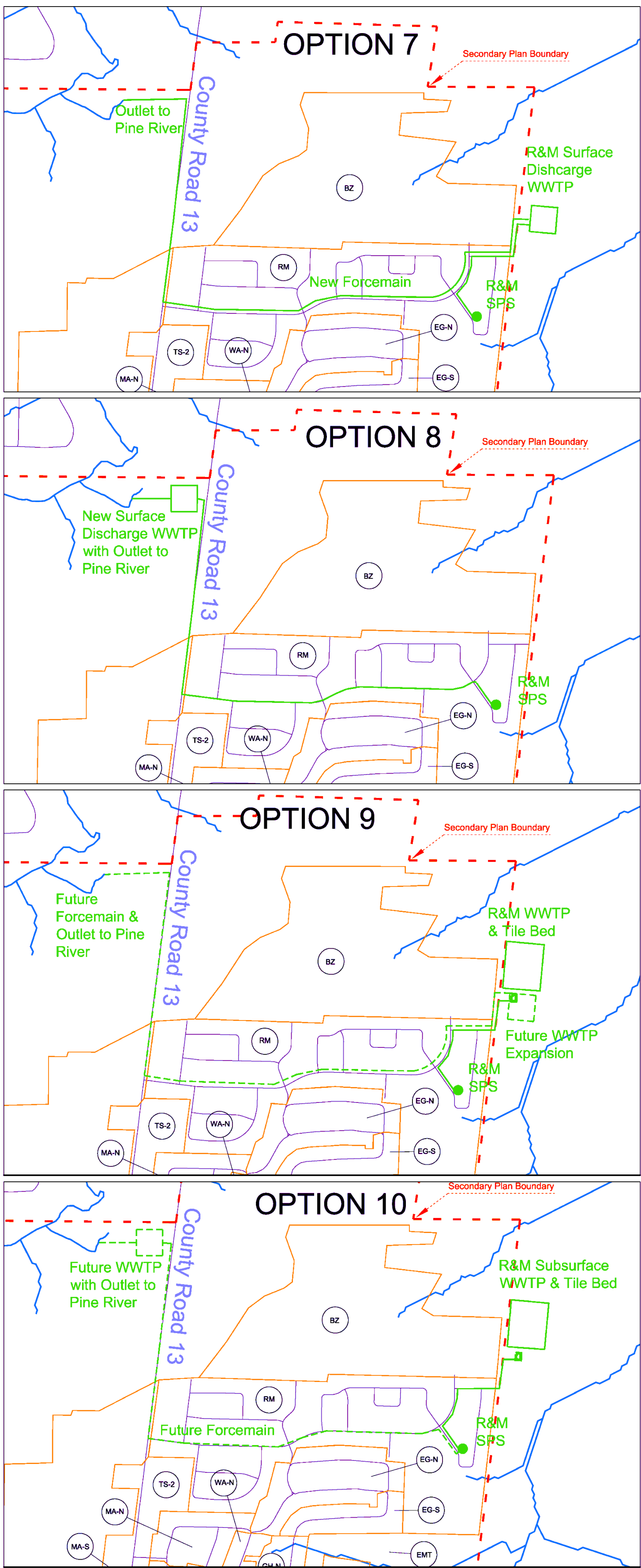
Sewage Treatment Options

Treatment Options have been developed from the information collected in the Background Studies.

Community of Everett Wastewater Treatment Alternatives

Alternative	Description
Option WWT-1 – Do Nothing	Maintain the status quo
Option WWT-2 – Septic Systems for New Growth	Provide lot level treatment using individual septic systems for all new development areas
Option WWT-3 – Water Conservation	Reduce existing conditions water use to create additional system capacity for new development
Option WWT-4 – Development Specific WWTP’s	This option would involve construction of individual WWTP’s for each new development
Option WWT-5 – Expand New Horizons WWTP	Expand the existing WWTP to provide additional capacity for future developments
Option WWT-6 – Expand R&M Homes WWTP (Subsurface Discharge)	Provide additional treatment capacity at the proposed R&M Homes Subsurface Discharge WWTP to service both existing and future developments
Option WWT-7 – Expand R&M Homes WWTP (Surface Water Discharge)	Same as Option 5 but with discharge of treated effluent to a surface water outlet (main branch of the Pine River)
Option WWT-8 – Construct New WWTP (Surface Water Discharge)	Construct a new WWTP which discharges treated effluent to the Pine River (main branch)
Option WWT-9 – Combine Alternatives 6 & 7	Convert the R&M WWTP from subsurface to surface water discharge once a certain capacity is exceeded
Option WWT-10 – Combine Alternatives 6 & 8	Construct a new surface water discharge WWTP once capacity at the proposed R&M WWTP is exceeded
Option WWT-11 – Transport Effluent to a Neighbouring Municipality for Treatment	Construct a forcemain system between Everett and another municipality and treat effluent using existing facilities located within that municipality
Option WWT-12 – Spray Irrigation	Dispose of treated effluent using spray irrigation over a large area

NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

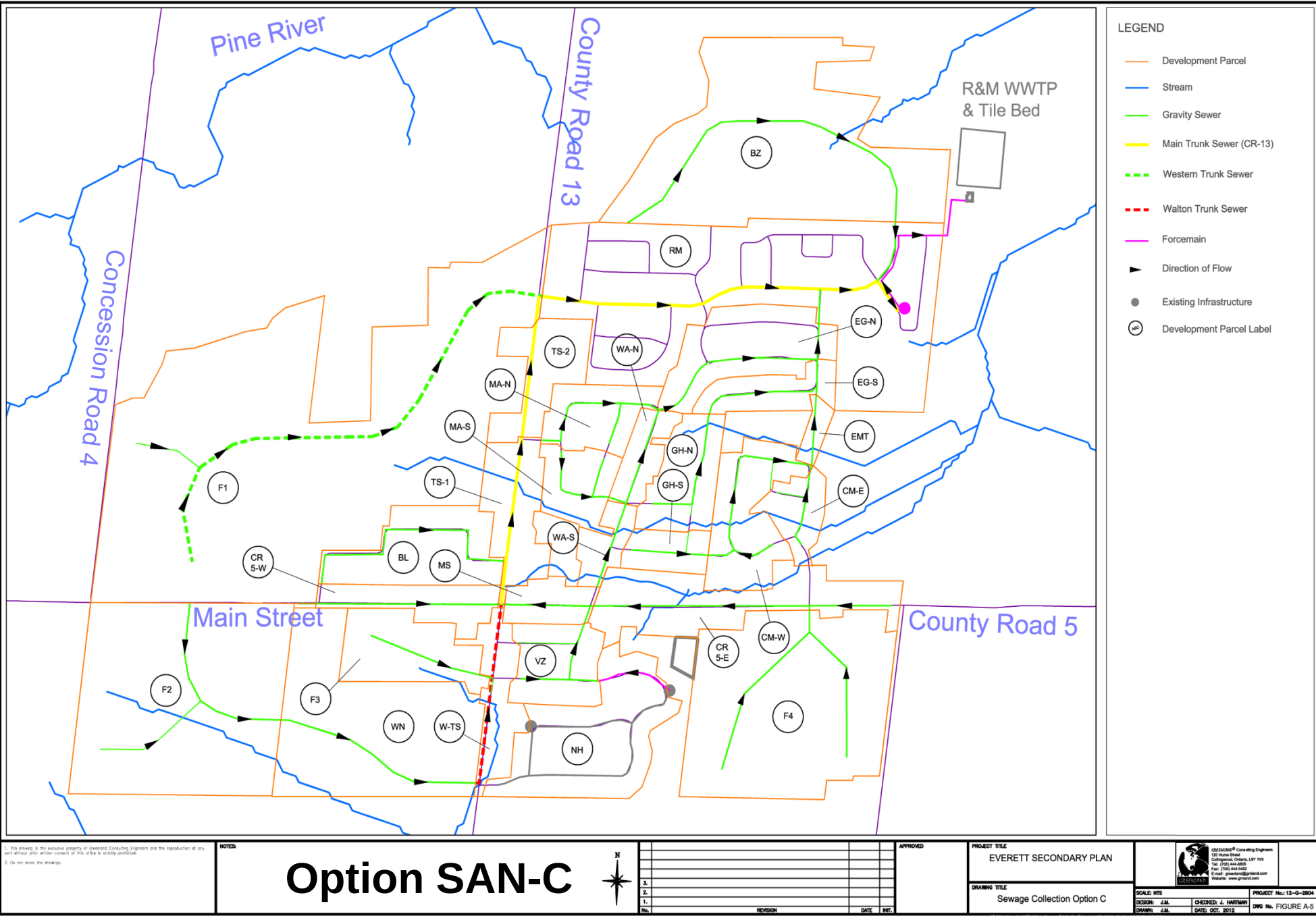
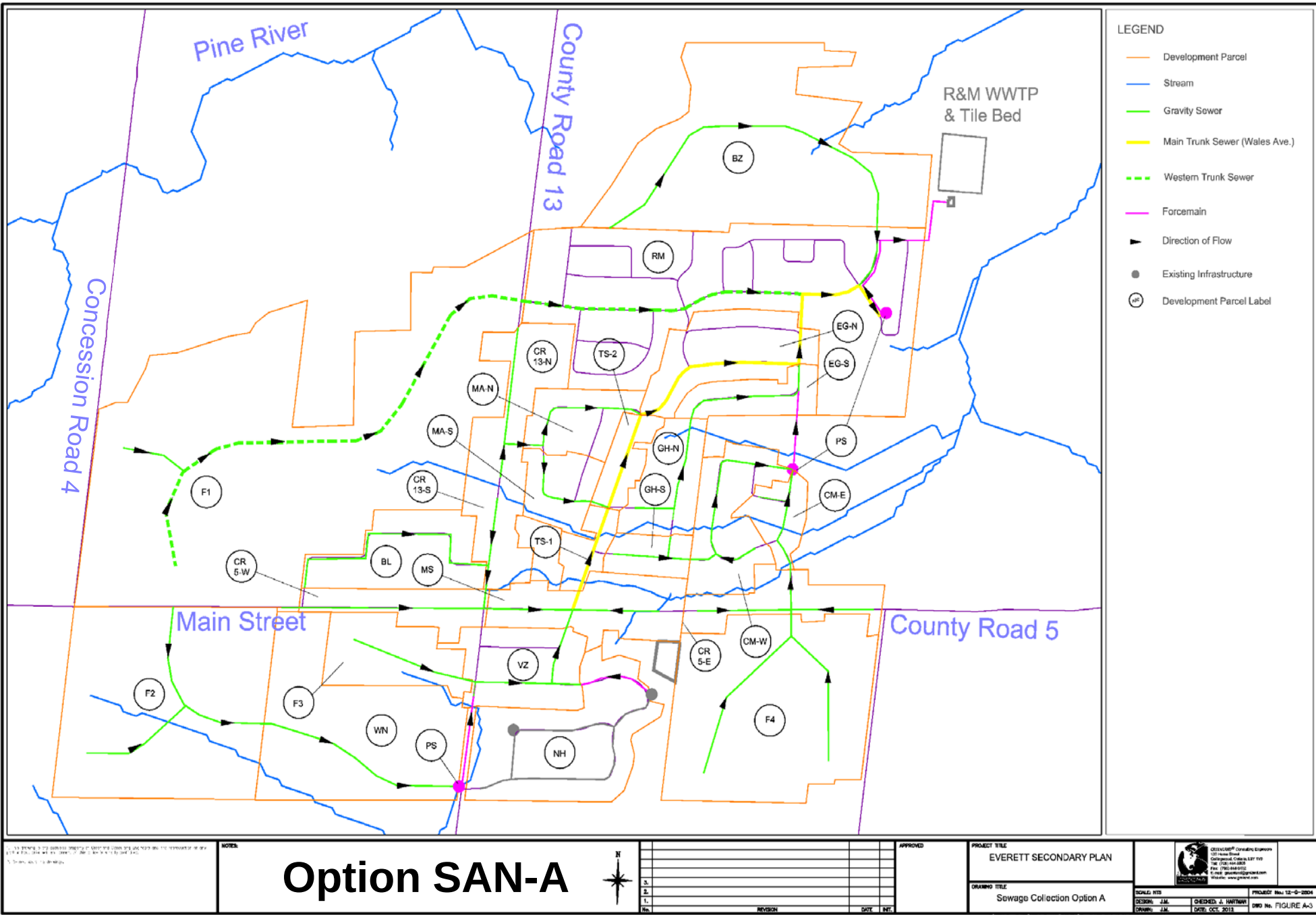
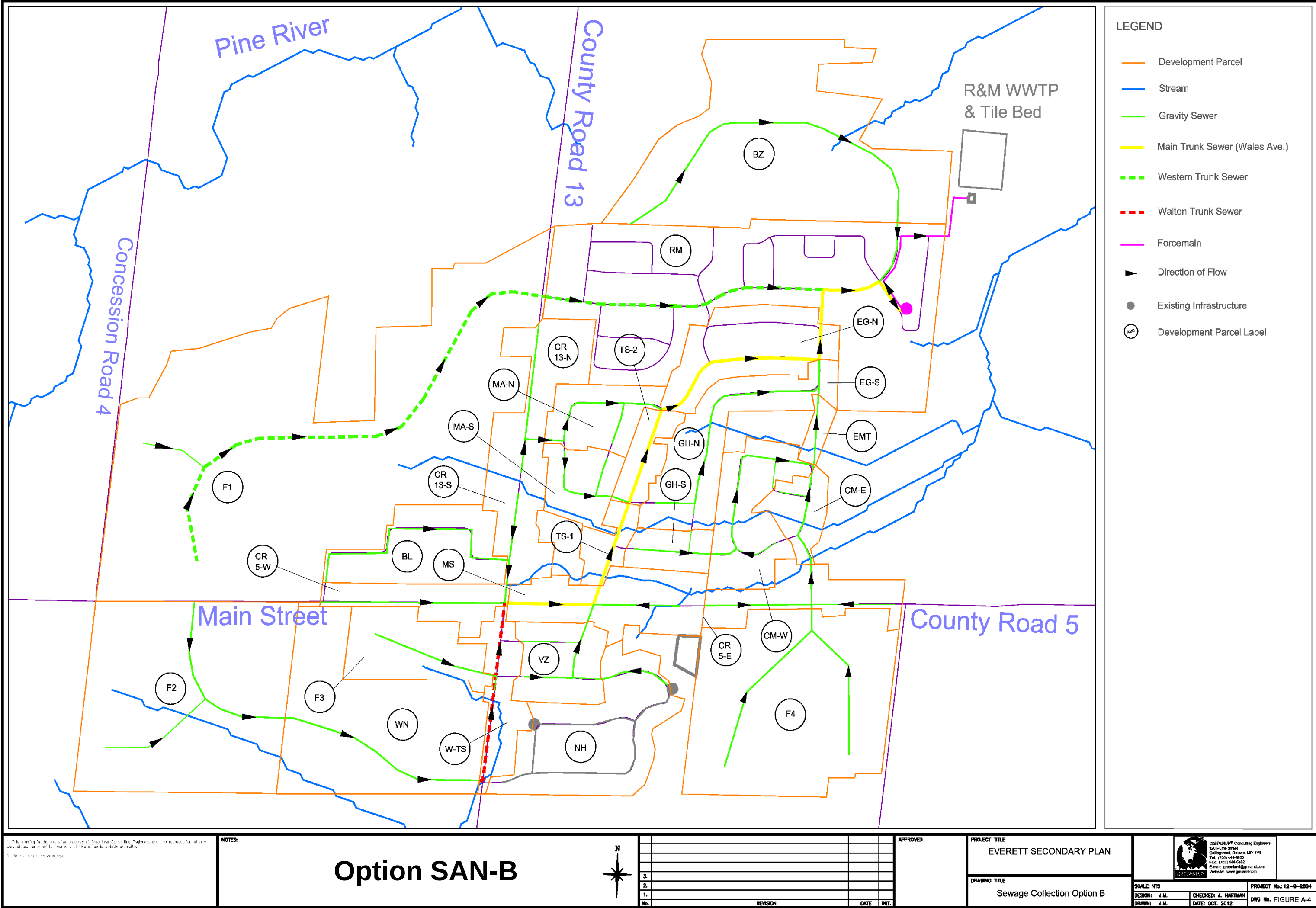
Sanitary Sewage Conveyance Options

Numerous Treatment and Sewage Conveyance Options have been developed from the information collected in the Background Studies.

Everett Sanitary Sewage Conveyance Alternatives

Alternative	Description
Option SAN-A – Moore Ave. Trunk Sewer with Mixed Gravity and SPS Conveyance	- Minimize Sewer Depth and use Pumping Stations to Service Low Lying Areas - Main Trunk Sewer on Moore Ave. from Main Street to R&M Homes Development
Option SAN-B – Moore Ave. Trunk Sewer with Full Gravity Conveyance	- Deeper Sewers with minimal Pumping Required - Main Trunk Sewer on Moore Ave. & County Road 13 from Dekker St. to R&M Homes
Option SAN-C – County Road 13 Trunk Sewer with Full Gravity Conveyance	- Very Deep Sewers with minimal Pumping Required - Main trunk along CR-13 From Dekker St. to R&M Homes
Option SAN-D – Do Nothing	Maintain the status quo

NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

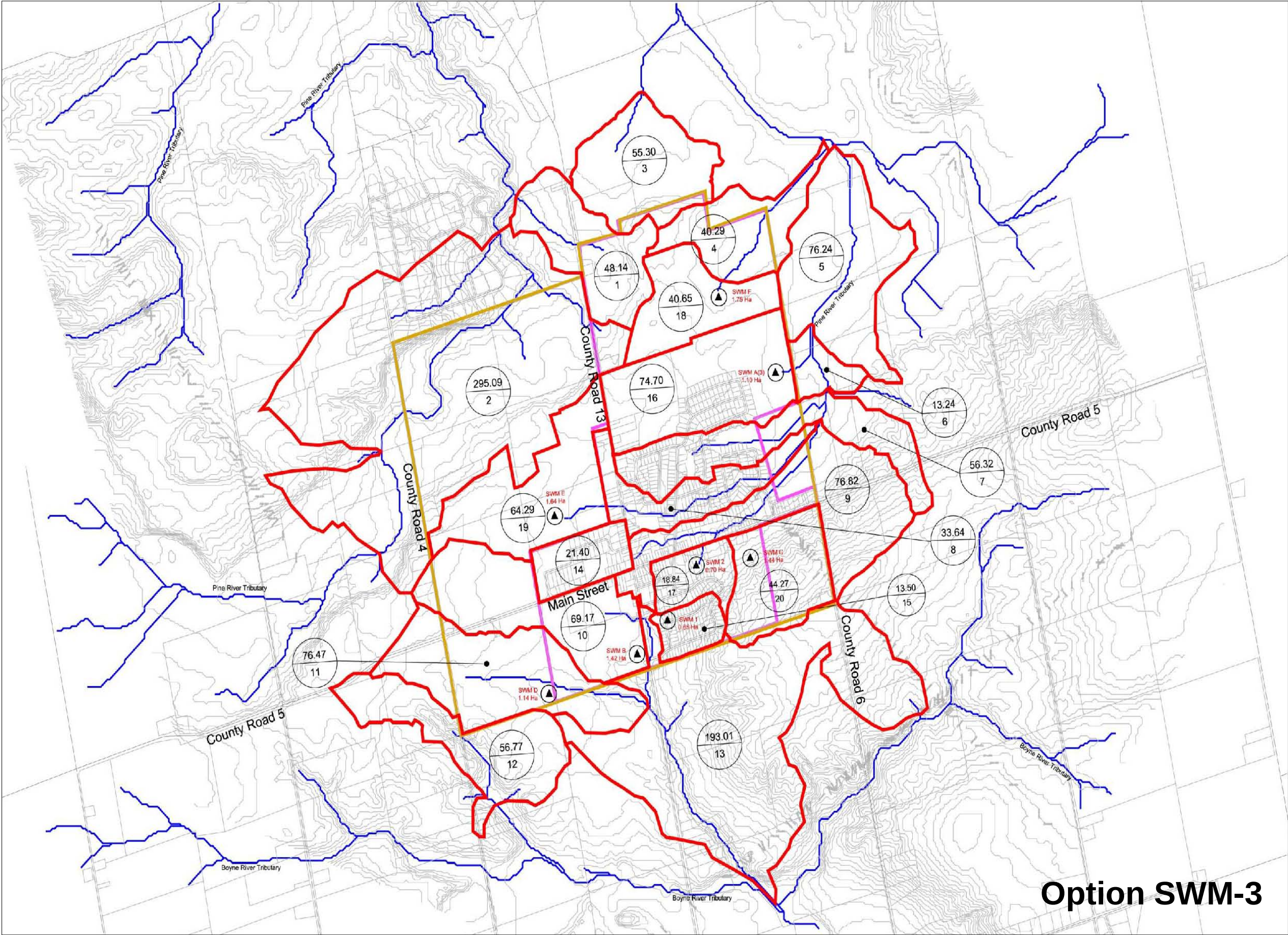
Storm Water Management Options

Existing and Post Development Models were developed from the Background information to help develop viable Storm Water Management (SWM) Alternatives for the Secondary Plan Area.

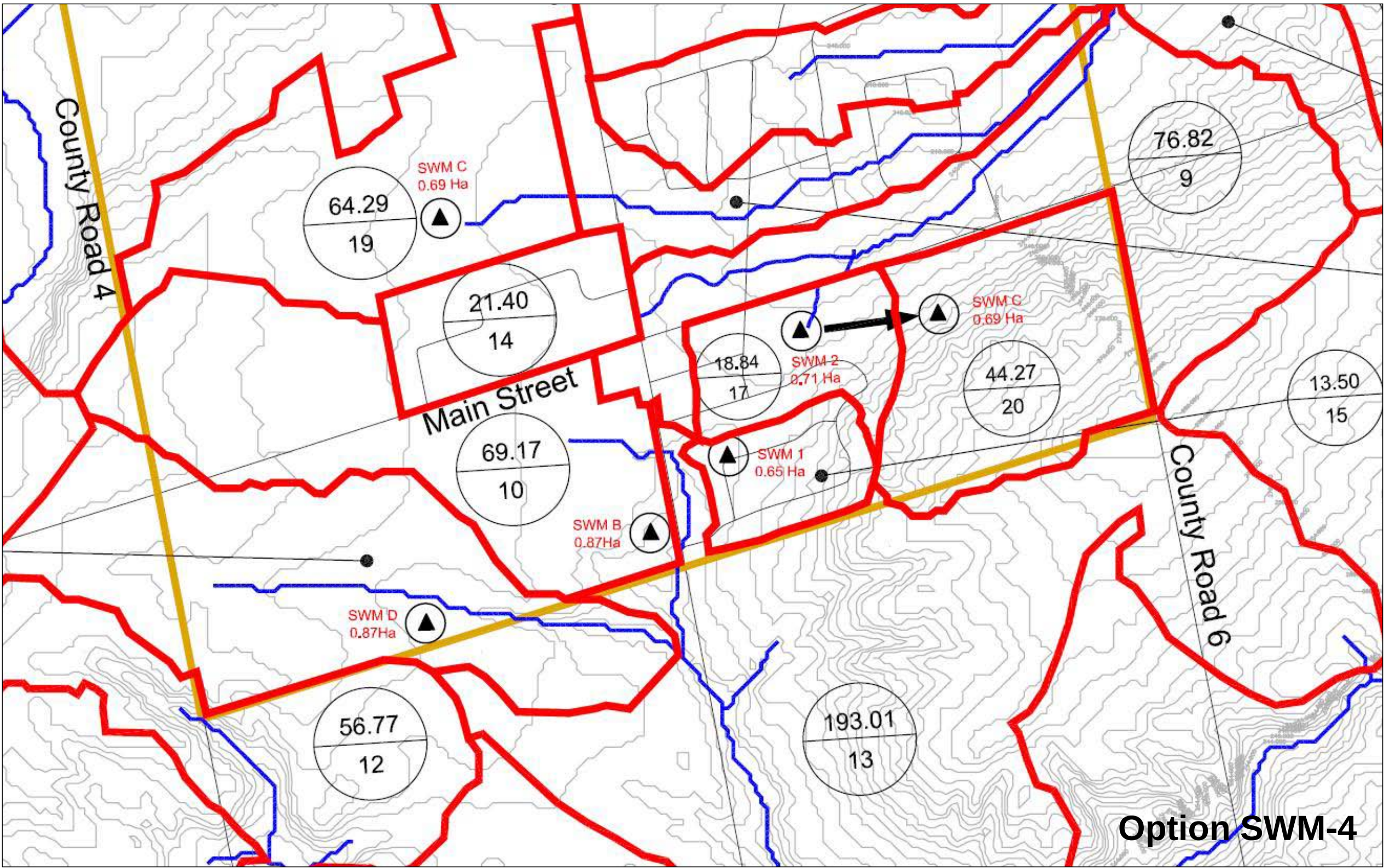
Community of Everett Stormwater Management Alternatives

Alternative	Description
Option SWM-1 – Development within Existing Settlement Boundary with New SWMFs	Construct Three (3) new Wet Pond SWMFs within existing development boundary (Six (6) Facilities in total including Existing) to provide storm water quality and quantity control on a local regional scale basis, designed to achieve MOE Enhanced Water Quality Protection
Option SWM-2 – Full Development without Additional SWM Controls	Proceed with Development of Secondary Plan Area without implementation of additional SWM Controls
Option SWM-3 – Full Development of Plan Area with Local/Regional SWMFs	Construct Five (5) new Wet Pond SWMFs within Secondary Plan boundary (Eight (8) Facilities in total including Existing) to provide storm water quality and quantity control on a local regional scale basis, designed to achieve MOE Enhanced Water Quality Protection.
Option SWM-4 – Common SWMF's With Connection of Ex. SWMF 2 & Prop. SWMF C	Identical to Option 3 however this Option would combine one of the existing facilities with a proposed facility in order to reduce SWMF volume requirements for future developments downstream
Option SWM-5 – Do Nothing	Maintain the status quo
Option SWM-6 – Development Specific SWMF's	This option would involve construction of individual SWMF's for each new development parcel

NOTE: Highlighted Options were Selected for Additional Consideration and Evaluation



Option SWM-3



Option SWM-4

Feasible Options Will Be Compared in Detail to Arrive at the Preferred Solution

Evaluation Process

As part of the final solution selection process, “short listed” alternative solutions were ranked against one another in relative terms for each of the evaluation criteria presented below.

Natural Environment Impacts:

- Impacts of the option to vegetation, wildlife & the Natural Environment; and
- Surface/groundwater quality and quantity implications;

Social / Cultural Environment Impacts:

- Land Use & Archaeological Considerations (Including First Nations);
- Traffic impacts & interruption to residents; and
- Visual landscape/aesthetic impacts of the option.

Technical/Operational Considerations:

- Difficulty to construct or implement the Option relative to other alternatives; and
- Operation & Maintenance Efficiency;

Economic Impacts:

- Capital/construction costs;
- Long term/operation & maintenance cost burden; and
- Payment structure, cost recovery options for Municipality, Phasing Flexibility.

Options were ranked using a colour coded system for each of the above criteria, where “green” represented the most preferred alternative, “yellow” criteria represented less preferred alternatives and criteria in “red” represented the least preferred alternative.

The option which received the most “green” rankings became the recommended preferred alternative for each Master Servicing Plan Category (i.e. Water, Wastewater, Drainage)



A consolidated Master Servicing Strategy was Developed for the Everett Secondary Plan Area using the Recommended Preferred Alternatives selected using the above criteria.

Evaluation of Alternative Solutions: Transportation Plan

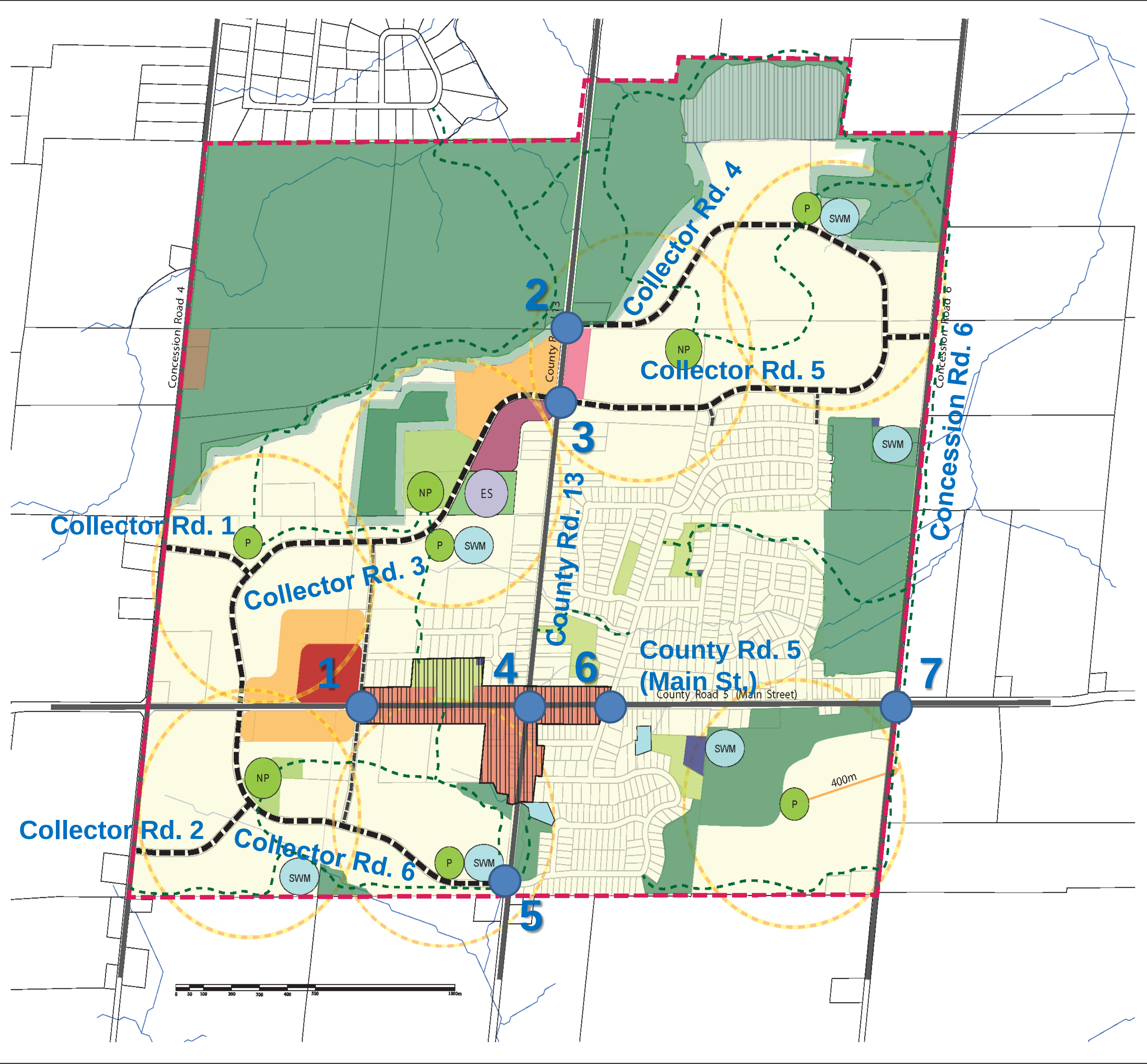
There are Two distinct Options for Transportation Improvements in the Community of Everett:

Option T-1: Do Nothing

This Option would involve completing no improvements. This Option is not considered to be acceptable as it would prevent any future development in the Secondary Plan Area without negatively impacting existing transportation routes and traffic.

Option T-2: Complete Recommended Intersection Improvements

This Option would involve completing all improvements recommended by the Transportation Study. This Option will ensure that the transportation system in the Community of Everett is optimized for additional volumes introduced by future development of the Secondary Plan. Recommended improvements are summarized in the Table Below:



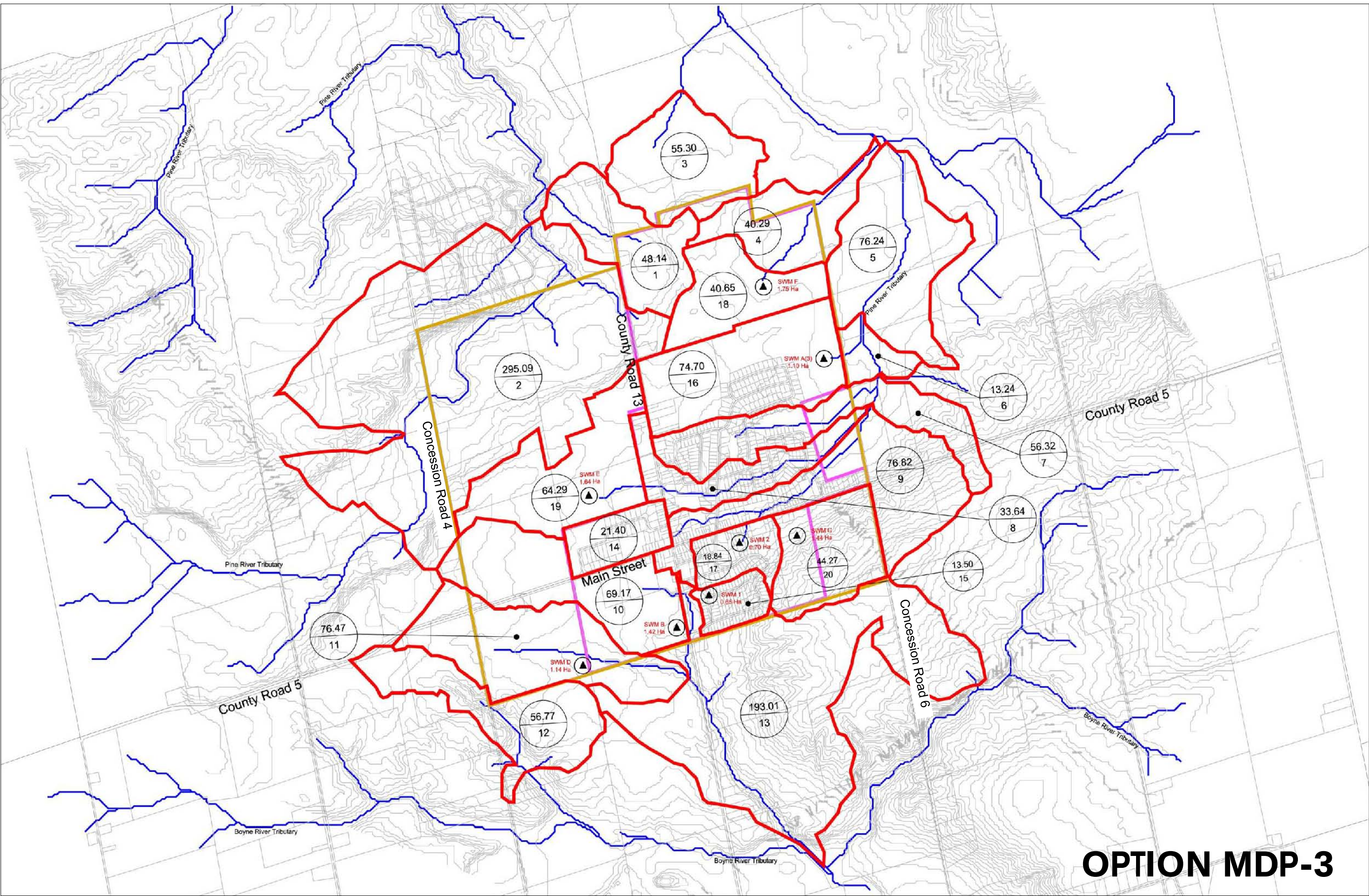
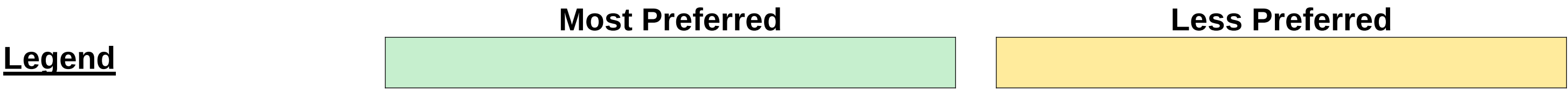
Intersection	Improvement
1. County Road 5 at Blanchards Way	• Signalization • Left and right turn lanes at all approaches
2. County Road 13 at Collector Road 4	• Northbound right turn lane • Southbound left turn lane • Exclusive westbound left and right turn lanes
3. County Road 13 at Collector Road 3 / Collector Road 5	• Signalization • Northbound and southbound opposing left turn lanes
4. County Road 13 at County Road 5 (Main Street Everett)	• Signalization • Left and right turn lanes at all approaches
5. County Road 13 at Collector Road 6 / Dekker Street (South Leg)	• Left turn lanes at all approaches
6. Main Street Everett at Wales Avenue	• Northbound and southbound left turn lanes
7. Concession Road 6 at Main Street Everett	• Signalization • Northbound and southbound left turn lanes • Eastbound and westbound right turn lanes

Phasing options for these improvements will be investigated as part of the Class EA

Evaluation of Alternative Solutions: Master Drainage Plan

Two (2) master drainage plan solutions (**MDP-3** and **MDP-4**) were assessed and presented below.

Evaluation Criteria	Option MDP-3 Six (6) Regional SWMF's – No Upgrades to Existing Facilities	Option MDP-4 Six (6) Regional SWMF's with Upgrades to Existing SWMF 2
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
Overall Ranking:		



Summary of Recommended Preferred Alternative: Option MDP-3

The recommended preferred Master Drainage Plan Solution for the Everett South Secondary Plan, **Option MDP-3** includes the following general characteristics:

- Six (6) new Stormwater Management Facilities (SWMFs) are proposed for the Secondary Plan, including the proposed R&M Homes SWMF.
- Each of the Six (6) Proposed Stormwater Management Facilities are proposed as wet pond facilities that meet MOE Enhanced water quality control requirements.
- Each of the six (6) Stormwater Management Facilities are proposed to control post development flows to pre-development levels for all storms up to and including the 100-Year storm event. All newly proposed facilities which ultimately drain to Node 100 shall be designed to overcontrol runoff to account for the increase in overall contributing area to this drainage node under post-development conditions.
- All Stormwater Management Facilities proposed in the MDP provide 24 hour detention of the 25 mm storm for erosion control purposes.
- End of Pipe Stormwater Management Facility infiltration and exfiltration systems to promote infiltration and reduce thermal impacts are proposed in the MDP where soil and groundwater conditions permit.
- All development including Stormwater Management Facilities are proposed outside the Natural Environment Area land uses, including the Regional storm flood elevation, the erosion hazard set-back limit, wetland areas and the 30m natural heritage/fisheries setback from the Secondary Plan natural heritage areas.
- In areas where soil/groundwater conditions permit, at source infiltration measures such as soakaway pits or equivalent measures are to be installed at lot level.
- Road infiltration trenches should be installed where soil/groundwater conditions permit.
- Please see the Public Information Centre No. 3 hand-out's provided for further details on the solution evaluation.

Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Wastewater Treatment & Disposal

As part of the final solution selection process, four (4) wastewater treatment and disposal solutions (**WWT-7, WWT-8, WWT-9, and WWT-10**) were assessed. A summary of this evaluation is presented below.

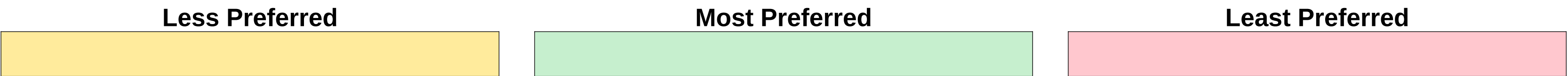
Evaluation Criteria	Option WWT-7 Expand R&M WWTP – Surface Discharge	Option WWT-8 New WWTP – Surface Discharge	Option WWT-9 R&M Subsurface Discharge WWTP with Phasing to Surface Discharge	Option WWT-10 R&M Subsurface Discharge WWTP with Phasing to New Surface Discharge WWTP
Natural Environment Overall Rating				
Social / Cultural Environment Overall Rating				
Technical/Operational Considerations Rating				
Economic Ranking				
Overall Ranking:				

Evaluation of Alternative Solutions: Wastewater Conveyance

As part of the final solution selection process, three(3) wastewater conveyance solutions (**WWC-A, WWC-B and WWC-C**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	Option WWC-A Mixed Gravity and Forcemain to R&M Homes Pumping Station via Wales Ave.	Option WWC-B Gravity Flow to R&M Homes Pumping Station via Wales Ave	Option WWC-C Gravity Flow to R&M Homes Pumping Station via County Road 13
Natural Environment Overall Rating			
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations Rating			
Economic Ranking			
Overall Ranking:			

Legend



Please see the Public Information Centre No. 3 hand-out’s provided for further details on the solution evaluation.



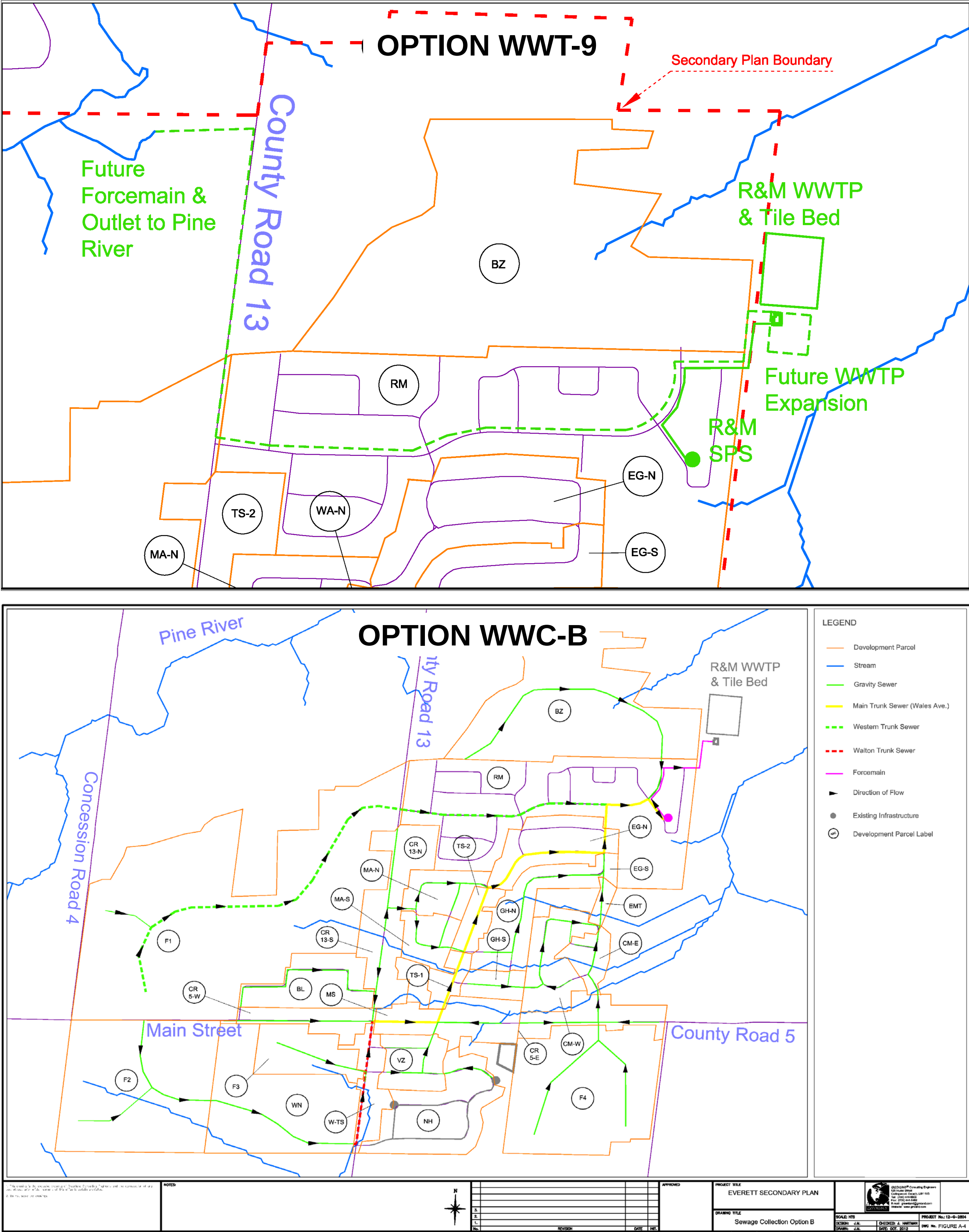
Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Summary of Recommended Preferred Alternative: Option WWT-9-WWC-B

The recommended preferred Sanitary Servicing Master Plan for the Everett South Secondary Plan Area includes the following general characteristics:

- Approximately 1,400m of gravity trunk sewer as shown in **OPTION WWC-B**, ranging in diameter from 375mm to 525mm, located along Wales Ave. and discharging at a new SPS in the R&M Homes Subdivision. Under ultimate build-out conditions, this pump should be capable of delivering a peak flow conveyance capacity of 14.86 ML/d with a depth of 5.5 m (232.2 m).
- A gravity based sanitary sewer collection network upstream of the trunk sewer which includes approximately 17,500 m of pipe, ranging in diameter from 200mm – 375mm.
- One (1) subsurface discharge WWTP, with room for future expansion to a surface water discharge facility. Conversion to surface water discharge should occur prior to the serviced equivalent residential population reaching 2,200 persons, and the ultimate design should include treatment capacity for an ADDF of 3.63 ML/d.
- Future expansion of the treatment facility should also include an effluent pump and forcemain which discharges treated effluent to the Pine River, as shown in **Option WWT-9**
- This option will allow currently approved developments to proceed with the least financial impacts to future developments or existing residents to connect of all options evaluated. The Township can plan for the expansion of the subsurface facility in conjunction with developers to optimize growth while ensuring effective recovery of capital costs.
- This option will allow for the New Horizon’s WWTP to be decommissioned after the new WWTP and trunk sewer are constructed, without needing to wait for other developments to proceed first. By converting the current SPS at the New Horizon’s WWTP to pump flows to an extension of the new trunk sewer on Wales Ave. South, the Township can maximize their existing infrastructure to meet future servicing goals.
- For a typical 15m (49 ft) - 23m (75 ft) lot with an existing septic system, the best available estimated capital cost for connection to the proposed municipal sewage system ranges from approximately **\$13,000 - \$18,000** (Note: Costs are in 2012 dollars and do not include operation and maintenance costs)



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Water Storage

As part of the final solution selection process, three (3) water storage solutions (**WS-2**, **WS-3**, and **WST-4**) were assessed and presented below.

Evaluation Criteria	<u>Alternative WS-2</u> Elevated Storage at Ex. Location	<u>Alternative WS-3</u> Expanded Existing In-ground Storage with Pumping	<u>Alternative WS-4</u> Elevated Storage at New Location
Natural Environment Overall Rating			
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations Rating			
Economic Ranking			
<u>Overall Ranking:</u>			

Water Supply and Treatment

As part of the final solution selection process, two (2) supply and treatment solutions (**WST-4a** and **WST-4b**) were assessed

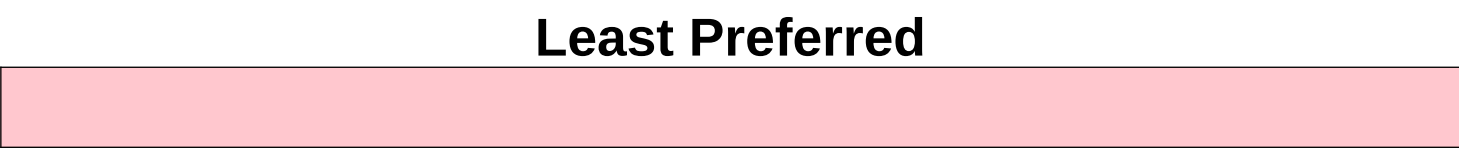
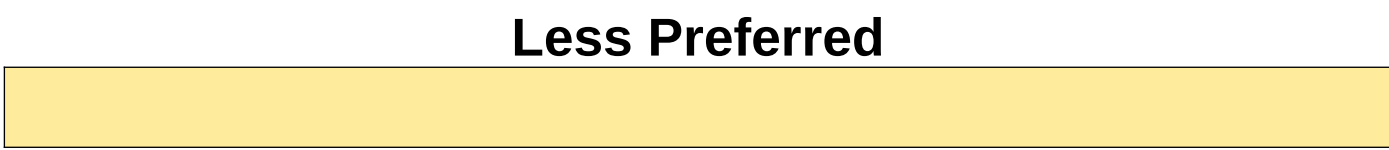
Evaluation Criteria	<u>Alternative WST-4a</u> New Well to be Constructed 100 m Away from Ex. Grohal Well	<u>Alternative WST-4b</u> New Well at R&M Homes Subdivision In Block 315 North End of Secondary Plan Area
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
<u>Overall Ranking:</u>		

Water Distribution

As part of the final solution selection process, two (2) water distribution alternative solutions (**WD-1** and **WD-2**) were assessed.

Evaluation Criteria	<u>Alternative WD-1</u> New 300 mm Trunk Watermain with 450 mm Upgrade Watermain from Ex. Storage to County Road 5	<u>Alternative WD-2</u> New 300 mm Trunk Watermain with Looping 300mm Upgrade to Ex. Watermain on County Road 5 and County Road 13
Natural Environment Overall Rating		
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations Rating		
Economic Ranking		
<u>Overall Ranking:</u>		

Legend



Please see the Public Information Centre No. 3 hand-out's provided for further details on the solution evaluation.



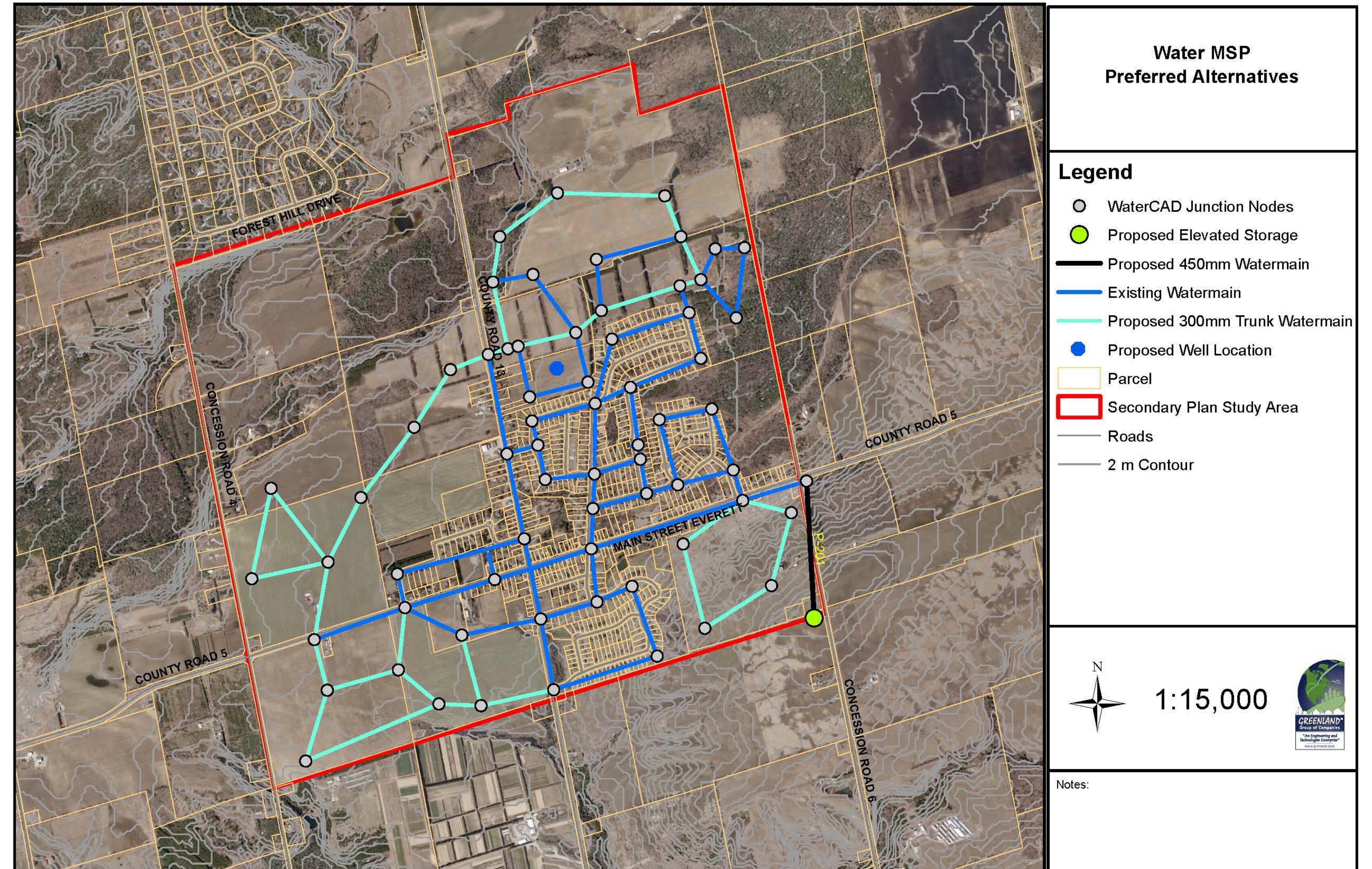
Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Summary of Recommended Preferred Alternative: Option WST-4-WD-1-WS-3

The preferred Water Supply and Treatment, Water Storage and Water Distribution alternative options for Water Servicing Master Plan for the Everett South Secondary Plan Area has following characteristics:

- Construct a new primary well (200 mm diameter) and pumping station chlorination system and contact chamber with a minimum capacity of 1,380 m³/d prior the equivalent population exceeding approximately 5,000 people;
- Construct a new alternate well (200 mm diameter) and well pump with a minimum capacity of 1,380 m³/d prior the equivalent population exceeding approximately 5,000 people;
- Preferred location for the water supply and treatment system is at R&M Home Subdivision – Block 315, north end of Secondary Plan Area;
- In-ground storage facility to be expanded (minimum initial hydraulic grade elevation of 292.2 m) and a minimum volumetric storage of 4,321 m³ to provide required pressure head;
- Construct a new trunk 300 mm watermain to provide trunk looping to service the ultimate servicing population of 10,669 persons; and,
- Twin the existing 300 mm watermain from the existing storage facility to County Road 5 with a 450 mm diameter water main.



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution

Recommended Master Servicing Plan & Next Steps

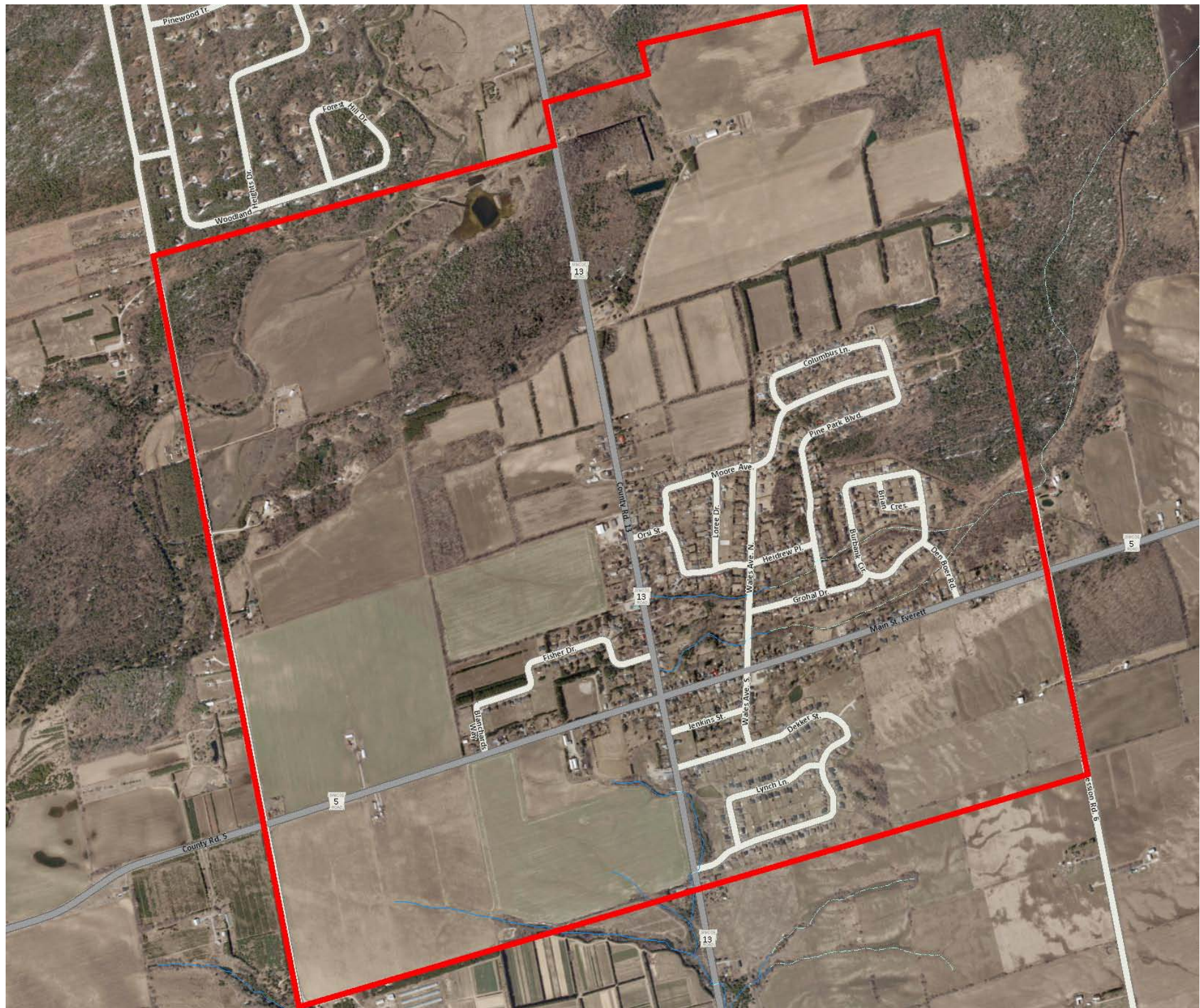
Summary of Recommended Master Servicing Options

The recommended preferred Master Servicing Plan Solution for the Everett Secondary Plan Area includes the following preferred alternatives:

- Master Drainage Plan **Option MDP-3**;
- Master Sanitary Servicing & Wastewater Treatment **Option WWT-9-WWC-B**;
- Water Supply, Treatment, Servicing & Storage **Option WST-4-WD-1-WS-3**; and
- Transportation Master Plan **Option T-2**.

Next Steps

- Conduct Agency and Public Consultations on the Recommended Preferred Alternatives for Master Servicing (**this Open House**);
- Develop Mitigation and Monitoring guidelines for each Alternative Solution;
- Determine and Recommend a Class EA Schedule for projects within each Master Servicing Category Above;
- Finalize the Master Servicing Plan Report; and,
- Publish Notice of Study Completion (Estimated Timing: January 2013); and,
- Place the Master Servicing Plan and Class EA Summary Report on public review and comment for a period of 30 days. Should no unfavourable comments be received the Class EA would be concluded and the project would proceed to the implementation stage.



A Final Master Servicing Plan Document Will be Prepared Following Public and Agency Consultations Regarding the Preferred Alternative Solutions





The Township of
Adjala-Tosorontio

The Everett Master Servicing Plan
Municipal Class Environmental Assessment

Public Information Centre No.3

December 13, 2012



Welcome Message from the Project Team

Tonight's event is an opportunity for you to hear about and offer input on the Everett Master Servicing Plan that is currently being conducted by the Township of Adjala-Tosorontio. This project is being completed in support of the Everett Secondary Plan.

This Public Open House handout will help you to navigate the evening's activities. This handout contains:

- ❖ Project background & Key contacts
- ❖ Evaluation Criteria Used in the Servicing Study
- ❖ Detailed Evaluation Tables for Servicing Alternatives
- ❖ Summary of the Recommended Preferred Alternative
- ❖ Tear-off comments sheet

What are we doing this evening?

Our goals for this evening are:

- ❖ Explain the basis and need for the study.
- ❖ Describe the work done to date and share our findings.
- ❖ Discuss our decision-making framework.
- ❖ Present the Recommended Preferred Servicing Options for the Study Area
- ❖ Hear your opinions on the problems and opportunities for servicing, and your input on the recommended solutions.

Input that is received tonight will be carefully considered as we finalize the recommended preferred solutions for servicing of the Everett Secondary Plan for consideration by the Township of Adjala-Tosorontio.

A final comment...

Each participant brings valuable opinions, experiences and suggestions. You are not expected to be an expert on drainage or municipal infrastructure. The project team will guide the discussions. We are interested in your perspective. We would like to hear from everyone. We hope this handout will help you to participate fully today.

Thank you for your time and input!

Project Background...

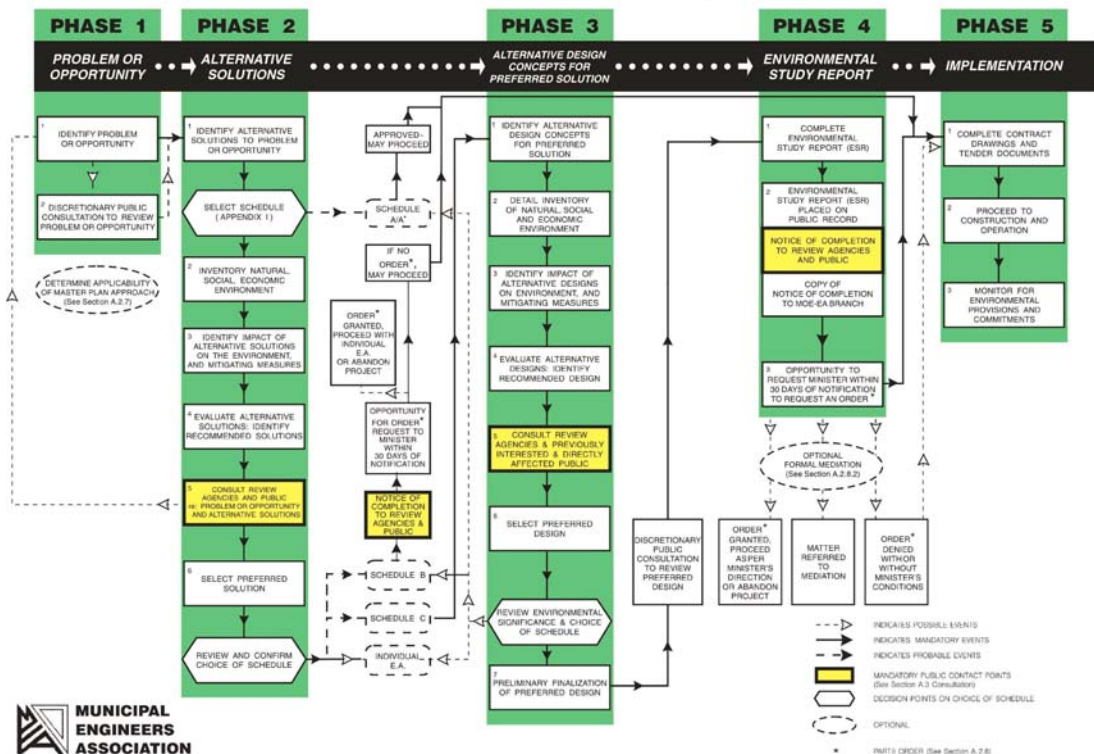
Everett Master Servicing Plan

The Master Servicing Plan is being prepared in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA) process. As part of the Master Servicing Plan process, a construction schedule for the various infrastructure projects from the Master Plan will be developed. The study will meet the requirements for Schedule A/A+, and Schedule "B" Class EA projects, and these projects can be progressed to implementation (Phase 5) at the end of this Master Plan Class EA.

Schedule "C" projects will be identified in the Master Plan and must proceed to Phase 4 (ESR) in the Class EA process prior to progressing to implementation (Phase 5).

Municipal Class EA Planning and Design Process

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA



Statement of Problem/Opportunity

Based on Review of the existing conditions and problems and opportunities for the Everett Secondary Plan Area, the following Problem and Opportunity Statement was drafted and will be used to guide the development and evaluation of the Alternative Solutions for the Community of Everett Master Servicing Study.

“The Objective of the Everett Secondary Plan Master Servicing Study Class EA is to identify and select a preferred alternative servicing strategy for the Everett Secondary Plan Area which minimizes impacts to both the natural and social environments and is both technically feasible and economically sensible.”

Public Consultation

The public is being consulted through three (3) public information centres (PIC). This third and final PIC presents the study recommendations. Each PIC is being advertised in the local media and to our stakeholders list.



Project Timing

This study is scheduled to be completed in early 2013, culminating in the filing of a Notice of Completion and the subsequent filing of the Municipal Class Environmental Assessment Report (Master Servicing Plan) summary for a 30-day public review period.

Project Team...

The Township of Adjala-Tosorontio:

Mr. Karl Korpela
Chief Building Official
kkorpela@townshipadjtos.on.ca
Ph: 705-434-5055

Engineering Consulting Firm:

Mr. Jim Hartman, P.Eng.,
Senior Associate
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jhartman@grnland.com
Ph: 705-444-8805 ext. 254

Evaluation Process

As part of the final solution selection process, “short listed” alternative solutions were ranked against one another in relative terms for each of the evaluation criteria presented below.

Natural Environment Impacts:

- Impacts of the option to vegetation, wildlife & the Natural Environment; and
- Surface/groundwater quality and quantity implications;

Social / Cultural Environment Impacts:

- Land Use & Archaeological Considerations (Including First Nations);
- Traffic impacts & interruption to residents; and
- Visual landscape/aesthetic impacts of the option.

Technical/Operational Considerations:

- Difficulty to construct or implement the Option relative to other alternatives; and
- Operation & Maintenance Efficiency;

Economic Impacts:

- Capital/construction costs;
- Long term/operation & maintenance cost burden; and
- Payment structure, cost recovery options for Municipality, Phasing Flexibility.

Options were ranked using a colour coded system for each of the above criteria, where “green” represented the most preferred alternative, “yellow” criteria represented less preferred alternatives and criteria in “red” represented the least preferred alternative.

The option which received the most “green” rankings became the recommended preferred alternative for each Master Servicing Plan Category (i.e. Water, Wastewater, Drainage)



A consolidated Master Servicing Strategy was Developed for the Everett Secondary Plan Area using the Recommended Preferred Alternatives selected using the above criteria.

Evaluation of Alternative Solutions: Master Drainage Plan

Two (2) master drainage plan solutions (**MDP-3** and **MDP-4**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	Option MDP-3 Six (6) Regional SWMF's – No Upgrades to Existing Facilities	Option MDP-4 Six (6) Regional SWMF's with Upgrades to Existing SWMF 2
Natural Environment Impacts		
Impacts of the option to vegetation, wildlife & the Natural Environment	This option will minimize the overall number of SWM Facilities and consequently result in the least possible disturbance to existing vegetation.	This option will also minimize disturbances to the natural environment but has the added benefit of potential improvements to existing pond plantings and vegetation in Ex. SWMF 2
Surface/groundwater quality and quantity implications	This option is able to meet required Water Quality and Quantity Control objectives for Georgian Bay and its tributary watercourses.	This option is able to meet required Water Quality and Quantity Control objectives for Georgian Bay and its tributary watercourses. Retrofits to Ex. SWMF 2 could provide added tertiary benefits.
Natural Environment Overall Rating		
Social / Cultural Environment Impacts		
Land Use & Archaeological Considerations (Including First Nations)	As per Archaeological Report (see Appendix MDP-G) No Known Archeological issues. Land use for SWMF's is minimized through use of regional facilities.	As per Archaeological Report (see Appendix MDP-G) No Known Archeological issues. Land use for SWMF's is minimized through use of regional facilities.
Traffic impacts & interruption to residents	Minimal traffic issues or interruptions to Existing Residents.	Pond retrofit operations & Construction Traffic may cause minor disruptions to residents in the vicinity of Ex. SWMF 2
Visual landscape/Aesthetic impacts	No major impacts.	No major impacts.
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations		
Difficulty to construct or implement the Option relative to other alternatives	This option minimizes the number of facilities which need to be Constructed.	Efforts required are similar to Option MDP-3, with the added difficulty of retrofitting Ex. SWMF 2. Retrofits will provides minimal SWMF volume reduction advantages downstream.
Operation & Maintenance Efficiency	Operation & Maintenance is Minimized by limiting the total number of SWMF's.	Operation & Maintenance is Minimized by limiting the total number of SWMF's.
Technical/Operational Considerations Rating		
Economic Impacts		
Capital/construction costs	Less expensive than Option MDP-4 as number of new facilities is the same, but no retrofits are being proposed.	More expensive than Option MDP-3 as retrofits will be implemented in addition to new facilities.
Long term/operation & maintenance cost burden	Maintenance costs minimized by limiting number of SWMF's	Maintenance costs minimized by limiting number of SWMF's
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Facilities will be required as development proceeds on a regional basis, and will be the responsibility of the developer (s).	Similar flexibility to Option MDP-3, with the added difficulty of recovering additional costs of retrofitting Ex. SWMF 2
Economic Ranking		
Overall Ranking:		



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Wastewater Treatment & Disposal

As part of the final solution selection process, four (4) wastewater treatment and disposal solutions (**WWT-7, WWT-8, WWT-9, and WWT-10**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	Option WWT-7 Expand R&M WWTP – Surface Discharge	Option WWT-8 New WWTP – Surface Discharge	Option WWT-9 R&M Subsurface Discharge WWTP with Phasing to Surface Discharge	Option WWT-10 R&M Subsurface Discharge WWTP with Phasing to New Surface Discharge WWTP
Natural Environment Impacts				
Impacts of the option to vegetation, wildlife & the Natural Environment	Discharge pipe would need to be constructed in existing Natural Heritage System of the Pine River, however mitigation measures could be investigated in facility Class EA.	New WWTP location (and discharge piping) would be close to the Pine River and on the edge of existing Natural Heritage System. Same discharge pipe impacts as Option 7.	Same discharge pipe impacts as Option 7.	Same impacts as Options 7 & 8, as well as the increased environmental footprint associated with building two facilities - this Option would require the most clearing of vegetation of all options.
Surface/groundwater quality implications	The Pine River Assimilative Capacity Study (ACS) shows capacity in the Pine River for discharge of treated effluent. Advantage of this option is no discharge to groundwater at any time.	This Option has similar advantages to Option 7.	This option includes discharge to both groundwater and surface water sources under different phases.	This option includes discharge to both groundwater and surface water sources under different phases.
Natural Environment Overall Rating				
Social / Cultural Environment Impacts				
Land Use & Archaeological Considerations (Including First Nations)	As per Archaeological Report (see Appendix SS-F) No significant impacts or Archaeological impacts.	As per Archaeological Report (see Appendix SS-F) No significant impacts or Archaeological impacts.	No significant impacts or Archaeological impacts.	Given this option would include Construction of two facilities, it would consequently use the most land of the four options.
Traffic impacts & interruption to residents	Minimal impact due to location of proposed facility	Slightly more impact than Option 7 due to facility being located on County Road.	Minimal impact due to location of proposed facility, some interruptions to service possible due to phasing.	Similar impacts to Options 8 and 9
Visual landscape/Aesthetic impacts	Minimal impact as proposed facility is located away from existing residential areas.	Proposed facility would be visible from CR13 but is located outside of existing residential areas.	Minimal impact as proposed facility is located away from existing residential areas.	Future Phase facility would be visible from CR13. Both facilities would be located outside of existing residential areas, however with two (2) facilities in total, this Option has the greatest visual impact.
Social / Cultural Environment Overall Rating				
Technical/Operational Considerations				
Difficulty to construct or implement the Option relative to other alternatives	Proposed facility will need to be redesigned and constructed to accommodate treatment for all future development.	New facility will need to be designed and constructed to accomodate treatment for all future development. Facility will also be located in a different location than proposed.	Currently designed facility can move forward (pending required approvals) with slight modifications to account for phasing of future development and treatment requirements.	Current facility may proceed similar to Option 9, however an additional new facility would need to be designed and constructed to handle future treatment requirements.
Operation & Maintenance Efficiency	Use of a single modern treatment facility will minimize maintenance burdens.	Use of a single modern treatment facility will minimize maintenance burdens.	Use of a single modern treatment facility will minimize maintenance burdens. Changeover from subsurface to surface discharge will present more operational challenges than Option's 7 & 8.	Switching from one facility to a second facility will present more signifincat operational challenges than Option 9.
Technical/Operational Considerations Rating				
Economic Impacts				
Capital/construction costs	Similar costs to Option WWT-9, but with additional costs to modify the existing design. All costs front-loaded under this option. Capital Costs are estimated to be approximately \$15.1 Million.	Similar costs to Option WWT-7, with additional expense for completion of a new WWTP design. Capital Costs are estimated to be approximately \$15.4 Million.	Least expensive option as single facility will need to be built and expanded upon in future. Initial facility is already designed. Capital Costs are not front loaded. Capital Costs are estimated to be approximately \$14.6 Million.	Most expensive option as two facilities will need to be designed and built during separate phases of development. Capital Costs are estimated to be approximately \$21.1 Million.
Long term/operation & maintenance cost burden	Use of a single modern treatment facility will allow for predictable maintenance costs.	Use of a single modern treatment facility will allow for predictable maintenance costs.	Single, modern facility will have predictable maintenance costs. Some changeover costs between phases to be expected.	Switching from one facility to a second facility will require more significant changeover costs than Option 9, with similar long term costs.
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Limited phasing and cost recovery options - all future flows to be accounted for in the initial design and facility construction.	Limited phasing and cost recovery options - all future flows to be accounted for in the initial design and facility construction.	Allows maximum flexibility to the municipality long term, both for recovery of costs and through staging of development.	Flexible from a phasing perspective but cost recovery will be less efficient due to larger relative capital costs for each phase.
Economic Ranking				
Overall Ranking:				



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Wastewater Conveyance

As part of the final solution selection process, three(3) wastewater conveyance solutions (**WWC-A, WWC-B and WWC-C**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	Option WWC-A Mixed Gravity and Forcemain to R&M Homes Pumping Station via Wales Ave.	Option WWC-B Gravity Flow to R&M Homes Pumping Station via Wales Ave	Option WWC-C Gravity Flow to R&M Homes Pumping Station via County Road 13
Natural Environment Impacts			
Impacts of the option to vegetation, wildlife & the Natural Environment	Discharge pipe would need to be constructed in existing Environmental Setback, however mitigation measures could be investigated in facility Class EA.	New WWTP location (and discharge piping) would be close to the Pine River and on the edge of existing Environmental Setbacks. Same discharge pipe impacts as Option 7.	Same discharge pipe impacts as Option 7.
Surface/groundwater quality implications	Less dewatering due to minimized depth of excavations. Approx. 6 Watercourse Crossings.	Potential for more dewatering than Option WWC-A due to sewer depth. Approx. 6 Watercourse Crossings.	Potential for more dewatering than Option WWC-B. Approx. 7 Watercourse Crossings.
Natural Environment Overall Rating			
Social / Cultural Environment Impacts			
Land Use & Archaeological Considerations (Including First Nations)	Higher land area required for three (3) SPS's. No known Archaeological issues with proposed trunk alignment.	No known Archaeological issues with proposed trunk alignment. Land required for 1 SPS.	No known Archaeological issues with proposed trunk alignment. Land required for 1 SPS.
Traffic impacts & interruption to residents	Shallower sewers will result in shorter construction phase for Trunk installation - trunk alignment minimizes disruption at major intersections.	Deeper sewers and installation along CR-13 (south of Main Street) will create more construction phase traffic impacts than Option WWC-A.	Deepest sewers of all options and trunk alignment along CR-13 will have the most traffic impact of all Options.
Visual landscape/Aesthetic impacts	Slightly higher visibility than other Options due to additional structures in residential areas to house proposed SPS's.	Minimal visual impact.	Minimal visual impact.
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations			
Difficulty to construct or implement the Option relative to other alternatives	Shallowest Sewers of all options, however the installation of three (3) SPS's increases the relative degree of construction difficulty.	Sewer depth moderate, single SPS.	Deepest sewers of all options, single SPS. Increased restoration difficulty due to County Road alignment.
Operation & Maintenance Efficiency	Operation and regular maintenance of three (3) SPS's will be less efficient than a gravity based system with a single SPS.	Single SPS will require regular maintenance.	Single SPS will require regular maintenance - deeper sewers will be slightly more difficult to maintain than shallower sewers.
Technical/Operational Considerations Rating			
Economic Impacts			
Capital/construction costs	Capital Costs of Trunk Infrastructure (Including SPS's and Forcemain) is estimated to be \$7.2 Million.	Capital Costs of Trunk Infrastructure (Including SPS's and Forcemain) is estimated to be \$7.0 Million.	Capital Costs of Trunk Infrastructure (Including SPS's and Forcemain) is estimated to be \$7.5 Million.
Long term/operation & maintenance cost burden	Highest maintenance cost due to three (3) SPS.	Lowest maintenance cost due to single SPS and shallower sewers than Option WWC-C.	Moderate maintenance cost due to single SPS and deepest sewers.
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Wales Ave. alignment will provide trunk service to the greatest number of existing residents, however phasing & cost sharing could be complicated by pumping requirements in certain areas.	Wales Ave. alignment will provide trunk service to the greatest number of existing residents, phasing and cost sharing will be predominantly based on trunk sewer installations.	County Road 13 Alignment will provide service to the least number of existing residents - Cost sharing options will be very limited.
Economic Ranking			
Overall Ranking:			



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Water Storage

As part of the final solution selection process, three (3) water storage solutions (**WS-2**, **WS-3**, and **WST-4**) were assessed . A summary of this evaluation is presented below.

Evaluation Criteria	<u>Alternative WS-2</u> Elevated Storage at Ex. Location	<u>Alternative WS-3</u> Expanded Existing In-ground Storage with Pumping	<u>Alternative WS-4</u> Elevated Storage at New Location
Natural Environment Impacts			
Impacts of the option to vegetation, wildlife & the Natural Environment	Minimum impact, as the area has already been disturbed.	Additional land is required for storage and pumping station; extensive electricity usage; deepest excavations.	Additional land is required for the new facility; Possible impact on vegetation and tree removal for the construction area.
Surface/groundwater quality implications	Minimum impact expected.	Creates pollution and impacts to groundwater due to new in-ground storage upgrades.	Minimum impact expected.
Natural Environment Overall Rating			
Social / Cultural Environment Impacts			
Land Use & Archaeological Considerations (Including First Nations)	The property has previously been disturbed for the construction of existing water storage facility thus archaeological features are considered to be non-existent at this site.	The property has previously been disturbed for the construction of existing water storage facility thus archaeological features are considered to be non-existent at this site; Additional land area will be required to facilitate the expansion and pumping station.	Archaeological features unknown – proposed location is sited in a low potential area for archaeological features; However, additional land area will be required for new elevated storage.
Traffic impacts & interruption to residents	Minimal construction impacts to existing residents, as construction traffic will be 4 km from residential areas.	Minimal construction impacts to existing residents, as construction traffic will be 4 km from residential areas.	Minimal construction impacts to existing residents, as construction traffic will be 2 km from residential areas.
Visual landscape/Aesthetic impacts	Visual impact as the location is approximately 4 km from the existing and proposed residences, but elevated above existing grade.	Lowest visual impact as the location is approximately 4 km from the existing and proposed residences and it is largely below grade.	Visual impact on adjacent residents is highest of all options as this is the tallest proposed facility.
Social / Cultural Environment Overall Rating			
Technical/Operational Considerations			
Difficulty to construct or implement the Option relative to other alternatives	Elevated storage will be 19 meters in height. Phasing not possible.	Expansion of existing in-ground storage is less difficult compared to new elevated storage, but will require additional land area to facilitate.	Elevated storage will be minimum 56 meters in height.
Operation & Maintenance Efficiency	Single storage facility.	Single storage facility with pumping and back-up generator.	Maintenance efforts are increased as two water storage facilities will be operated at same time for this option.
Technical/Operational Considerations Rating			
Economic Impacts			
Capital/construction costs	Will require a new elevated water storage facility at existing water storage facility site. The cost of the elevated storage tower is 8.2 million dollars. The operating and maintenance cost is minimal. The cost is fairly close to Option WS-3.	Will require an expansion to existing in-ground water storage facility; new booster station is required to be built; additional land may be required. The cost of expanded in-ground storage with pumping will be 7.9 million dollars. This option requires additional operating and maintenance cost	Will require a new elevated storage facility at central west of the study area; additional land may be required to be purchased; the facility will cost much more than building the elevated storage at existing site. The cost of elevated storage at new location will be 8.3 million dollars.
Long term/operation & maintenance cost burden	Single storage facility.	Additional budget will be needed towards to booster station/pump maintenance cost, electricity, human resources and etc.	Maintenance efforts are increased as two water storage facilities will be operated at same time for this option.
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Cost will be distributed to future developers; new storage facility will be required when population reaches 3,405.	Cost will be distributed to future developers; new storage facility will be required when population reaches 3,405.	Cost will be distributed to future developers in a longer term; new storage facility will be required when population reaches 3,405; Potentially complicated by higher cost.
Economic Ranking			
<u>Overall Ranking:</u>			



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Water Distribution

As part of the final solution selection process, two (2) water distribution alternative solutions (**WD-1** and **WD-2**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	<u>Alternative WD-1</u> New 300 mm Trunk Watermain with 450 mm Upgrade Watermain from Ex. Storage to County Road 5	<u>Alternative WD-2</u> New 300 mm Trunk Watermain with Looping 300mm Upgrade to Ex. Watermain on County Road 5 and County Road 13
Natural Environment Impacts		
Impacts of the option to vegetation, wildlife & the Natural Environment	Minimum impact, smaller construction area.	Minimum impact, larger construction area.
Surface/groundwater quality implications	Watermain is above groundwater level, de-watering may not be required.	Watermain is above groundwater level, de-watering may not be required.
Natural Environment Overall Rating		
Social / Cultural Environment Impacts		
Land Use & Archaeological Considerations (Including First Nations)	The property has previously been disturbed for the construction of existing water storage facility thus archaeological features are considered to be non-existent at this site.	The property has previously been disturbed for the construction of existing water storage facility. Features are considered to be non-existent at this site of the 450 mm watermain. However, County Road watermain improvements increase additional impact potential..
Traffic impacts & interruption to residents	Minimal construction impacts to existing residents, as construction traffic will be 4 km from residential areas.	Some impacts to existing residents, as construction traffic will be in residential areas on County roads.
Visual landscape/Aesthetic impacts	Minimal visual impact as the location is approximately 4 km from the existing and proposed residences.	Minimum permanent visual impact similar to Option WD-1.
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations		
Difficulty to construct or implement the Option relative to other alternatives	Will require a new trunk water main with an upgrade to existing water main in rural areas, approximately 600 m.	Will require a trunk water main with an upgrade to existing water main in urban areas, approximately 1,200 m.
Operation & Maintenance Efficiency	Minimum additional water costs for replacement fittings etc, and water for flushing.	No additional maintenance is required.
Technical/Operational Considerations Rating		
Economic Impacts		
Capital/construction costs	Will require a new 300 mm trunk water main with an upgrade to existing water main in rural areas, approximately 600 m.	Will require a new 300 mm trunk water main with an upgrade to existing water main in urban areas, approximately 1,200 m.
Long term/operation & maintenance cost burden	Looping of watermain exists at watermain size less than 300 mm diameter.	No impact to system water pressures. No additional maintenance is required.
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Cost will be distributed to future developers; Expansion of water distribution and system pressure head required to service new community growth	Cost will be distributed to future developers; Expansion of water distribution and system pressure head required to service new community growth
Economic Ranking		
<u>Overall Ranking:</u>		



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Evaluation of Alternative Solutions: Water Supply and Treatment

As part of the final solution selection process, two (2) supply and treatment solutions (**WST-4a** and **WST-4b**) were assessed. A summary of this evaluation is presented below.

Evaluation Criteria	<u>Alternative WST-4a</u> New Well to be Constructed 100 m Away from Ex. Grohal Well	<u>Alternative WST-4b</u> New well at R&M Homes Subdivision in Block 315 North End of Secondary Plan Area
Natural Environment Impacts		
Impacts of the option to vegetation, wildlife & the Natural Environment	Additional land is required for the new well, treatment facility and pumping station; Possible impact on vegetation and tree removal for the construction area.	Additional land is required for the new well, treatment facility and pumping station; Possible impact on vegetation and tree removal for the construction area.
Surface/groundwater quality implications	Minimum impacts. However, a greater distance from existing well is preferred to widen capture zone.	This location would help to widen the zone of capture for the wells and increase the recharge area for the Everett water supply system.
Natural Environment Overall Rating		
Social / Cultural Environment Impacts		
Land Use & Archaeological Considerations (Including First Nations)	The property has previously been disturbed for the construction of existing well and treatment facility. Features are considered to be non-existent. However, additional land areas is required for new well and treatment facility. It will increase additional impact potential..	The property is located in a residential subdivision with draft plan approved. Proposed location is sited in a low potential area for archaeological features.
Traffic impacts & interruption to residents	Some impacts to existing residents, as construction traffic will be in residential areas.	Some impacts to existing residents, as construction traffic will be in residential areas.
Visual landscape/Aesthetic impacts	Minimal visual impact as the construction will be below grade.	Minimal visual impact as the construction will be below grade.
Social / Cultural Environment Overall Rating		
Technical/Operational Considerations		
Difficulty to construct or implement the Option relative to other alternatives	Based on existing Grohal well, the aquifer is relatively uniform, thickness of aquifer is approximately 8.9 m	The aquifer appears to be thicken toward the north (approximately 20 m).
Operation & Maintenance Efficiency	The aquifer is relatively uniform, thickness of aquifer is approximately 8.9 m, less efficient than Option WST-4b.	The location of a well offset from the existing wells toward the north would widen the zone of capture for the wells and increase the recharge area for the Everett water supply system. Thicker aquifer presents better operation efficiency.
Technical/Operational Considerations Rating		
Economic Impacts		
Capital/construction costs	Will require a new 200 mm diameter well and pumping station with chlorination treatment system. Minimum contact chamber capacity of 1,875 m³/d.	Will require a new 200 mm diameter well and pumping station with chlorination treatment system. Minimum contact chamber capacity of 1,875 m³/d.
Long term/operation & maintenance cost burden	This option requires more operation and maintenance cost in long term compared to Option WST-4b.	This option requires less operation and maintenance cost in long term as this location could increase the recharge area of Everett water supply system. Thicker aquifer presents better operation efficiency.
Payment structure, cost recovery options for Municipality, Phasing Flexibility	Cost will be distributed to future developers; New well and treatment are required when population is greater than 5,359 person.	Cost will be distributed to future developers; New well and treatment are required when population is greater than 5,359 person.
Economic Ranking		
<u>Overall Ranking:</u>		



Feasible Options Were Compared in Detail to Arrive at the Preferred Solution



Recommended Master Servicing Plan & Next Steps

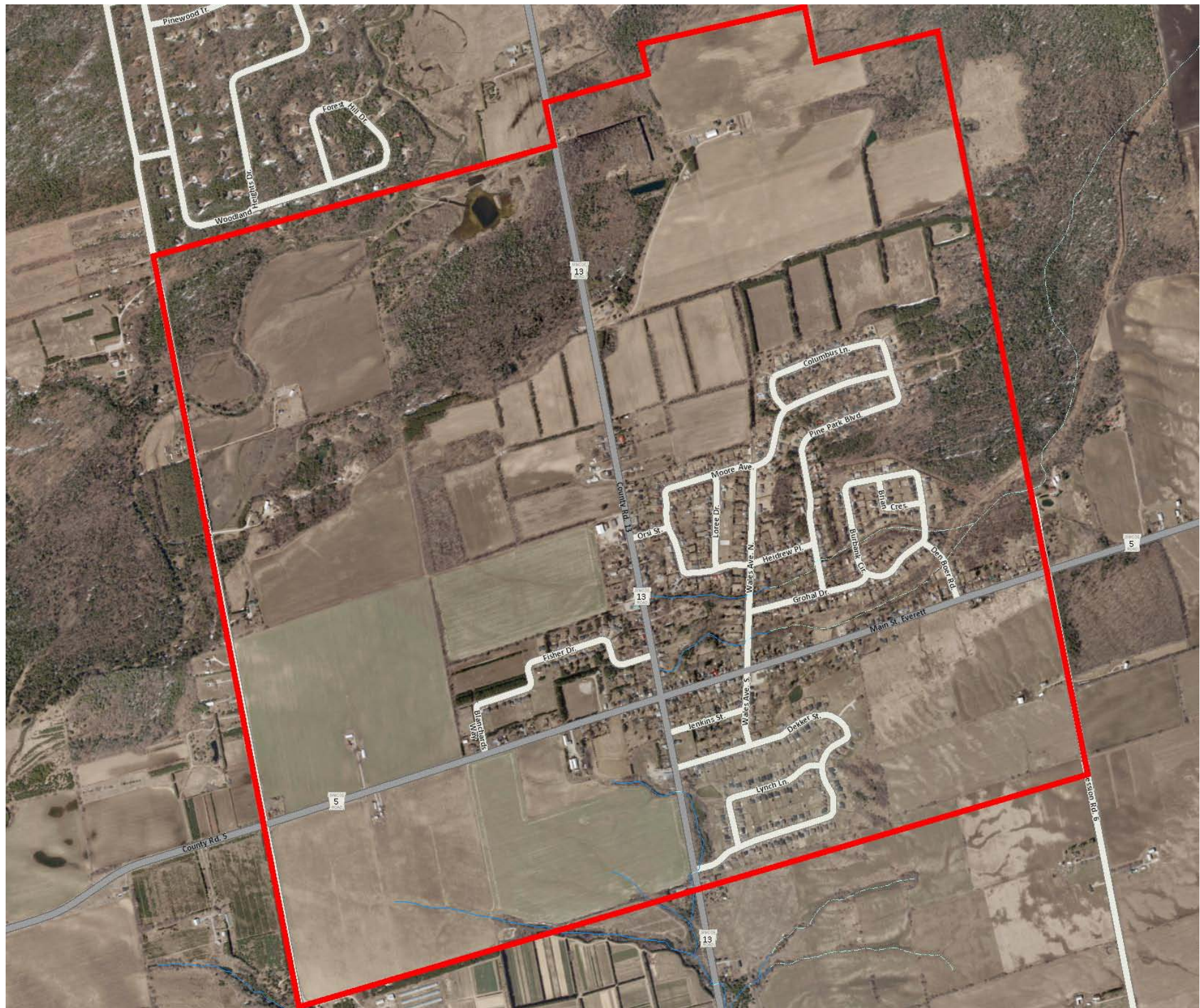
Summary of Recommended Master Servicing Options

The recommended preferred Master Servicing Plan Solution for the Everett Secondary Plan Area includes the following preferred alternatives:

- Master Drainage Plan **Option MDP-3**;
- Master Sanitary Servicing & Wastewater Treatment **Option WWT-9-WWC-B**;
- Water Supply, Treatment, Servicing & Storage **Option WST-4-WD-1-WS-3**; and
- Transportation Master Plan **Option T-2**.

Next Steps

- Conduct Agency and Public Consultations on the Recommended Preferred Alternatives for Master Servicing (**this Open House**);
- Develop Mitigation and Monitoring guidelines for each Alternative Solution;
- Determine and Recommend a Class EA Schedule for projects within each Master Servicing Category Above;
- Finalize the Master Servicing Plan Report; and,
- Publish Notice of Study Completion (Estimated Timing: January 2013); and,
- Place the Master Servicing Plan and Class EA Summary Report on public review and comment for a period of 30 days. Should no unfavourable comments be received the Class EA would be concluded and the project would proceed to the implementation stage.



A Final Master Servicing Plan Document Will be Prepared Following Public and Agency Consultations Regarding the Preferred Alternative Solutions



Thank you for your participation today! If you have any questions, comments or outstanding concerns as we move forward, please contact:

The Township of Adjala-Tosorontio Mr. Karl Korpela Chief Building Official 7855 Sideroad 30, R.R. #1, Alliston, Ontario, L9R 1V1, Phone: (705) 434-5055 Fax: (705) 434-5051 Email: kcorpela@townshipadjtos.on.ca	Engineering Consulting Firm: Mr. Jim Hartman, P.Eng., Greenland International Consulting Ltd. Senior Associate 120 Hume Street Collingwood, Ontario L9Y 1V5 Phone 705.444.8805 Fax 705.444.5482 Email: jhartman@grnland.com
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Copies of the presentation and poster boards from tonight's Public Information Centre (PIC) will soon be available on the township's website at: <http://www.townshipadjtos.on.ca/>

Please complete the following comment sheet and return it at the end of the event or send your comments to Karl Korpela by no later than December 20, 2012.

Mr. Karl Korpela
Chief Building Official
7855 Sideroad 30, R.R. #1, Alliston,
Ontario, L9R 1V1,

Phone: (705) 434-5055
Fax: (705) 434-5051
Email: kcorpela@townshipadjtos.on.ca

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Appendix A-3 – Received Comments





The Corporation of the Town of New Tecumseth

Mailing Address:
10 Wellington Street East
Alliston, Ontario
L9R 1A1

PLANNING DEPARTMENT
Administration Centre
10 Wellington St. E.
Alliston, Ontario

Web Address: www.town.newtecumseth.on.ca
Email: planning@newtecumseth.ca
Phone: (705) 435-3900 or (905) 729-0057
Fax: (705) 435-0407

December 6, 2012

Jim Hosick, MCIP, RPP
Director of Growth and Development
Township of Adjala-Tosorontio
7855 30th Sideroad
Alliston, ON
L9R 1V1

Dear Mr. Hosick:

Re: Proposed Official Plan Amendment No. 10
Everett Secondary Plan
Township of Adjala-Tosorontio

Thank you for circulating the proposed Township-initiated Official Plan Amendment to the Town. We have completed a review of the material of the circulation package provided on October 24, 2012, and have noted a variety of issues. By Council Resolution on November 12, 2012, Council directed that Town Staff provide a letter to the Township outlining Town concerns.

The proposed Official Plan Amendment seeks to expand the settlement area boundary of Everett to more than double its current size.

The Town has the following concerns with the proposal:

- Proposed Population of Adjala-Tosorontio: The Growth Plan has allocated the Township a total population of 13,000 to the year 2031. The current population combined with approved subdivisions appears to already exceed this number, and will significantly further exceed this population cap with the Secondary Plan population proposed at approximately 10,000. The proposed expanded Everett population would appear to take the total Adjala-Tosorontio population to approximately 19,000.

Staff have concerns that the Township, in completing their planning justification exercise, has not addressed this significant Schedule 7 overage, that in effect is creating a much larger settlement area than allocated by the province. Alliston, as a Primary Settlement Area (PSA) per the Growth Plan, should be the focus of area growth. The significant population and commercial development proposed in the community of Everett would likely significantly impact Alliston's ability to grow as intended by provincial policy and effectively represents the exact sprawl that the Places to Grow Plan policies seek to ensure do not occur.

- Boundary Expansion: It is unclear how the proposed OPA meets Provincial and County policy requirements to undertake a settlement boundary expansion, and no analysis has been prepared to address the relationship between the proposed expanded Everett Settlement Area and the proximity to the Alliston Primary Settlement Area with regard to County-wide growth policies and obligations in these planning documents. We anticipate that the County, as the approval authority, will similarly review the proposed OPA in terms of provincial policy planning.
- Commercial Area: A Commercial and Institutional Needs Analysis has identified the need for approximately 200,000 square feet of retail and services space to support the future population of Everett. Notwithstanding this determination, the Needs Analysis does not acknowledge that the Township has recently proposed a Zoning By-law amendment to re-zone approximately 212 hectares of land for Employment uses on Highway 89, west of Alliston that also includes significant commercial land uses. Staff have previously commented to Adjala-Tosorontio with concerns the proposed Employment lands may have on the downtowns in New Tecumseth.

The Township's Commercial and Institutional Land Needs Analysis study identifies a vacancy rate of 12.2% in downtown Alliston and notes this is currently a problem. It is unclear how this rate translates into a need for extensive commercial development in Everett, particularly as Alliston is a designated Primary Settlement Area and is expected to meet the area's commercial and employment needs.

Further, while the amount of commercial space is suggested at 200,000 square feet in the Commercial and Institutional Needs Analysis, the OPA includes policies stating that approximately 20,000m² of retail and service space is required to support the Everett community. This is over 15,000 square feet more than recommended by the Needs Analysis.

- Recreational Needs: Section 4.4.7 of the OPA states that "Residents have traditionally been served by recreational facilities located in the Town of New Tecumseth and at CFB Borden, and the future population of Everett is not anticipated to become large enough to warrant a recreation centre/ice pad(s); needs for recreation facilities shall be further explored through Municipal Strategic Planning exercises."

Per the above policy, the Township is proposing that recreational facilities for the expanded Everett residents will continue to be derived from Town of New Tecumseth and CFB Borden facilities rather than constructing new recreational facilities. The Town feels it is inappropriate for such a policy to be included in the proposed OPA and recommends references to continued use of Town facilities be deleted.

In short, insufficient need has been demonstrated for the proposed settlement area boundary expansion, which appears to not conform to existing provincial policy. As such, we do not support the subject proposed OPA that we anticipate will adversely impact on the Alliston Primary Settlement Area.

We request that all notices pertaining to any future meetings, including any public meetings or Council meetings regarding the proposed Official Plan amendment be forwarded to the Town.

We appreciate the opportunity to provide comments to the Township on this matter. In this regard, we would be pleased to meet with Township Staff to discuss the Town's concerns.

Should you have any further questions, please contact me at 705-435-3900 ext. 237, or via email at echandler@newtecumseth.ca.

Sincerely,

A handwritten signature in dark ink, appearing to read "E. Chandler", written in a cursive style.

Eric Chandler, MCIP, RPP
Director of Planning and Development

cc. Terri Caron, CAO
David Parks, Director of Planning, Development & Tourism

TOWNSHIP OF ADJALA-TOSORONTIO
OFFICE OF COUNCILLOR WARD FIVE

MEMORANDUM

Date: December 17, 2012

To: Jacquie Tschekalin, Karl Korpela

From: S.W. Anderson, Councillor

Subject: Comments from Everett Secondary Plan Open House

As you are aware I attended the Everett Secondary Plan Open House on December 13, 2012 and made myself available to the public for questions and comments throughout the evening. Hearing the concerns, questions and comments of those in attendance allows me to better understand the issues, while being active in the process and open to the public.

The following are questions and concerns which were voiced to me.

- General concern of proposed waste water treatment plant operation by the Township and/or contractor, that the system be in working order and possible issues addressed prior to the Township assuming the plant.
- Environmental and social concern over treated effluent from the proposed waste water treatment plant depositing into the Pine River.
- Financial and ethical concern of existing residential hookup to proposed waste water treatment plant.
- Question as to a timeline for existing residential hookup to proposed waste water treatment plant.
- Question if there would be a need to build a waste water treatment plant on the west side of County Road 13 with additional development.
- Financial concern as to costs to existing residents on current waste water treatment plant for the construction of a trunk line and hookup to proposed waste water treatment plant.
- General concern of proposed sub-surface waste water treatment plant operation as current sub-surface waste water treatment plant is not operating properly.
- General concern of parkland in future developments have playground equipment installed by the developer

December 17, 2012

or the Township at time of development so parks can be utilised sooner rather than later.

- Question if Concession Road 6 would be 'opened' as a municipal roadway from County Road 5 to 15 Sideroad, Tosorontio, and timeline.
- General concern and need of a timeline for future development and projects within the development, i.e. commercial buildings, hookup to sewers, transfer from sub-surface to surface waste water treatment.
- General concern of continued public education throughout development and execution of Everett Secondary Plan.
- General concern that although public comments are being sought for the Secondary Plan, they would have little impact and the plan will carry on as is.

A handwritten signature in black ink, appearing to read "Scott W. Anderson", with a long horizontal flourish extending to the right.

Scott W. Anderson.

Alliston Herald Dec. 6/12

participate in dances, but don't forget to vote in the
curricular activities.

According to the Toronto Star, Ontario Secondary School Teachers' Federation President Ken Coran said he knows extra-curricular activities "are very near and dear to a lot of students and a lot of parents," and to union members.

He said the union is hopeful that the public will see what we are trying to do is best for the students. That's not likely.

Monday, W.C. Little Elementary School students took to their schoolyard to protest teachers' actions. We hope more students find their voices and speak up too.

The union hopes to push the province to repeal the bill, but it's shameful they have to do it on the backs of Ontario's students.

Teachers have a valid bargaining position. Ontario wants to freeze wages, curb benefits and limit job action. Teachers want to protect their wages and benefits.

They (and the province) need to fight that battle on fair terms.

They shouldn't teach a generation of children that when you don't get what you want, you make it someone else's problem.

Mansfield and surrounding communities know that their fundraising goal to restore the Mansfield cenotaph has been accomplished. The work has been completed and on Nov. 11 for the first time in decades a large group of people attended the re-dedication and Remembrance Day service. It was a very emotional day for us all. None of this would have been pos-

the cenotaph should be cared for and maintained and came forward to help. So on behalf of our group I want to thank each and every one of you for supporting us and this cause. It was very much appreciated.

Jane Hawkins,
Chairperson, Mansfield
Cenotaph restoration committee

ing lots of native seedlings. Those are community opportunities for this spring. Stay tuned for Trees for Streams and future events!

Thank you to all who volunteer and support our efforts.

Silvia Pedrazzi
Environment Liaison for the

Urban sprawl not good for homeowners

Regarding the proposed development in Everett: The proposal by the Walton Group to inject 10,000 people into the village via urban sprawl will not be tax friendly to current homeowners. Wherever urban sprawl (tract housing) has taken place property taxes have risen for current property owners. Urban sprawl (horizontal development) is only financially beneficial for land developers.

By developing vertically (condos) you

are developing along existing transmission lines, (hydro, water, sewage, gas, roads), building horizontally (urban sprawl) new transmission lines must be installed and maintained. All it takes is some common sense to realize that 50-foot of transmission lines is much more economical to maintain than 1,000 feet of transmission lines. This is why the provincial government is insisting that 40 per cent of new growth take place by in-

filling within existing transmission lines. In defence of Adjiala-Tos council I doubt they would be foolish enough to spend tax dollars on a study to look into the possibility of a future development of this type. The normal practice is for the land developer to front these costs and not local taxpayers.

Wayne Hutchinson,
Alliston

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November 15, 2012

Jacquie Tschekalin, Director of Planning
Township of Adjala-Tosorontio
7855 Sideroad 30, Alliston, ON L9R 1V1

Dear Ms. Tschekalin:

**Re: Everett Secondary Plan
Official Plan Amendment No. 10 and
Municipal Class Environmental Assessment
Township of Adjala-Tosorontio**

**Member
Municipalities**

Adjala-Tosorontio
Amaranth
Barrie
The Blue Mountains
Bradford-West Gwillimbury
Clearview
Collingwood
Essa
Grey Highlands
Innisfil
Melancthon
Mono
Mulmur
New Tecumseth
Oro-Medonte
Shelburne
Springwater
Wasaga Beach

**Watershed
Counties**

Dufferin
Grey
Simcoe

Member of



Thank you for providing the Nottawasaga Valley Conservation Authority (NVCA) with Notice of an Openhouse with regard to the Community of Everett Secondary Plan. In response to the Notice NVCA Staff have reviewed the below list documents and offer the following comments:

- Draft Official Plan Amendment 10, dated October 18, 2012, including the Planning Justification Report, dated October 2012.
- Master Servicing Plan (preliminary document, undated).
- Pine River Assimilative Capacity Study, Greenlands International Consulting Ltd., August 20, 2012.
- Drainage Report, prepared by Greenlands International Consulting Ltd., dated August 2012.
- Natural Heritage Report, (undated) prepared by Plan B Natural Heritage.

General Comments:

The Township of Adjala-Tosorontio has prepared draft comprehensive planning policies for future development for the Everett community including an amendment to the boundaries of the Everett Settlement Area. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan has also been developed.

We are pleased to note that one of the key goals of the secondary plan includes protecting and enhancing significant natural heritage features. In support of this goal the document identifies valuable policies addressing protecting and enhancing natural heritage resources. The NVCA wishes to commend the Town on including these important aspects within the draft document.

Celebrating 50 Years in Conservation 1960-2010

November 15, 2012

**Re: Everett Secondary Plan
Official Plan Amendment and Class EA
Township of Adjala Tosorontio**

The following comments are intended to support and strengthen the above noted points as well as speak to the protection of the public and property from natural hazards.

PROPOSED OFFICIAL PLAN AMENDMENT:

1. We understand this proposal is subject to Places to Grow Act and the Growth Plan for Greater Golden Horseshoe. The Planning justification report indicates that proposal is consistent with this legislation. Has the County and Province confirmed this opinion?
2. To ensure the protection of the public and property from natural hazards please include Section entitled "Natural Hazards" containing policies consistent with Section 3.1 of the Provincial Policy Statement that directs development outside of areas prone to flood and erosion hazards. NVCA staff would be pleased to work with Township staff on the wording for this section.
3. In regards to Section 4.5.3.3, NVCA staff requests that the listed studies be to the satisfaction of the "Township and NVCA".
4. Section 4.5.3.3 or possibly a new section should also identify that the natural hazards may also need to be further defined through site specific study. This would be determined through pre-application consultation.
5. Section 4.5.3.3 and/or Section 4.6.4 (Stormwater Management) should include wording identifying that stormwater management be in accordance with Ministry of Environment and NVCA guidelines.
6. Further to Section 4.6.5.4 where new roads are not permitted in natural heritage areas, we would encourage new roads to also be directed outside of natural hazard areas.

MASTER SERVICING PLAN (preliminary document):

7. The Master Servicing Plan document located on the Township's website notes that Golder and Associates have prepared hydrogeological investigations for the Everett area. Could NVCA please receive a copy of this documentation to aid in completing our review?
8. It appears that no new studies have been completed or planned regarding natural hazards as part of this exercise. Please confirm.
9. Several of the Sewage Treat Options Section are proposing a new Waste Water Treatment Plan (WWTP) in close proximity to the Pine River. Any new facility should be directed outside of natural heritage areas or areas impacted by natural hazards.
10. It is unclear from this document which works will require further study as part of a future Class C Environmental Assessment.
11. The section entitled "Storm Water Management Options" highlights specific options for further consideration and evaluation. Please clarify the timelines for completion of this work.

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Re: Everett Secondary Plan
Official Plan Amendment and Class EA
Township of Adjala Tosorontio

12. The Evaluation Process and Next Steps section note that a consolidated Master Servicing Plan will be prepared. Please advise if this work will occur prior to approval of the secondary plan.

ASSIMILATIVE CAPACITY STUDY:

13. From the results of the analysis, the Everett WWTP will have a **significant** impact on the water quality within the Pine River bring the results very close to the provincial water quality objectives (PWQO). The Pine River is one of the NVCA's best fisheries watercourses and we would recommend that every effort be made to reduce or eliminate the impacts of the proposed Everett WWTP. These could include:

- a. A higher level of treatment in the plant to the maximum feasible. Examples of the work within the Lake Simcoe Region Conservation Authority for controls under the Lake Simcoe Protection Act should be used as an example of what can be done. An effluent limit for Total Phosphorus (TP) of 0.01 is an average in Ontario and there are many plants that produce better quality effluent.
- b. An aggressive TP trading program should be developed with a goal of offsetting all of the TP. The program should continue with funding on an annual basis support by the users of the WWTP. We know that this is a cost effective way to offset the impacts of TP from new development.
- c. A detailed monitoring program needs to be put in place for both existing and future conditions within the Pine River. Results of the monitoring could be linked to the TP trading program
- d. The approval for the WWTP needs to include an assessment of the links between TP levels and base flow turbidity in the Pine River. Since the Pine is predominately a sand based system, there is less aquatic plant growth in the low flow channel to uptake TP leaving it available for algae growth. Understanding this link is critical in determining. We do not understand enough about the Canwet model or how it assimilates nutrient in the watercourse. We would like some assurances that the model does represent this type of watercourse and preferably that some calibration of the assimilation has confirmed the results of the model.

14. On page 6, the Angus Certificate of Approval criteria was used as benchmarks for many criteria but it should be noted that the proposed Everett WWTP would be discharging to the Pine River which has much better current water quality than the middle Nottawasaga River which the Angus WWTP discharges into.

15. NVCA staff notes that the Pine River currently exhibits very low levels of TP at the Everett location (e.g. 0.003mg/L at Station G on June 15, 2012), which is only 10% of the provincial water quality objective. Bringing the Pine flows up to the PWQO would therefore represent a 900% increase in TP concentrations which could have a significant impact on coldwater

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Re: Everett Secondary Plan

Official Plan Amendment and Class EA

Township of Adjala-Tosorontio

fisheries habitat function. Therefore the PWQO may not be an appropriate criterion to use in protecting this very high quality stream.

16. The report does a good job of addressing different seasonal and flow situations but NVCA Staff wanted to stress the importance of looking at a summer low-flow scenario as a particularly important analysis component, as the adverse impacts of excess plant growth due to phosphorus loading may be most significant in this season and flow scenario. Linking the 7Q20 flows to typical equivalent ambient total P levels is important. These P levels are best represented by actual low-flow measurements (e.g. 0.003mg/L at Station G on June 15, 2012), rather than to annual mean or median values. Using this figure, the increase of 0.006mg/L (page 12) to 0.009mg/L at the proposed Everett WWTP location would represent a **200%** increase in total P available to produce algae and aquatic plant growth.
17. On figure 6-3 the actual and predicted P concentrations moving downstream are reflected for low-flow (7Q20) conditions yet in my opinion, the total P levels used were mean levels (e.g. 0.02 mg/L at Everett) which is not typical of 7Q20 conditions. Using 0.003mg/L for e.g. would show predicted levels even further below the 0.03mg/L level than indicated in the report, but would help to stress the fact that the proposed plant would increase summer 7Q20 P levels at Everett by 200%.
18. In addition to comment 13, the proposed WWTP site near Everett and several adjacent properties would be high priority zones for implementing erosion control and re-vegetation work within a P-offset program.
19. To expand comment 13, the flat gradient sand bottom river habitats which occur downstream from Everett are not only prone to growing suspended algae, but are unable to support robust populations of filter-feeding invertebrates which would feed on suspended algae and therefore provide assimilative capacity.
20. Flat gradient habitats may also be more prone to oxygen suppression than what was modeled because they lack turbulent riffle habitats which inject air and oxygen into the water and which therefore would compensate for biochemical oxygen demand.
21. The proposed WWTP location (Figure 2-1) lies close to/within the Pine River floodplain in an area that may include wetland features. Hazard lands and wetlands may constrain WWTP construction in this area.
22. Page 4 notes that NVCA recommended a water quality sampling program utilizing four sets of grab samples. We recommended that these samples be collected during summer baseflow conditions rather than during low to medium flow conditions in May and June. That being said, the sample referred in the above comments indicates that generally low levels of TP within the Pine River during baseflow conditions. Baseflow TP levels (similar to other unimpacted Escarpment systems - e.g. Hockley PWQMN site on Nottawasaga River) are generally less than .01 mg/L and are similar to the mid-1990s data from the Pine River at Concession 6 Mulmur (approximately 10 km upstream).

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Official Plan Amendment and Class EA
Township of Adjala Tosorontio**

23. The second paragraph of Section 6.2 is confusing. It notes a 0.006 mg/L increase in TP under 7Q20 conditions; however, the model appears to use TP of 0.02 mg/L as summer baseflow TP rather than a value more indicative of true baseflow TP e.g. less than 0.01 mg/L. If true summer baseflow TP was used in the model, what type of increase would be anticipated?
24. It is our opinion that the literature is quite "grey" when it comes to total phosphorus concentrations in streams below 0.03 mg/L. Increasing TP to 0.03 mg/L (PWQO) would be "managing for mediocrity" at best and would likely impact the Pine River ecosystem and would be a significant increase over existing baseflow conditions. Further study should be carried out to determine if increasing TP from 0.003 mg/L (or thereabouts) to 0.01 (as proposed) would have an impact or not.
25. As noted above, there are practical technologies for WWTP facilities that allow for objectives lower than 0.1 mg/L at discharge and full advantage to these technologies should be used here to minimize any increase in baseflow TP concentrations. Nutrient trading should be maximized wherever possible recognizing that this may not necessarily reduce summer baseflow TP.
26. Instream temperature was not addressed as a "constituent of critical importance" in the ACS; however, maximum instream temperatures at County Road 13 in 2011 were 24-25 C (NVCA data) and, based on past experience, it is likely that WWTP effluent temperature will be less than existing summer maximums in this reach of the Pine River. This maximum instream temperature data should be used for un-ionized ammonia concentration analyses.

DRAINAGE PLAN:

NVCA staff understands that is a preliminary report that identifies the existing conditions of Everett and does not provide any information as to what is proposed. On this basis, we offer the following comments:

27. All of the figures referenced in the report should be provided at a larger and more legible scale than Figure A-4 which is the only figure included.
28. There exists in the report some confusion as to the location of the IDF curves as both the City of Barrie and Owen Sound are referenced. Also confusion between Timmins and Hurricane Hazel.
29. All digital modelling files, input calculations and catchment mapping will need to be included in the final report.
30. The new floodplain mapping undertaken as the 2012 generic regulations should be used as the limit of the floodplain (if possible) and notes should be made in the report that additional survey/study will be required for individual development to occur adjacent to these features.

November 15, 2012

Re: Everett Secondary Plan

Official Plan Amendment and Class EA

Township of Adjala Tosorontio

31. Depending on the size and location of the proposed stormwater management ponds, a fluvial geomorphology study should be requested to identify the capacity for erosion of the receiving water courses.
32. There several sections in the Drainage Report that appear incomplete or blank (e.g. Sections 3 to 8). NVCA staff will require a completed study to finalize our review.

NATURAL HERITAGE STUDY:

In general, the natural heritage system (NHS) is well done and encompasses all the significant features and associated linkages within (and adjacent to) the study area. We offer the following discussion points:

33. The report correctly notes that protection of the groundwater recharge/discharge regimes is of paramount importance and that Low Impact Development techniques should be developed and implemented in this regard. Soils in the study area appear quite suitable for a number of LID strategies. Particularly given the proposed future WWTP discharge to the Pine, we need to ensure that groundwater discharge to the system is not impaired in any way.
34. The key natural heritage and hydrologic features bullet list on Page 4 should also include significant wildlife habitat.
35. Page 5 lists key elements to be incorporated into the secondary plan with respect to environmental protection. We generally support these and would add the following:
- a. That chain link fencing is erected along all backs/sides of all lots backing onto the NHS to minimize encroachment.
 - b. That the trails systems within the NHS (if desired by the Township) are developed in conjunction with NVCA/others to ensure that sensitive features and functions are avoided.
36. Grassland species-at-risk are not specifically identified as a potential constraint in the report. Please confirm that this area does not support these species.
37. The unevaluated wetland on the R&M Homes property should be updated to reflect in-field wetland boundary mapping exercise by NVCA staff with Azimuth Environmental Consulting.
38. Plan B recommends 30 metre (m) buffers from all NHS components to be consistent with adjacent (e.g. Greenbelt) policies. The 30 m buffer from wetlands is consistent with NVCA guidelines and is supportable. In regards to woodlands, possibly Environmental Impact Study (EIS) work could determine narrower woodland buffers in conjunction with restoration work within the narrower areas. This could include a 10 m buffer from dripline with restoration plantings from edge of buffer to edge of existing natural habitat where edges are highly disturbed (e.g. a corn field).
39. The relatively isolated forest in the west central portion of the study area is included within the NHS with proposed enhanced connection to the Pine River valley. This is a relatively small

November 15, 2012

**Re: Everett Secondary Plan
Official Plan Amendment and Class EA
Township of Adjala Tosorontio**

(5.8 ha) forest with a configuration that is not conducive to core habitat. There is an unevaluated MNR wetland associated with the woodlot; however, it has not been identified in NVCA wetland mapping. If a wetland is not present here, it may be difficult to justify inclusion of this feature within the NHS.

40. We recognize that Pine River tributaries in the southeast portion of the study area have been impacted by past development and have narrow corridors. However, they continue to convey baseflow/groundwater that feeds wetlands to the east and ultimately to the Pine River corridor. They should be recognized as narrow corridors in the NHS.
41. The approved development in the R&M Homes area should be removed from the NHS.
42. Existing agricultural uses within the proposed/approved NHS should not be constrained by the NHS. In their existing condition, they currently provide a level of system connectivity e.g. wildlife movement/foraging. Where landowners are willing, these agricultural lands provide good opportunities for restoration and enhanced system function.
43. The NHS in the northeast corner of the study area includes fields that bulk up the lobed features in this area and provide for a larger/better connected core area. The configuration of these fields within the NHS could potentially be further defined through future EIS work.
44. The small plantation "nub" east of County Road 13 near the north limit of the study area (just southwest of the farm complex) appears minor/part of farm operation area and likely could be excluded from the NHS based.

NVCA staff requests further details addressing the above comments to complete our review of the above noted project. We would be pleased meet with municipal staff and the consultant team to further discuss the comments and seek appropriate solutions. Please feel free to contact undersigned should you have any questions regarding the above comments.

Regards,



Chris Hibberd, MCIP, RPP
Director of Planning

Copy: Township of Adjala Tosorontio, Mr. Karl Korpela
County of Simcoe, Ms. Kathy Suggitt



County of Simcoe
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1110 Highway 26,
Midhurst, Ontario L0L 1X0

Main Line (705) 726-9300
Toll Free 1-866-893-9300
Fax (705) 727-4276
simcoe.ca

November 8, 2012

Ms. Jacquie Tschekalin
Director of Planning
Township of Adjala-Tosorontio
7855 Sideroad 30
RR#1 Alliston, ON L9R 1V1

Ms. Tschekalin,

**RE: Everett Secondary Plan & Boundary Expansion
Proposed Official Plan Amendment No. 10**

Thank you for pre-consulting with the County, and providing County planning staff with the opportunity to offer preliminary comments on the proposed Everett Secondary Plan and settlement boundary expansion. It is understood additional information is forthcoming regarding a Master Servicing Report and an updated Traffic Impact Study.

The effect of the Official Plan Amendment would expand the current Everett Settlement boundary to include adjacent lands to the west, currently designated 'Agricultural' and lands to the south-east, also currently designated 'Agricultural'. The Secondary Plan proposes to re-designate the majority of these lands 'Low Density Residential', and 'Natural Heritage System' to accommodate a population of approximately 10,000 persons.

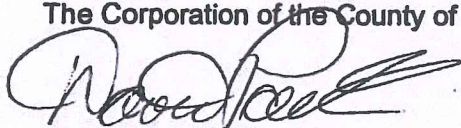
The proposed Official Plan Amendment is subject to the policies of the Simcoe County Official Plan (SCOP) and will be evaluated within the context of the Provincial Policy Statement (PPS), and the Growth Plan for the Greater Golden Horseshoe, as amended (GP). Further to discussions with Township staff and the information provided in a County Memo, dated October 30, 2012, attached hereto, County planning staff seek clarification with how the proposed Amendment will meet the intent of the following fundamental policy themes:

- Justification for settlement area expansion based on the following:
 - Analysis of existing designations that can currently accommodate development in both the Township and the regional market area;
 - Assessment for the need for sufficient expansion to accommodate allocated population growth; and,
- Additional information required from Master Servicing Study:
 - Appropriate densities and mix of land uses and the necessary need for expansion;
 - Availability of cost-effective municipal infrastructure and public service facilities.

Therefore, without the benefit of additional information identified herein, and based on our preliminary review of the Official Plan Amendment, County planning staff believe the adoption of the proposed Official Plan Amendment would be difficult to support in the absence of sufficient justification and growth allocation for development in the Township.

Please continue to circulate the County with any new or updated information in support of this application. If you have any questions, please contact the County Planning Department.

Sincerely,
The Corporation of the County of Simcoe

A handwritten signature in black ink, appearing to read 'David Parks', written over the printed name.

David Parks MCIP, RPP
Director of Planning, Development and Tourism

cc. Rick Newlove
Kathy Suggitt
Bruce Hoppe
Rachelle Hamelin
Jim Hosick



**County of Simcoe
Planning**
1110 Highway 26,
Midhurst, Ontario L0L 1X0

Main Line (705) 726-9300
Toll Free 1-866-893-9300
Fax (705) 727-4276
simcoe.ca

MEMO

To: Jacquie Tschekalin, Director of Planning, Township of Adjala-Tosorontio
Jim Hosick, Director of Growth and Development, Township of Adjala-Tosorontio
David Parks, Director of Planning, Development and Tourism, County of Simcoe
Kathy Suggitt, Manager of Policy Planning, County of Simcoe

From: Rachelle Hamelin, Planner II, County of Simcoe

RE: Everett Secondary Plan & Boundary Expansion
Proposed Official Plan Amendment No. 10

Date: October 30, 2012

List of supporting documents reviewed by County staff:

- Planning Justification Report, prepared by the Township dated October 18, 2012;
- Water and Sanitary Study Report, prepared by Greenland International Consulting Ltd. dated September 2012;
- Draft Master Drainage Report – Existing Conditions, prepared by Greenland International Consulting Ltd. dated August 2012;
- Transportation Study – Existing Conditions, prepared by Trans-Plan Inc. dated September 2012;
- Stage 1 Archaeological Assessment, prepared by Archaeological Services Inc. dated September 25, 2012;
- Everett Community Urban Design Brief (Draft), prepared by the Planning Partnership dated September 2012;
- Everett Community Secondary Plan Commercial and Industrial Land Needs Analysis, prepared by Urban Metrics Inc. dated September 27, 2012;
- Natural Environment Background Report, prepared by Plan B Natural Heritage dated October 2012; and,
- Growth Management Study, Township of Adjala-Tosorontio, prepared by The Planning Partnership, July 2011.

Effect:

The effect of the Official Plan Amendment would expand the current Everett Settlement boundary to include adjacent lands to the west, currently designated 'Agricultural' and lands to the south-east, also currently designated 'Agricultural'. The Secondary Plan proposes to re-designate the majority of these lands 'Low Density Residential', and 'Natural Heritage System' to accommodate a population of approximately 10,000 persons.

Preliminary County comments:

The proposed Official Plan Amendment is subject to the policies of the Simcoe County Official Plan (SCOP) and will be evaluated within the context of the Provincial Policy Statement (PPS), and the Growth Plan for the Greater Golden Horseshoe, as amended (GP). In addition to the information provided by the Township, County planning staff seek clarification with how the proposed Amendment will meet the intent of the following policies:

County of Simcoe Official Plan (Consolidated 2007)

- SCOP 3.1.1 & 3.5.5 – states the strategy of the County Official Plan is to direct growth to settlement areas and “encourage local municipalities to develop secondary Plans for up to a 20 year provision for residential, commercial, industrial, and institutional development in their settlement areas including provision for necessary services”. Please clarify how the intent of this policy is met.
- SCOP 3.3.17 – requires a Traffic Impact Study, to the County’s satisfaction prior to the adoption of an Official Plan Amendment considering a secondary Plan or major development. The Transportation Study submitted for review considers existing conditions only and does not address long-term impacts; please provide the County with an impact study in accordance with Appendix 5.
- SCOP 4.1.1 – states the expansion of a settlement shall be based on a municipal growth management strategy which assesses the need for additional lands based on a comprehensive review of existing settlements that can accommodate projected growth. The Township’s Growth Management Study (2011) states “65.6 gross hectares of designated Greenfield lands are required to accommodate growth to 2031” (page 4). Please clarify how much additional lands are proposed to be included within the boundary expansion and how the current population allocation cannot be accommodated in existing designated settlement areas in the Township.
- SCOP 4.1.2 – requires an analysis of specific studies in order to determine the direction and location of settlement area expansion. In the absence of a completed Master Servicing Plan, it would be difficult to determine how the settlement boundary should expand. Furthermore, the transportation study reviewed by County staff is limited to existing conditions only and does not address the proposed growth. Additional information is needed to assess servicing options and traffic impacts of the projected growth prior to a decision being made.

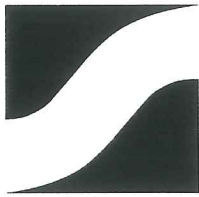
Provincial Policy Statement 2005

- PPS 1.1.3.2 a) 2. & 1.1.3.3 – requires land use patterns within settlement areas to be based on “densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion” and the “availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Please clarify how these requirements are met.
- PPS 1.1.3.8 – requires planning authorities to establish policies to ensure orderly progression of development within settlement areas designated for growth occur, and the timely provision of the infrastructure and public service facilities to meet current and projected needs. Please clarify how the current and projected needs cannot be accommodated on existing designated lands in the Township and in the County.
- PPS 1.1.3.9 - identifies the criteria to be demonstrated in order for settlement boundary expansion to be allowed. Please clarify how sufficient opportunities for projected growth are not available within settlement areas designated for development and that the infrastructure and public service facilities which are planned are suitable.
- PPS 1.2.2 – please clarify how the coordinated comprehensive approach regarding population allocations, reflected in provincial plans (Growth Plan for the Greater Golden Horseshoe), is met.
- PPS 1.6.1 – requires infrastructure and public service facilities be provided and integrated with planning for growth in a coordinated, efficient and cost-effective manner to accommodate projected needs. Please clarify how the objectives of this policy can be met.

Growth Plan for the Greater Golden Horseshoe and Amendment No. 1

- GP 2.2.2 – identifies the criteria to be demonstrated for managing population and employment growth. Please clarify how these criteria are met.
- GP 2.2.3 – please clarify how the issued intensification target – 20% can be met.
- GP 2.2.7.1 a) & c) – requires designated greenfield areas contribute to creating a complete community. How are complete community objectives being met, in particular the mix of employment uses?
- GP 2.2.8 & 6.3.2.7 – identifies the criteria to be demonstrated for settlement area boundary expansions. Please clarify how these criteria are met.
- GP 3.2.5.1 & 3.2.5.4 – requires Municipalities to generate sufficient revenue to recover full cost of providing municipal water and wastewater systems and list the conditions in which new municipal services should be considered. Please clarify how these policies can be met.
- GP 5.3.2 – please clarify how the assessment of the need for new designated greenfield areas has met the intent of this policy.
- GP 5.4.2.2 (a) & 6.2.1 – please clarify how the allocated population for the Township can be maintained and not exceed forecasts identified in Schedule 7.

If you have any questions or require clarification on any other matter herein, please do not hesitate to contact the County Planning Department.

**Simcoe County District School Board**

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

Phone: (705) 728-7570
Fax: (705) 728-2265
www.scdsb.on.ca

October 25, 2012

TOWNSHIP FILE: OPA/10/12

Ms. Jacquie Tschekalin
Director of Planning
Township of Adjala-Tosorontio
7855 30TH Sideroad
RR# 1
Alliston, ON
L9R 1V1

Dear Ms. Tschekalin:

**OPA #10 – EVERETT SECONDARY PLAN
TOWNSHIP OF ADJALA-TOSORONTIO**

Thank you for circulating notice with respect to the Open House/Public Information Centre on the above-noted Official Plan Amendment to this office. You have also provided copies of the Planning Justification Report, Commercial and Institutional Lands Needs Analysis, Water and Sanitary Study Report, Draft Master Drainage Report, Natural Environment Background Report, Archaeological Assessment, and the Everett Community Design Brief.

The Amendment will permit the expansion of the Everett settlement boundary and encourage the following:

- Provision of a mix of housing types and densities
- Connections between park facilities, and pedestrian linkage with future commercial development
- Protection and enhancement of natural features and resources
- Implementation of a comprehensive plan for all municipal services
- Identification of a Community Improvement Area to encourage the development of a Main Street commercial area.

The population forecasts found in the Planning Justification Report indicate a full build out population of 9,257 in 2,553 housing units over the next twenty years. This would yield approximately 600 elementary pupils and the need for one new elementary school. In addition, elementary students who currently

attend Tosorontio Central Public School would also attend the new elementary school. Details regarding the school site and the timing of acquisition will be confirmed at a later date. A new secondary school would not be required. High school students would continue to attend Banting Memorial High School.

Planning staff look forward to working with the Township and staff.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script, reading "Holly Spacek". The signature is written in dark ink and is positioned above the printed name and title.

Holly Spacek, MCIP, RPP
Senior Planner

**The Township of Adjala-Tosorontio
Accessibility Advisory Committee
R.R. #1
7855 Sideroad 30
Alliston, Ontario L9R 1V1
705-434-5055 Fax – 705-434-5051**

Memorandum

To: Jacquie Tschekalin
Director of Planning

Date: October 25, 2012

From: Doug Mein, Chair

Subject: Official Plan Amendment No. 10
Everett Secondary Plan and Settlement Boundary Adjustment

On behalf of the Accessibility Advisory Committee, we would like to thank you for attending the committee meeting on October 25, 2012. As discussed; we request the following changes to Official Plan Amendment No. 10:

Page 5

- 1.0 - add "accessible" in sentence 3 after the word "more" and before the word "sustainable"
- 3.3 - add "accessible" after the word "healthy," and before the words "and sustainable"
- 3.5 - please delete "d" in the word "provided"

Page 9

- 4.4.4 – add at the end of the sentence "including persons with disabilities"

Page 13

- 4.6.1 – add "accessible" in sentence 4 after the words "and a" and before the word "pedestrian"

It is our understanding that preference will be given to businesses that provide additional off-road parking and that details with respect to sidewalks, streetlights

and park equipment will be provided in more detail in the design standards of the project.

Sincerely,

Douglas T. E. Mein

Douglas T. E. Mein
Chair, Accessibility Advisory Committee
Township of Adjala-Tosorontio

Comments to the Planning Justification Report

On behalf of John Barzo Limited ("JBL") we have reviewed the updated Secondary Plan proposals and offer the following by way of preliminary comments. Upon the opportunity of planning staff to review same, we would welcome the opportunity to meet in order to further clarify the issues outlined below.

Summary Position

In light of the recently released draft Amendment #2 to the province's Growth Plan, there would appear to be greater opportunity for the Everett Settlement Area.

Although in light of the overall proposed increase in population for the County would suggest that the extent of the expansion proposed in the Secondary Plan process is aggressive, we believe that JBL and its lands can be recognized in such a way to further the Township's long term goals.

Population Reserve

At page 4 of the Planning Justification Report ("PJR") it correctly identifies the constraints set out in relation to Schedule 7 of the Simcoe Growth Plan, being 2,000 people over the next 20 years. Later on at that same page, the PJR references the need for the allocation of approximately 2,000 persons of the Simcoe wide 20,000 population allocation.

The provisions of the Growth Plan, are explicit and clear, namely that this additional allocation can only be used for lands *within* a current Settlement Area Boundary ("SAB"), and cannot be utilized for purposes of an SAB expansion.

In light of that explicit and clear legislative limitation, we believe that this aspect of the PJR is faulty in that this allocation cannot be used to justify the proposed expansion of the Everett SAB.

However, and as you are aware, JBL's lands, which the Township and the County has approved in terms of designation (OPA#8) are *within* the current Everett SAB. OPA #8 was appealed by the Province and awaits finalization of the final approval of the County of Simcoe Official Plan.

It is JBL's position that this population allocation is available to its lands, which is not inconsistent with the Township's goals.

It would appear that considering the limits of the population reserve as set out above, it is critical for the Township to quickly pursue its allocation in that regard. We feel that this will illustrate the ongoing momentum that the Township would desire in its negotiating efforts for expansion of the Everett SAB.

It is our view that the proposed Secondary Plan and the PJR requires amendment, to recognize the legal limitation to the population reserve to the lands within the current SAB.

Current Status of OPA #8

It is our view, that in light of the fact that the designation of the JBL lands is currently before the OMB, that this represents a critical opportunity for the Township to pursue and lock in the growth within the current SAB by resort to the Township's share of the population reserve. The provision in the growth plan which allows for this is ideally suited for the JBL lands.

Master Servicing Plan

Although by no means comprehensive, we have the following comments:

1. Should any options that reflect piped discharge into the Pine river, without the need for any tile field on the JBL lands be considered, the location of the R&M treatment plant ought to be further considered due to the required buffer zone which would impact the developable area on the JBL lands.
2. Should the location of the treatment plant be located closer to County Road 13 in order to minimize the extent of piping to the Pine River?
3. We are not clear as to why the JBL lands have not been referred to in the numbered parcels of the "Location of Future Development Land Area Parcels" . This oversight would seem to ignore the fact that the JBL lands and their designation have been approved by the Township and County, and that they are in fact intended as future development. It also seems to be inconsistent with other aspects of the proposed Secondary Plan that identifies the lands for Low Density Residential.
4. We note that the outlined collector road on the JBL lands only shows 2 connections to the draft approved lands to the south, when there should be 3, to match the existing draft plan.
5. The outlined collector road would require additional land to accommodate the road which is not owned by JBL. The severed parcel is in related ownership at this time, but that will not always be the case. Timely consideration of this issue in relation to furthering OPA # needs to be considered.
6. We also reserve our right to make further comments in relation to the location of the proposed Trail Network as it relates to the JBL lands, as well as the proposed location of the Neighbourhood Park and Parkette.

Conclusion

In conclusion, JBL is supportive of the concept of long term planning of the Everett Settlement Area by way of a Secondary Plan. A Secondary Plan can and, in these circumstances, should be used to achieve the long term goals of the Township that are in compliance with all planning requirements and legislation.

JBL recommends and encourages that the Township pursue a staged approach by immediately focusing on the JBL lands which are within the existing Everett SAB, and utilizing appropriate phasing recognizing the primacy of the JBL lands, in accordance with the Growth Plan provisions.

In that regard, and since the portion of the Simcoe wide population allocation can be utilized only on those lands *within* a current SAB, that this be utilized in relation to the JBL lands, which in turn will support the further and additional plans of the Township.

SONGWRITERS SHOWCASE – Performers Marianne Girard and Garry Jackson entertain the crowd at Hava Java Café in Beeton last week as part of the popular Songwriters Showcase concert series. The long running show has recently moved to this well known cafe owned and operated by Barb Clement. The next show is scheduled for Friday November 30th 8 p.m. and will feature the easy listening sounds of Michelle Guy. Admission is only \$10, kids under 12 free. Call Barb at 905 748- 0221 to book your tickets in advance as the show regularly sells out. Seats can also be reserved by emailing host George Scott at; songwritersshowcase@hotmail.com

PHOTO SUBMITTED



PHOTO BY RICHARD BLANCHARD

Adjala-Tosorontio mayor Tom Walsh and deputy mayor Mary Small Brett discuss the proposed growth plans for Everett with local residents at a public meeting Thursday night.

Christmas", which topped the record charts back in 1957. Of course, in addition to this tune "The King of Rock & Roll" scored an incredible number of smash hits during his career from the 1950's to the 1970's, including "Jailhouse Rock" "Hound Dog" "Don't Be Cruel" "Can't Help Falling in Love" and "Burning Love" amongst many other fan favourites. Due to his massive popularity and charisma, Elvis also gained fame as a movie star and today is remembered as both a musical and cultural icon.

On Friday December 14 at 8 p.m., the music and life of Elvis Presley will be celebrated in a special Christmas show hosted at the intimate Gibson Centre in Alliston. "Elvis: Blue Christmas" stars

a real treat, as Girard regarded as one of the internationally Elvis Tribute Artists on the circuit today. Awarded with prestigious titles "Collingwood Grampion", has performed in Vegas and Menlo Park. He has been featured on CTV, NBC, BBC and other television networks.

The Alliston show is divided into two parts: the first portion of the show is dedicated to Elvis' early Rock & Roll songs such as "The Big Mama" "All Shook Up" "Love Me". The second portion of the show reaches into his later career including such hits as "Suspicious Minds" and "Lonesome Tonight".



Gino Monopoli as I

Second round of nominations for Queen's Diamond Jubilee Medal

BY WENDY SOLODUIK

Deserving members of the community can now be nominated for the Queen's Diamond Jubilee Medal.

The Federation of Canadian Municipalities has opened a second round of

nominations, with a deadline (Dec. 31), in order to "open this to more Canadians". Nominations already received will not be affected.

Criteria for eligibility can be found at www.fcma.ca

Knitting volunteers needed

St. Catherine of Alexandria Catholic Church is looking for volunteer knitters to make children's hats, mittens, or scarves to donate to charity during this Christmas season. Prior to being accepted to charity, the

knitting volunteers are needed to make children's hats, mittens, or scarves to donate to charity during this Christmas season. Prior to being accepted to charity, the

The Times Thru Nov. 15/12
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Turkey dinner

Friday, November 23rd the ladies of the Tec-We-Gwill Women's Institute are hosting a turkey dinner. They will serve turkey with all the trimmings and homemade desserts. The cost is \$15 for adults and \$5 for children under 12.

There will be 3 servings, the first at 4:30 p.m., the next at 5:45 p.m. and the last serving at 7 p.m. The supper will be held at the hall in Newton Robinson.

For tickets call 705 435-9421 or 905 775-3890. You can also call the hall at 705 458-4410 and leave a message

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LETTERS TO THE EDITOR

Everett will become 'Little Brampton'

The municipality has already paid thousands in consultant fees to justify to its citizens a plan that I cannot see will, in any way, benefit us and our neighbours. Why aren't citizens involved at the earlier stage by referendum? Why do we have to wait that council has dished out thousands to comment? What can a citizen say that a consultant can't? While your consultants speak volume in numbers and analysis, a citizen speaks from the heart.

I've read it all. Just to make sure I understood well. And I'm still crying as I'm writing you this email. I'm so upset by this plan. My husband and I carefully selected a small agricultural town to move in so that we'd be sure to lead a quiet life. We wanted to make sure we wouldn't hear our neighbours or be too close to them. We wanted to see the starlight at night, something I had not seen in years. We didn't want to hear or be bothered by traffic.

Your plan just destroyed ours. All I see is over 8,000 more people and services crammed close between Concession 4 and County Road 5 creating incessant

traffic, pollution, noise, light pollution, etc. For what? So that you can collect more taxes. That makes the 1,900 of us feeling much better. I read that Simcoe County expected the township to take on 2,000 more people. Why then decide to accommodate over 10,000?

I foresee that we will likely have to move because we won't be able to handle this mess. I foresee that our house's resale value will plummet in the years to come because of the years of construction mess this project will bring, and later when the construction stops, because we'll be camped next to Little Brampton.

There has been analysis done on the environmental impact this project will have, particularly on its impact on the Pine River. It is great that it was done (although I am not sure that it has satisfied me entirely), but how about the impact it will have on the Concession 4 dump? Just imagine 8,000 more people and companies. How much more garbage will that create?

There are concerns that septic tanks are affecting the water supply. In my

Rotary International's pledge to the world's children is to eradicate polio in every county and end this disease.

The PolioPlus campaign was started in 1988 by Rotary International and its partners, the World Health Organization, UNICEF and the U.S. Centres for Disease Control and Prevention. The Gates Foundation has now joined as a major partner.

The Canadian Minister of International Cooperation, Julian Fantino, has issued a challenge with Rotarians in Canada that for every \$1 donated until the end of this year, the Gates Foundation and the Canadian International Development organization will each contribute a \$1. Making your \$1 donation - three for one.

We urge you to support this program and help end this deadly disease.

Patricia Middlebrook
President, Rotary Club of Alliston

opinion we have a greater problem. We live close enough to the dump and I have done a little investigation at the Simcoe County's Municipal Offices with regards to the dump's impact on the underground water system. We are currently thinking about investigating further how the dump is affecting our well and the underground waters in our area. We hope that there is a study underway to see how the increase garbage would affect the dump and in turn how it will affect the surrounding citizens and their water supply.

At the end of the day, the real issue is that Adjala-Tosorontio needs more money and this project will raise more taxes. And it is nicely referred as planned development. We understand that the Provincial kicks the ball to the Municipal and that you need more money to fix the water system. How much more would you need to raise from each end users to ensure that the system works properly?

Chantale Gagnon,
Everett

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Alliston Herald Nov. 22, 2012

Adj-Tos council accused of rushing Everett development plans

BY RICHARD BLANCHARD

A former member of Adjala-Tosoronto council has accused the current council of rushing too quickly to Official Plan changes which could see the size of Everett increase by five times over the next 30 or 40 years.

At the latest Open House and council meeting on the changes to the Official Plan for Everett, former councillor Leo Loserett questioned council's motives.

"Why are you in such a rush to get it through?" he said at a public meeting held last week. "When I was on council, you stymied the

original proposal to expand the village's boundaries to the north."

Loserett said that he was concerned about the ability of local rivers to take treated water from a additional development.

"We already have problems with the sewage treat-

ment system which is treating the waste water and sewage in the subdivisions in Everett.

They are not working well after we were told that they would work," he said.

Former councillor Joy Webster raised similar concerns about the ability of

local streams and rivers to handle stormwater and effluent generated by the new development.

"We have to see the sort of options that will be used. We have to know what the impact of the development will be on existing residents and their wells," she said.

Township mayor Tom Walsh said that there was no way that council could predict how fast that the development could come to

Everett.

"The Ministry of Environment, County of Simcoe and the province will have a lot to say," said the mayor after questions were raised whether new housing would be coming next year or in five for ten years.

"I'll tell you that it will be a 30 to 40 year plan in place for this sort of development," he said.

Council is planning another meeting in December.



PHOTO SUBMITTED

RONALD MCDONALD PRESENT FOR CENOTAPH DONATION - Alliston McDonald's, owned by Rory MacKinnon, presents the Alliston Cenotaph Committee with a cheque for \$1000 last Saturday. Pictured from left: Veteran Hart Holmstrom, Veteran Jack Tierney, mayor Mike MacEachern, McDonald's owner Rory MacKinnon, Veteran Doug Scott and Committee chair Art Storey. Cheque signed by Ronald McDonald.

Women's Showcase this Sunday in Tottenham

Mrs. Claus and sixty of her female elves will be participating in the Women's Christmas Showcase of South Simcoe on Sunday, November 25th from 10 a.m. - 3 p.m. at the Tottenham Community Centre, 139 Queen Street North.

Brenda Horan, Board Chair of My Sister's Place says, "You are sure to enjoy yourself as you browse and shop. Come and support local female entrepreneurs as they showcase their talents in many areas. You can have your photo taken with Mrs. Claus, bid at the Silent Auction and enjoy the Tea and Lunch Room offered by Chilli N Ice while being entertained by Karen Burgess a wonderful local talent."

Net proceeds to support My Sister's Place, an emergency shelter that provides services for abused women and their children in South Simcoe County, serving the communities of Alliston, Adjala-Tosoronto, Angus/Borden, Bond Head, Beeton, Bradford, Cookstown, Essa, Innisfil, Tottenham, New Tecumseth and West Gwillimbury.

Admission is \$2 for adults and free for children. For more information, please call or e-mail Sarah Toth at 905 936-6840 sarahtoth1@rogers.com or visit www.mysister-splace.ca

July 4, 2012

Jacquie Tschekalin
Planning Department
Township of Adjala-Tosorontio
8755 Sideroad 30, R.R. #1
Alliston, Ontario L9R 1V1
itschekalin@townshipadjitos.on.ca

Dear Ms. Tschekalin,

Thank you for your letter of June 1, 2012 regarding your request for information held by Aboriginal Affairs and Northern Development Canada (AANDC) on established or potential Aboriginal and treaty rights in the vicinity of the Official Plan Amendment for the Township of Adjala-Tosorontio, in Ontario.

Consulting with Canadians on matters of interest or concern to them is an important part of good governance, sound policy development and decision-making. In addition to good governance objectives, there may be statutory or contractual reasons for consulting, as well as the common law duty to consult with First Nations, Métis and Inuit when conduct that might adversely impact Aboriginal or treaty rights (established or potential) is contemplated.

It is important to note that the information held by AANDC is provided as contextual information and may or may not pertain directly to Aboriginal or treaty rights. In most cases, the Aboriginal community remains best positioned to explain their traditional use of land, their practices or claims that may fall under section 35, including claims they may have put before the courts.

The Department has recently developed a new information system, the Aboriginal and Treaty Rights Information System (ATRIS), which brings together information regarding Aboriginal groups such as their location, related treaty information, claims (specific, comprehensive and special) and litigation. Using ATRIS and a 100 km radius surrounding the project location, information regarding potentially affected Aboriginal communities is presented in the attached report in the following sections for each community:

Aboriginal Community Information includes key contact information and any other information such as Tribal Council affiliation.

Treaties, Claims and Negotiations includes Historic Treaties, Specific, Comprehensive and Special Claims. Self-Government may be part of Comprehensive claims or stand-alone negotiations.

Litigation usually refers to litigation between the Aboriginal Group and the Crown, often pertaining to section 35 rights assertions or consultation matters.

Also included, where available, is a section entitled **Other Considerations**. This may include information on Métis rights, consultation-related protocols or agreements and other relevant information.

Should you require further assistance regarding the information provided, or if you would prefer that a smaller or greater buffer be used to gather information, please do not hesitate to contact me.

Regards,

Allison Berman
Regional Subject Expert for Ontario
Consultation and Accommodation Unit
Aboriginal Affairs and Northern Development Canada
300 Sparks Street, Ottawa
Tel: 613-943-5488

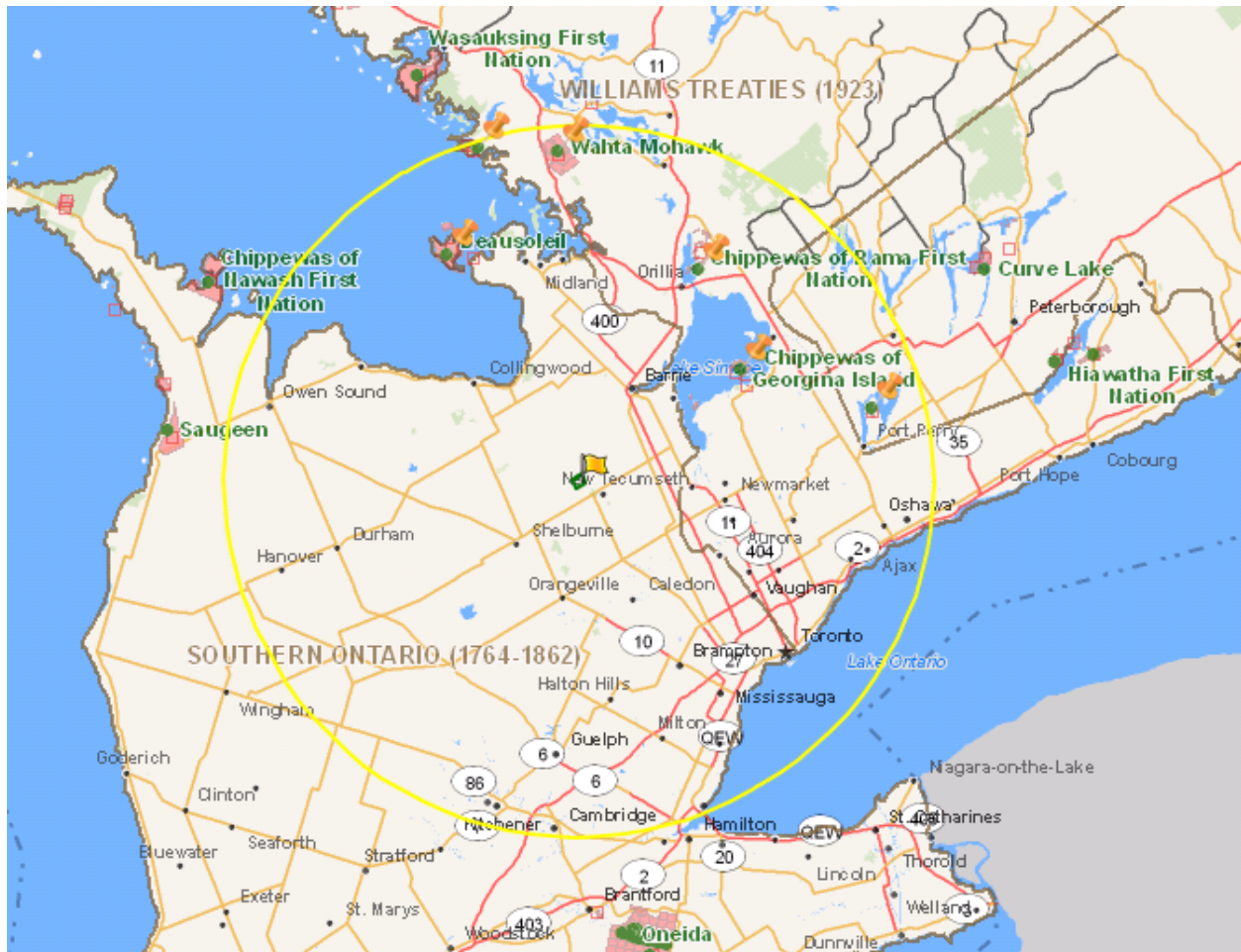
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First Nation/Aboriginal Community Information



Within a 100 km radius of your project there are 6 First Nation communities. The following information should assist you in planning any consultation that may be required.

In general, where historic treaties have been signed, the rights of signatory First Nation's are defined by the terms of the Treaty. In many cases, however, there are divergent views between First Nations and the Crown as to what the treaty provisions imply or signify. For each First Nation below, the relevant treaty area is provided.

In areas where no historic treaty exists or where such treaties were limited in scope (i.e. where only certain rights were addressed by the treaty, such as the Peace and Friendship Treaties), there may be comprehensive claims that are asserted or being negotiated. Comprehensive claim negotiations are the means by which modern treaties are achieved.

Specific claims refer to claims made by a First Nation against the federal government related to outstanding lawful obligations, such as the administration of land and other First Nation assets, and to the fulfillment of Indian treaties, although the treaties themselves are not open to re-negotiation. The below response provides summaries of relevant claims that are current to the

date of the response. As the claims progress regularly, it is recommended that the status of each claim be reviewed through the Reporting Centre on Specific Claims at:
<http://pse4-esd4.ainc-inac.gc.ca/SCBRI/Main/ReportingCentre/IndexExternal.aspx?lang=eng>

Self-government agreements set out arrangements for Aboriginal groups to govern their internal affairs and assume greater responsibility and control over the decision making that affects their communities. Many comprehensive claims settlements also include various self-government arrangements. Self-government agreements address: the structure and accountability of Aboriginal governments, their law-making powers, financial arrangements and their responsibilities for providing programs and services to their members. Self-government enables Aboriginal governments to work in partnership with other governments and the private sector to promote economic development and improve social conditions.

Beausoleil First Nation

Chief Roland Monague (appointment expires June 5, 2012)

1 Ogema Street

Christian Island, Ontario, L0K 1C0

Phone: (705) 247-2051 Fax: (705) 247-2239

www.chimnissing.ca

Treaty area - Treaties for settlement: 1783 – 1815

For more information on treaties, see “Other Considerations” below.

Membership

Ogemawahj Tribal Council

Union of Ontario Indians

Chippewa Tri-Council

Chiefs of Ontario

See “Other Considerations” below for more information.

Specific Claims

Name: Coldwater Narrows

Status: active negotiation

Description: The Chippewa Tri-Council alleged the illegal taking of reserve lands in 1836, and therefore since then, inadequate compensation. This claim also includes the Chippewas of Mjikaning (Rama), Nawash and Georgina Island.

Name: 1815 Treaty Payments

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged Canada failed to honour terms of treaty regarding compensation for lands.

Name: 1923 Williams Treaties

Status: closed

Description: The First Nation alleged that the Williams Treaty was invalid, and inadequate compensation has been received for land taken. There has also been a failure to provide reserves. The First Nations involved are: Alderville, Beausoleil, Chippewas of Georgina Island,

Chippewas of Mnjikaning, Curve Lake, Hiawatha, Mississauga of Scugog Island, Mississauga of the Credit and Moose Deer Point.

Name: Awenda

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged that a 50,000 acre tract in Simcoe County was not included in the Penetanguishene Treaty of 1798, yet was taken without consent by the provisional agreement of 1811. They state it should remain in the control of the First Nation.

Name: Notawasaga

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged there has been improper cession of lands in Simcoe County by the Notawasaga treaty of 1815, and inadequate compensation provided.

Name: Pentanguishene and Matchedash Bays

Status: concluded- no lawful obligation found

Description: The First Nations alleged that lands covered by the Pentanguishene and Matchedash Bays treaty of 1798 were never properly ceded, and were wrongfully included in the Robinson Huron treaty of 1850. The Chippewa Nation (Beausoleil, Mjikaning (Rama) and Georgina Island) alleged that they were never adequately compensated

Self Government Negotiations

Anishinabek Nation (Union of Ontario Indians) Final Agreement negotiations on Governance and Education

Please see "Other Considerations" below for more details.

Litigation

Name: Alderville Indian Band et al v. HMTQ in Right of Canada

Status: active

Court No: T-195-92

Description: The Plaintiffs allege the Crown breached its fiduciary duty, and negotiated in bad faith, regarding the 1923 Williams Treaties. Other First Nations involved as plaintiffs in the litigation include Alderville, Chippewas of Georgina Island, Chippewas of Rama, Curve Lake, Hiawatha First Nation, and the Mississauga's of Scugog (Blind River, Ontario). Litigation to resolve the allegation that Canada negotiated the Williams Treaties in bad faith was launched in 2009 by the Alderville First Nation, and is scheduled to continue in 2012.

Current Events

In January of 2012, Beausoleil First Nation became a signatory to the First Nations Land Management Regime, under the Federal Framework for Aboriginal Economic Development (FFAED). The community will soon begin a process to opt out of the 34 land-related sections of the Indian Act, and assume greater control over their reserve land and resources. FFAED represents a fundamental change to how the federal government supports Aboriginal economic development. It emphasizes strengthening entrepreneurship, enhancing the value of Aboriginal assets, and forging new and effective partnerships to maximize economic development potential.

Chippewas of Georgina Island First Nation

Chief Donna Big Canoe (appointment expires June 23, 2012)

RR 2, PO Box 13

Sutton West, Ontario, L0E 1R0

Phone: (705) 437-1337 Fax: (705) 437-4597

www.georginaisland.com

Treaty Area - Williams Treaties of 1923

For more information on the treaties, see "Other Considerations" below.

Membership

Chippewa Tri-Council

Union of Ontario Indians

Ogemawahj Tribal Council

Chiefs of Ontario

See "Other Considerations" below for more information.

Specific Claims

Name: Coldwater Narrows

Status: active negotiation

Description: The Chippewa Tri-Council alleged the illegal taking of reserve lands in 1836 and inadequate compensation.

Name: 1815 Treaty Payments

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged Canada failed to honour terms of treaty regarding compensation for lands.

Name: 1923 Williams Treaties

Status: closed

Description: The United Indian Council alleged that the Williams Treaty was invalid. They state that compensation has been inadequate for land taken, along with a failure to provide reserves. The First Nations involved are: Alderville, Beausoleil, Chippewas of Georgina Island, Chippewas of Mnjikaning, Curve Lake, Hiawatha, Mississauga of Scugog Island.

Name: Penetanguishene and Matchedash Bays

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged that lands covered by the Penetanguishene & Matchedash Bays treaty of 1798 were never properly ceded. In addition, the lands were wrongfully included in the Robinson Huron treaty of 1850, and the Chippewa Nation along with the Tri-Council alleged that the Chippewa Nation was never adequately compensated.

Name: Awenda

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged that a 50,000 acre tract in Simcoe County was not included in the Penetanguishene Treaty of 1798, yet was taken without consent by the provisional agreement of 1811. They state it should remain in the control of the First Nation.

Name: Notawasaga

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged there has been improper cession of lands in Simcoe County by the Notawasaga treaty of 1815, and inadequate compensation provided.

Self-Government Agreement negotiations

Anishinabek Nation Final Agreement negotiations on Governance and Education

Please see "Other Considerations" below for more details.

Litigation

Name: Alderville Indian Band et al v. HMTQ in Right of Canada

Status: active

Court No: T-195-92

Description: The Plaintiffs allege the Crown breached its fiduciary duty, and negotiated in bad faith, regarding the 1923 Williams Treaties. Other First Nations involved as plaintiffs in the litigation include Beausoleil, Chippewas of Rama, Curve Lake, Hiawatha First Nation, and the Mississauga's of Scugog (Blind River, Ontario). Litigation to resolve the allegation that Canada negotiated the Williams Treaties in bad faith was launched in 2009 by the Alderville First Nation, and is scheduled to continue in 2012.

Chippewas of Mnjikaning (Rama)

Chief Sharon Stinson Henry (appointment expires 2012)

5884 Rama Road, Suite 200

Rama, Ontario, L0K 1T0

Phone: (705) 325-3611 Fax: (705) 325-0879

www.mnjikaning.ca

Treaty Area - Williams Treaties of 1923

For more information on the treaties, see "Other Considerations" below.

Membership

Chippewa Tri-Council

Ogemawahj Tribal Council

Chiefs of Ontario

See "Other Considerations" below for more information.

Specific Claims

Name: Coldwater Narrows

Status: active negotiations

Description: The Chippewa Tri-Council alleged the illegal taking of reserve lands in 1836 and inadequate compensation.

Name: 1815 Treaty Payments

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged Canada failed to honour terms of treaty regarding compensation for lands.

Name: 1923 Williams Treaties

Status: closed

Description: The United Indian Council alleges that the Williams Treaty was invalid, and inadequate compensation has been received for land taken. There has also been a failure to provide reserves. The First Nations involved are: Alderville, Beausoleil, Chippewas of Georgina Island, Chippewas of Mnjikaning, Curve Lake, Hiawatha, Mississauga of Scugog Island.

Name: Notawasaga

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged there has been improper cession of lands in Simcoe County by the Notawasaga treaty of 1815, and inadequate compensation provided.

Name: Awenda

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged that a 50,000 acre tract in Simcoe County was not included in the Penetanguishene Treaty of 1798, yet was taken without consent by the provisional agreement of 1811. They state it should remain in the control of the First Nation.

Name: Penetanguishene and Matchedash Bays

Status: concluded- no lawful obligation found

Description: The Chippewa Tri-Council alleged that lands covered by the Penetanguishene & Matchedash Bays treaty of 1798 were never properly ceded. In addition, the lands were wrongfully included in the Robinson Huron treaty of 1850, and the Chippewa Nation was never adequately compensated.

Litigation

Name: Alderville Indian Band et al v. HMTQ in Right of Canada

Status: active

Court No: T-195-92

Description: The Plaintiffs allege the Crown breached its fiduciary duty, and negotiated in bad faith, regarding the 1923 Williams Treaties. Other First Nations involved as plaintiffs in the litigation include Beausoleil, Chippewas of Georgina Island, Curve Lake, Hiawatha First Nation, and the Mississauga's of Scugog (Blind River, Ontario). Litigation to resolve the allegation that Canada negotiated the Williams Treaties in bad faith was launched in 2009 by the Alderville First Nation, and is scheduled to continue in 2012.

Mississauga's of Scugog Island First Nation

Chief Tracy Gauthier

22521 Island Road

Port Perry, Ontario L9L 1B6

Phone (905) 985-3337 Fax (905) 985-8828

Treaty Area - Southern Ontario treaties to open the interior: 1815 to 1862

For more information on the treaties, see "Other Considerations" below.

Membership

Union of Ontario Indians

Ogemawahj Tribal Council
Chiefs of Ontario
See "Other Considerations" below for more information.

Specific Claims

Name: Islands in the Trent System

Status: active negotiations

Description: The First Nation alleges that title to certain islands in regional municipality of Durham, county of Peterborough Victoria and Northumberland and loss of some of these islands due to flooding by Trent canal and illegal sale.

Name: 1923 Williams Treaties

Status: closed

Description: The United Indian Council alleged that the Williams Treaty was invalid. They state that compensation has been inadequate for land taken, along with a failure to provide reserves. The First Nations involved are: Alderville, Beausoleil, Chippewas of Georgina Island, Chippewas of Mnjikaning, Curve Lake, Hiawatha, Mississauga's of Scugog Island.

Name: Brant Tract Purchase

Status: settled through negotiations - October 2010

Description: The First Nation alleged that the 1797 treaty for cession of lands at Burlington Bay was illegal, and that the Mississauga Nation retained rights and title to lakeshore at Burlington Bay and 200 acres at Burlington Heights. The other First Nations involved in this claim are: Curve Lake, New Credit, Alderville, Mississauga's of Scugog Island and Hiawatha.

Name: Crawford Purchase

Status: concluded- no lawful obligation found

Description: The First Nation alleged that the purchase of 1783-1784 covering lands in Frontenac, Prince Edward and Hastings counties and United county of Lennox Addington was illegal.

Name: Damages to Wild Rice

Status: concluded- no lawful obligation found

Description: The First Nation alleged that Mississauga title to wild rice, traditional economy, waters and lands beneath the waters. They state there has been destruction of the wild rice and traditional economy due to flooding by the Trent canal.

Name: Gunshot Treaty

Status: concluded- no lawful obligation found

Description: The First Nation alleged the Gunshot Treaty of 1788 covering lands in Prince Edward and Northumberland counties and regional municipality of Durham was illegal.

Name: Lake Ontario Lakeshore

Status: concluded- no lawful obligation found

Description: The Mississauga Tribal Claims Council alleged that part of the lakeshore in the townships of Oakville Burlington, Mississauga and Etobicoke were never ceded by treaty or otherwise. The First Nations involved are: Curve Lake, New Credit, Alderville, Scugog and Hiawatha.

Name: Navy Island

Status: concluded- no lawful obligation found

Description: The Mississauga Tribal Claims Council alleged that islands were never ceded in the Niagara treaty of 1781.

Name: Niagara Treaty Lands

Status: concluded- no lawful obligation found

Description: The Mississauga Tribal Claims Council (MTCC) alleged that lands covered by the Niagara treaty of 1781 in the Regional Municipality of Niagara were never properly ceded & that the Mississauga were not compensated for them. This claim was originally submitted in 1986 by the MTCC as a component of the Williams Treaty claim & was subsequently hived off as a separate claim in 1990.

Name: Toronto Purchase

Status: settled in 2010

Description: The First Nation alleged that the Toronto Purchase (1787 & 1805) covering lands in the regional municipality of York, was illegal.

Self-Government Negotiations

Anishinabek Nation (Union of Ontario Indians) Final Agreement negotiations on Governance and Education

Please see "Other Considerations" below for more details.

Litigation

Name: Alderville Indian Band et al v. Her Majesty the Queen in Right of Canada

Status: active- may be returned to the Specific Claims process in 2011

Court No: T-195-92

Description: The Plaintiffs allege the Crown breached its fiduciary duty, and negotiated in bad faith, regarding the 1923 Williams Treaties. Other First Nations involved as plaintiffs in the litigation include Curve Lake and Mississauga (Blind River, Ontario). Litigation to resolve the allegation that Canada negotiated the Williams Treaties in bad faith was launched in 2009 by the Alderville First Nation, and is scheduled to continue in 2012.

Name: Curve Lake First Nation et al, and Hiawatha First Nation et al, and Mississauga of Scugog Island First Nation v. HMTQ in Right of Canada

Status: closed due to inactivity

Court Number: T-1358-99

Description: The Plaintiffs allege that the construction of Trent Severn Waterway resulted in the flooding of reserve lands held by the Crown for the use and benefit of the Plaintiffs. The Plaintiffs further allege that the Crown breached a fiduciary duty to the Plaintiffs to hold the reserves for the use and benefit of the Plaintiffs. They maintain that the fiduciary duty was breached when the Crown failed to inform the Plaintiffs of the flooding, failed to consult with the Plaintiffs, and failed to compensate the Plaintiffs for their loss.

Moose Deer Point First Nation

Chief Barron King

P.O. Box 119

Mactier, Ontario, P0C 1H0

Phone: (705) 375-5209 Fax: (705) 375-0532

Treaty Area - Williams Treaties of 1923

For more information on the treaties, see "Other Considerations" below.

Membership

Ogemawahj Tribal Council

Union of Ontario Indians

Chiefs of Ontario

See "Other Considerations" below for more information.

Specific Claims

Name: 1837 Treaty Claim

Status: active litigation

Description: The First Nation alleges that promises made in 1837 amounted to a treaty that included: lands for settlement; distribution of presents; and the protection of the Crown.

Self-Government Agreement negotiations

Anishinabek Nation Final Agreement negotiations on Governance and Education

Please see "Other Considerations" below for more details.

Litigation

Name: Moose Deer Point First Nation, Chief Edward Williams suing on his own behalf and on behalf of the members of Moose Deer Point First Nation v. HMTQ in Right of Ontario

Status: inactive

Court No.: 01-CV-220612CM

Description: The claim alleges that the Crown and Canada breached their treaty and fiduciary obligations to the plaintiff by: 1) Failing to provide sufficient land for their reserves and for their traditional economy. 2) Purporting to extinguish their entitlement to presents. 3) Failing to protect their right to hunt and fish in the vicinity of their settlements 4) Purporting to take a surrender of their lands under the Robinson-Huron Treaty or the Williams Treaties without obtaining their assent to the treaty or providing them with any rights or benefits.

Name: Moose Deer Point First Nation v. HMTQ in Right of Ontario

Status: abeyance

Court No.: T-195-92

Description: This claim was severed from the Alderville First Nation action (currently in the Federal Court) on the understanding that Canada would be added to the Ontario Court Action. This claim relates to the Williams Treaty lands, and the Plaintiffs allege that treaty promises remain unfulfilled.

Wahta Mohawks

Chief Blain Commandant

P.O. Box 260

Bala, Ontario, P0C 1A0

Phone: (705) 762-2354

Fax: (705) 762-2376

www.wahta.ca

Treaty Area

The Wahta Mohawks are located in the Williams Treaties region, but not signatories.

They maintain that their territory was established in 1881 when a group of Protestant Mohawks moved from Oka, Quebec, due to religious, civil and economic differences.

Membership

Chiefs of Ontario

Association of Iroquois & Allied Indians

See "Other Considerations" below for more information.

Specific Claims

Name: Gibson

Status: settled through negotiations

Description: The Mohawks of Gibson relocated to Gibson Township from Oka, Quebec in 1881, due to land problems between the Indians and the Seminary of St. Sulpice. A total of 25,000 acres of land was acquired from Ontario to establish the reserve. By 1928, when it was apparent that not all of the Oka Indians relocated to Gibson, Canada returned 10,500 acres to the province without surrender by, or compensation to, the Gibson Indians.

Other Considerations**Aboriginal Rights Assertions: the Métis**

The inclusion of the Métis in s.35 represents Canada's commitment to recognize and value their distinctive cultures, which can only survive if they are protected along with other Aboriginal communities. In 2003, the Supreme Court of Canada affirmed Métis rights under s.35 of the Constitution Act, 1982, in the Sault Ste. Marie area, in the *Powley* decision. For more information on the *Powley* decision visit the following link: www.aadnc-aandc.gc.ca/eng/1100100014419

The Office of the Federal Interlocutor for Métis and Non-Status Indians (OFI) is aware that the Métis Nation of Ontario (MNO), its regional and community councils, have asserted a Métis right to harvest in a large section of the province.

The provincial government has accommodated Métis rights on a regional basis within Métis harvesting territories identified by the MNO. These accommodations are based on credible Métis rights assertions. An interim agreement (2004) between the MNO and the Ministry of Natural Resources (MNR) recognizes the MNO's Harvest Card system. This means that Harvester's Certificate holders engage in traditional Métis harvest activities within identified Métis traditional territories across the province. For a map of Métis traditional harvesting territories visit the MNO website at: <http://www.metisnation.org/harvesting/harvesting-map.aspx>

The MNO maintains that Aboriginal 'rights-holders' are Métis communities which are collectively represented through the MNO and its Community Councils. In partnership with community councils, MNO has established a consultation process. The MNO has published regional consultation protocols on their website which offer pre-consultation stage instructions on engaging the Métis through their community councils (via the consultation committee made up of an MNO regional councilor, a community councilor representative and a Captain of the Hunt). A list of the community councils is also available on their website. However, that this organization does not represent all Métis in Ontario.

Métis Nation of Ontario

Métis Consultation Unit is located within the MNO head office.

500 Old St. Patrick Street, Unit D

Ottawa, Ontario, K1N 9G4

Phone: (613) 798-1488 Fax: (613) 725-4225

www.metisnation.org/home.aspx

Métis National Council

350 Sparks Street, Suite 201

Ottawa, Ontario, K1R 7S8

Phone: (613) 232-3216 Fax: (613) 232-4262

www.metisnation.ca

For an indication of the population in Ontario who self-identify as Métis, visit the Statistics Canada website. The Ontario map indicates populations as small as 250 up to over 2,000 within its borders.

http://geodepot.statcan.gc.ca/2006/13011619/200805130120090313011619/16181522091403090112_13011619/151401021518090709140112_201520011213052009190904161516_0503-eng.pdf

Métis Litigation in Ontario

Name: HMTQ in Right of Canada v. Michel Blais

Status: active

Court No.: 08-213

Description: The Application is charged with unlawfully harvesting forest resources in a Crown forest without a license contrary to the Crown Forest Sustainability Act, 1994. The Applicant, a Métis, asserts that he is an Aboriginal person within the meaning of s. 35 of the Constitution Act, 1982 and that the alleged harvesting occurred in lands set apart for the Batchewana Band pursuant to the Robinson Treaty of 1850. He claims that the Batchewana First Nation may permit Métis persons to exercise the same Aboriginal and treaty rights as its members pursuant to this treaty.

Name: HMTQ in Right of Canada v. Denis Larabie

Status: active

Court No.: n/a

Description: The defendant has been charged for unlawfully hunting cow and bull moose without a license and possessing killed wildlife contrary to s.6 (1)(a) and s.12 of the Fish and Wildlife Conservation Act. The defendant identifies himself as Métis and claims that he was exercising his Aboriginal and/or treaty right by hunting within his traditional territory in Ontario.

Name: HMTQ in Right of Canada, Laurie Desautels v. Henry Wetelainen Jr.

Status: active

Court No.: CV-08-151

Description: The defendant, Henry Wetelainen Jr., intends to question the constitutional validity of sections 28, 31 and 40 of the Crown Forest Sustainability Act (1994), S.O. 1994, c. 25 and Ontario Regulation 167/95, as amended, in relation to an act or omission of the government of Ontario. The defendant claims that he was exercising Aboriginal and treaty rights afforded by the Adhesion to Treaty 3, by harvesting wood within his traditional territory. He claims that he is a Métis/Non-Status Indian and that the imposition of payment for harvesting or use of the forest resource is an infringement and violates his constitutional rights.

Name: Ministry of Natural Resources v. Kenneth Sr. Paquette

Status: active

Court No.: to be determined

Description: This Notice of Constitutional Question relates to a provincial prosecution involving a charge pertaining to hunting moose. The Defendant intends to assert his s. 35 right as a Métis person to hunt moose, and he also intends to seek a Charter remedy under s. 15 of the *Charter*.

Court Decisions concerning Métis in Ontario

R. v. Laurin, Lemieux, Lemieux - 2007

Court No.: ONCJ 265

Three Métis defendants were charged with fishing violations and claimed that the decision of the Ministry of Natural Resources (MNR) to prosecute them violated the terms of the Interim Agreement (2004) between the MNR and the Métis Nation of Ontario (MNO). As the defendants were indeed Harvester Card holders authorized to fish in the Mattawa/Nipissing territory, therefore, they were entitled to the exemption in the agreement.

The Court concluded that laying of charges against any valid Harvester Card holder who is harvesting in the territory designated on the card within 2 years of the 2004 agreement was a breach. The Interim Agreement itself was silent as to any geographic limitations. There was no mention of the Agreement only applying north and east of Sudbury. Further, the reliance on Harvester Cards, which explicitly contained the territorial designation of the cardholder, signified that the MNR accepted such designations for the purpose of the agreement. The Court was clear to note that this case did not make any ruling regarding the merits of any claim that the Mattawa/Nipissing area contains section 35 rights bearing Métis communities.

Membership

First Nations may or may not delegate certain authority and/or powers to tribal councils to administer programs, funding and/or services on their behalf. The best source of information with respect to consultation is through individual First Nations themselves.

Association of Iroquois and Allied Indians

This is a political organization which advocates the interests of its eight members. Using political lines the members form a collective to protect their Aboriginal and treaty rights.

387 Princess Avenue

London, Ontario, N6B 2A7

Phone: (519) 434-2761

www.aiai.on.ca

Chippewa Tri-Council

This council is an alliance of three First Nation communities composed of the:

- Beausoleil First Nation- located on Christina Island in Georgian Bay
- Georgina Island First Nation- located on Georgina Island in Lake Simcoe
- Rama Mnjikanning First Nation-located near Orillia

There is not an official location for this council. Please contact the Chief of each First Nation individually.

Chiefs of Ontario

The Chiefs of Ontario is a coordinating body for 133 First Nation communities in Ontario. The main objective of this body is to facilitate the discussion, planning, implementation and evaluation of all local, regional and national matters affecting its members.

www.chiefs-of-ontario.org

Administrative Office:

111 Peter Street, Suite 804
Toronto, Ontario, M5V 2H1
Phone: (416) 597-1266
Fax: (416) 597-8365

Political Office:

Fort William First Nation
RR 4, Suite 101, 9- Anemki Drive
Thunder Bay, Ontario, P7J 1A5
Phone: (807) 626-9339
Fax: (807) 626-9404

The Union of Ontario Indians (UOI)

The UOI is a political advocate for approximately 40 member First Nations across Ontario. Its headquarters is located on Nipissing First Nation, just outside of North Bay Ontario, and has satellite offices in Thunder Bay, Curve Lake First Nation and Munsee-Delaware First Nation. The UOI delivers a variety of programs and services. The Anishinabek Nation incorporated the Union of Ontario Indians (UOI) as its secretariat in 1949.

Head Office:

1 Miigizi Mikan
North Bay, Ontario, P1B 8J8
Phone: (705) 497-9127
Fax: (705) 497-9135

Thunder Bay
300 Anemki Place
Thunder Bay, Ontario, P7J 1H9
Phone: (807) 623-8887

Ogemawahj Tribal Council

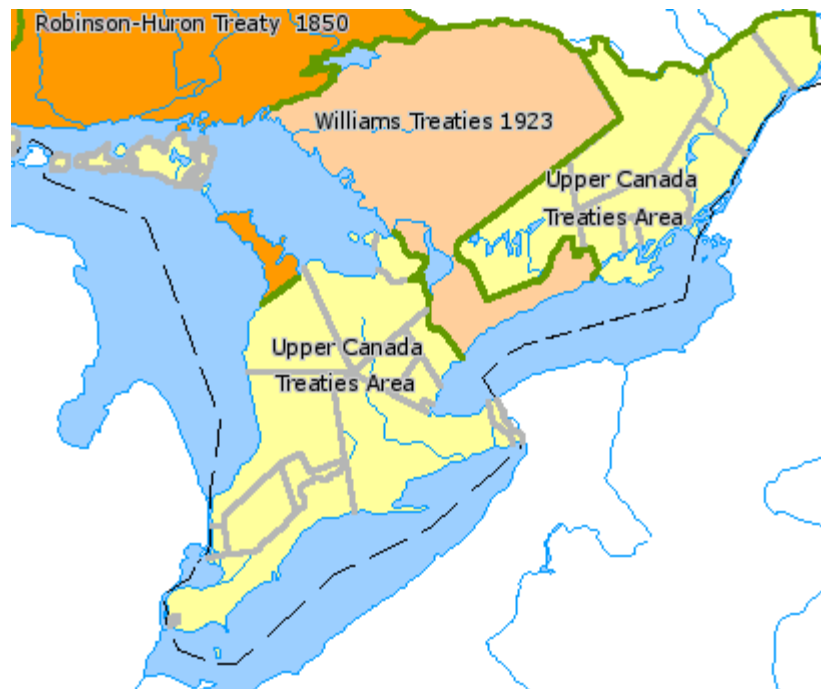
The Council provides professional services through the pooling of six First Nation member's resources.

5984 Rama Road
P.O. Box 46 Rama, Ontario, L0K 1T0
Phone: (705) 329-2511 Fax: (705) 329-2509

www.ogemawahj.on.ca

Treaties of Southern Ontario- The Upper Canada Treaties

There are several treaty making eras which impact the province of Ontario. These eras are known as the Upper Canada Land Surrenders from 1764 to 1862. The Upper Canada Land Surrenders are seen as treaties which transfer all Aboriginal rights and title to the Crown in exchange for one-time payments. In light of the evolution of Aboriginal law over the past twenty years, this position may not be as clear as believed. There may be residual rights remaining especially relating to hunting and fishing.



*Atlas of Canada

1764-1782 – Early Land Surrenders

The Royal Proclamation of 1763 established the protection from encroachment of an Aboriginal territory outside of the colonial boundaries. Rules and protocols for the acquisition of Aboriginal lands by Crown officials were set out and became the basis for all future land treaties. In response to military and defensive needs around the Great Lakes, the Indian Department negotiated several land surrender treaties in the Niagara region.

1783-1815- Treaties for Settlement

As part of the plan to resettle some 30,000 United Empire Loyalists who refused to accept American rule, and fled to Montreal, the Indian Department undertook a series of land surrenders west of the Ottawa River with the Mississauga and the Chippewa of the southern Great Lakes.

1815-1862- Treaties to Open the Interior

After the war of 1812, the colonial administration of Upper Canada focused on greater settlement of the colony. The Indian Department completed the last of the over 30 Upper Canada Land Surrenders around the Kawartha, Georgian Bay, and the Rideau and Ottawa Rivers. All of this land which today is known as Southern Ontario, was ceded to the Crown.

Southern Ontario Treaty Making After the Upper Canada Land Surrenders

While the protocols for surrenders established in 1763 by the Royal Proclamation, were largely followed by the Indian Department, several were problematic due to unsigned documents, vague descriptions or non-existent payments. In response, the province of Ontario and Canada enlisted a commission in 1916 to examine these issues. The Commission recommended that new treaties be made, and appointed A.S. Williams who negotiated with the Ojibway in 1923.

These Treaties were intended to address the problem of the “northern hunting grounds” north of Lake Simcoe and south of Lake Nipissing. They also included a tract of land which had been

included in the Robinson-Huron treaty. Contrary to the terms of the Robinson Treaties in Ontario (1850) and the more recent numbered treaties in the west, the Williams Treaties were cash for land deals. Aboriginal (Ojibway) signatories surrendered all of their rights and benefits to the Crown on lands in central Ontario and the northern shore of Lake Ontario. The Potawatomi and the Mississaugas of the New Credit were not involved in these negotiations.

Since the signing of these treaties, the surrender of the rights to hunt and fish has been debated. In 1994, the Supreme Court of Canada, in *R. v. Howard*, decided that the seven First Nations (three Chippewas -Georgina Island, Mnjikaning and Beausoleil) and four Mississauga Curve Lake, Alderville, Scugog and Hiawatha) had knowingly surrendered their hunting, fishing and trapping rights when they had agreed to the Williams Treaties.



*Atlas of Canada Map - The treaty boundaries on the above maps for Southern Ontario are approximate. The treaty areas listed for Aboriginal communities are based on the geographic location of each First Nation.

However, an overlapping of the Williams Treaty with other treaties that did not extinguish rights to hunt and fish continues to be problematic. For example, when negotiating the Rice Lake Treaty of 1818, the Deputy Superintendent General agreed to pass on to the King a request for **“an equal right to fish and hunt” on ceded lands**. While the surrender itself has not been found, documentation exists that the Crown accepted the agreement. Currently, First Nations have entered litigation arguing that the Crown negotiated the William’s Treaties in bad faith. The Alderville First Nation along with Curve Lake First Nation and the Mississauga launched litigation in 2009, and it is scheduled to continue in 2012.

Self Government Agreement Negotiations

Anishinabek Nation (Union of Ontario Indians) Final Agreement Negotiations on Governance and Education

In 1995, the Anishinabek Nation’s Grand Council authorized its secretariat arm, the Union of Ontario Indians (UOI), to begin self-government negotiations with Canada.

Negotiations toward agreements in the areas of education and governance began in 1998.

An agreement-in-principle (AIP) on education was signed in November 2002. In February 2007, the parties signed the AIP with respect to governance. Final agreement negotiations are proceeding in parallel, and together these agreements would mark important steps toward the Anishinabek Nation's long-term objective of supporting participating First Nations to achieve greater autonomy.

The governance final agreement will provide the framework for the establishment of the Anishinabek Nation government and for the recognition of participating First nation lawmaking authority in four core governance areas: leadership selection, citizenship, culture and language, and management and operations of government.

The education final agreement (which is nearing conclusion) authorized the parties to negotiate a final agreement with respect to lawmaking authority for primary, elementary and secondary education for on-reserve members, and to administer AANDC's post-secondary education assistance program. The Province of Ontario is not a party to these negotiations but is engaged in tripartite discussions on particular issues that would assist in the implementation of the final agreement.

A draft Anishinabek Nation Constitution ("Ngo Dwe Waangizid Anishinaabe") is scheduled to go to a vote at the Grand Council Assembly in June of 2012. Individual First nation constitutions are also being developed. In order to prepare for self-government in member communities, the Union of Ontario Indians has undertaken a range of activities including a Community Engagement Strategy, the development of an appeal and redress process, as well as a number of capacity development activities.

Provincial guidelines

Under its responsibility to promote stronger Aboriginal relationships, the Ontario Ministry of Aboriginal Affairs has produced *Draft Guidelines on Consultation with Aboriginal Peoples Related to Aboriginal Rights and Treaty Rights*. These guidelines are for use by ministries who seek input from key First Nations and Métis organizations, all Ontario First Nations and selected non-Aboriginal stakeholders. To review the guidelines, visit:

<http://www.aboriginalaffairs.gov.on.ca/english/policy/draftconsultjune2006.pdf>

Jacquie Tschekalin

From: Jim Hartman [jhartman@grnland.com]
Sent: Monday, June 25, 2012 8:07 PM
To: Daniel Leeming; Louise Foster
Cc: Jacquie Tschekalin; 'Karl Korpela'; Derek Crawford
Subject: RE: Everett Open House

On the engineering side:

1. How soon will this happen;
2. Will existing development be connected to new services and when;
3. There are some concerns with the existing water system pressure (low) in the New Horizon development (1 resident);
4. Some sump pumps potentially connected to sanitary sewer system in New Horizon development; and,
5. When will we see an updated presentation of the plan.

Regards

Jim Hartman, P.Eng., Senior Associate
Ph. : 705-444-8805 ext. 254
Fax : 705-444-5482
Cell : 705-441-4877



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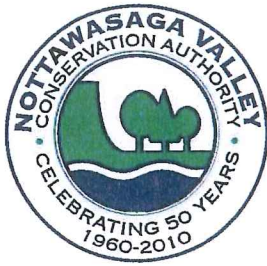
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From: Daniel Leeming [<mailto:dleeming@planpart.ca>]
Sent: Monday, June 25, 2012 5:16 PM
To: Louise Foster
Cc: Jim Hartman; Jacquie Tschekalin
Subject: Re: Everett Open House

Hi Louise,

My comments are simple. The questions comments I dealt with we're related to;

1. Keeping or expanding the trail system,
2. Will there be a new school,
3. It would be great to have some local shops to pick up goods,
4. Can a gas station be located here.



June 29, 2012

Jacque Tschekalin
Director of Planning
Township of Adjala-Tosorontio
7855 Sideroad 30
Alliston, ON L9R 1V1

Dear Ms. Tschekalin:

**Re: Official Plan Amendment (Everett Secondary Plan)
Master Servicing Plan, Schedule B Class Environmental
Assessment
Township of Adjala-Tosorontio, County of Simcoe**

**Member
Municipalities**

Adjala-Tosorontio
Amaranth
Barrie
The Blue Mountains
Bradford-West Gwillimbury

Clearview
Collingwood
Essa
Grey Highlands
Innisfil
Melancthon
Mono
Mulmur
New Tecumseth
Oro-Medonte
Shelburne
Springwater
Wasaga Beach

**Watershed
Counties**

Dufferin
Grey
Simcoe

Thank you for providing the Nottawasaga Valley Conservation Authority (NVCA) with Notice Open House regarding the Everett Secondary Plan and Notice of Commencement for a Master Servicing Plan under the Environmental Assessment Act.

Project:

The Township of Adjala-Tosorontio is proposing comprehensive planning policies for future development of the lands identified below, and an amendment to the boundaries of the Everett Settlement Area. In addition to policies that protect sensitive lands, promote a mix of housing types and commercial areas to support employment, and create design standards for buildings and open spaces, a Master Servicing Plan will be developed.

Site Characteristics:

The study area is traversed by the Pine River and several of its tributaries as well as tributaries of the Boyne River. The project area also contains several unevaluated wetland features and valleylands associated with the noted watercourses. Due to the noted features and associated hazards, portions of the study area within a Regulated Area and is subject to the Authority's Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 172/06). Please note that prior to commencing any development (e.g. new structures, additions, site grading) in a regulated area, altering a watercourse, wetland permit approval from the NVCA is required.

Member of



Celebrating 50 Years in Conservation 1960-2010

June 29, 2012

**Re: Official Plan Amendment (Everett Secondary Plan)
Master Servicing Plan, Schedule B Class Environmental Assessment
Township of Adjala Tosorontio, County of Simcoe**

Secondary Plan and Master Servicing Plan:

We understand based on discussions with Township staff that the municipality in support of the Secondary Plan the Township is preparing several technical studies. These studies will address such NVCA areas of interest as hydrogeology, natural heritage, natural hazards, assimilative capacity and stormwater management. We have appreciated the recent pre-consultation opportunities that the Township has provided on some of these studies. NVCA staff would be pleased continue dialogue municipal team working on this project.

Subsequent to the receipt and review of these studies, NVCA staff would be in a better position to provide detailed comments with regard to the Secondary Plan and the associated policies.

In the interim, if you have any questions or comments, please contact the undersigned.

Regards,


Chris Hibberd, MCIP, RPP
Director of Planning

Copy: County of Simcoe, Mr. Kathy Suggitt
File (1)

Ministry of the Environment

Central Region
Technical Support Section

5775 Yonge Street, 8th Floor
North York, Ontario M2M 4J1

Tel.: (416) 326-6700
Fax: (416) 325-6347

Ministère de l'Environnement

Région du Centre
Section d'appui technique

5775, rue Yonge, 8^{ième} étage
North York, Ontario M2M 4J1

Tél.: (416) 326-6700
Télec.: (416) 325-6347



Via Email Only

June 7, 2012

EA 01-06-03

Karl Korpela
Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston ON L9R 1V1

**RE: Everett Master Servicing Plan
Township of Adjala-Tosorontio
Municipal Class Environmental Assessment
Notice of Study Commencement**

The Ministry of the Environment (MOE) has received your Notice of Study Commencement for the above noted Environmental Assessment (EA) undertakings. This response acknowledges that the study is following the approved environmental planning process for a Master Plan under the *Municipal Engineers Association Municipal Class Environmental Assessment (Class EA)*.

The Everett Master Servicing Plan study will identify long term strategies for Water, Wastewater, Stormwater and Transportation servicing for the growth anticipated in the proposed Everett Secondary Plan in the Township of Adjala-Tosorontio.

Based on the information submitted, the MOE Central Region is providing the general comments to assist you and your project team members in effectively addressing the following issues:

- Ecosystem Protection and Restoration
- Surface Water and Groundwater
- Air Quality, Dust and Noise
- Servicing and Facilities
- Waste Materials and Spills
- Mitigation and Monitoring
- Planning and Policy
- Class EA Process
- Aboriginal Consultation

Ecosystem Protection and Restoration

Any impacts to ecosystem form and function must be avoided where possible. The EA Document should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.

within the study area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, and pollution) are mitigated as part of the proposed undertakings. The MOE's Guideline B-6, *Evaluating Construction Activities Impacting on Water Resources* should be used to plan and construct the proposed activities.

Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. The MOE's *Stormwater Management Planning and Design Manual* (2003) should be referenced in the EA Document and utilized when designing stormwater control methods. The MOE recommends that the Drainage and Stormwater Management Master Plan include:

- Strategies to address potential water quantity and erosion impacts related to stormwater draining into streams or other sensitive environmental features, and to ensure that adequate (enhanced) water quality is maintained
- Watershed information, drainage conditions, and other relevant background information
- Future drainage conditions, stormwater management options, information on erosion and sediment control during construction, and other details of the proposed works
- Information on maintenance and monitoring commitments

The status of, and potential impacts to, any well water supplies should be addressed. If the proposed activities involve groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the EA Document.

If the potential construction or decommissioning of water wells is identified as an issue, the EA Document should refer to Ontario Regulation 903, Wells, under the *Ontario Water Resources Act*.

The MOE recommends preparing a Contingency Plan for dealing with potential adverse effects on surface water (e.g. spills) and groundwater (e.g. well impacts), and including a description of this plan in the EA Document.

Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.

- Expanded Sewage Treatment Works;*
- Guideline B-1-5, *Deriving Receiving- Water Based, Point-Source Effluent Requirements for Ontario Waters* (July 1994); and
 - *Guide for Applying for Approval of Municipal and Private Water and Sewage Works* (Sections 52 and 53 Ontario Water Resources Act R.S.O. 1990).

Waste Materials and Spills

All waste generated during construction must be disposed of in accordance with the MOE's requirements.

Since the removal or movement of soils may be required, appropriate tests to determine contaminant levels from previous land uses or dumping should be undertaken. If the soils are contaminated, you must determine how and where they are to be disposed of, 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. The MOE recommends contacting the MOE's Barrie District Office for further consultation if contaminated sites are present.

Any current or historical waste disposal sites should be identified in the EA Document. The status of these sites should be determined to confirm whether approval pursuant to Section 46 of the *Environmental Protection Act* may be required for land uses on former disposal sites.

The EA Document should identify any underground transmission lines in the study area. The owners should be consulted to avoid impacts to this infrastructure, including potential spills.

The location of any underground storage tanks should be included in the EA Document. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The MOE Spills Action Centre in the Barrie District must be contacted in such an event.

Mitigation and Monitoring

Design and construction reports and plans should be based on a best management approach that centres on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of any impacted areas.

Contractors must be made aware of all environmental considerations so that all environmental standards and commitments for both construction and operation are met. Mitigation measures should be clearly referenced in the EA Document and regularly monitored during the construction stage of the undertakings. In addition, The MOE encourages you to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly. The construction and post-construction monitoring plans should be documented in the EA Document.

Thank you for the opportunity to comment on this project. Please ensure that the MOE's Central Region, EA and Planning Coordinator, is placed on the project mailing list. Please forward us a hardcopy of the draft EA Document at least 30 days prior to issuing the Notice of Completion so that the MOE may have sufficient time to review the file and provide comments if necessary.

Should you or any members of your project team have any questions regarding the above, please feel free to contact me at (416) 326-4886 or via an email: Chunmei.Liu@ontario.ca. Myself or any of Central Region's EA and Planning Coordinators would be pleased to assist you.

Yours truly,



Chunmei Liu
Environmental Assessment and Planning Coordinator
Air, Pesticides and Environmental Planning

- c. C. Hood, Manager, Barrie District Office, MOE
Central Region EA File
A & P File



Thank you for joining us! Please take a moment to sign in.
(address, phone and/or email optional)

Name DOBBIE & KEN NELSON

8023 MAIN ST EVERETT

DAVE ROSE

60 MOORE EVERETT

PAUL MORANTY 27 LINE PARK EVERETT

Heather Plaxton 63 Pine Park Blvd. Everett

Robert Lucille CHAPPE 65 PINE PARK BLVD, EVERETT

Sandra & Herbert Best 6098 Ctp. Rd. 13 Everett

Mike Guerra 12 Deer Lane Everett

Sam Guerra 51 Harry Parker Place, Everett

Stef Stilleken 73 Moore Ave Everett Ont.

Ed 8132 Main str Everett Ont

My (Name) Everett

Jim & Martha Blumfeld

Doug & Susan Mein 945641 Mono Adj. Twin Line

Wellesley Johnson 21 DeKker St.



Thank you for joining us! Please take a moment to sign in.
(address, phone and/or email optional)

Name

John Bango *

Aldo Rizzo

Sam Sgto

BRUNO COCCO

David T. H. Peay

Michael Hillman

David Anderson, 2958 COUNTY ROAD 13, LUSLE, 705-424-0769

Mark Bailey 6215 Con Rd 4 EVERETT

Ef Furnals Barrie

Brian Goodreid, Barrie

Michele Roswell

Norval Teller

Orville Jenkins EVERETT

Bryan & Julia Dallyn Everett

Ray Teller



Thank you for joining us! Please take a moment to sign in.
(address, phone and/or email optional)

Name

Beck Bailey 8193 MAIN ST EVERETT
Linda Heys 32 Moore Ave. Everett
CHARLES COOPER 2 LYNCH LAKE EVERETT.
Rodney Geyer 7913 Main St. Everett
IDO VISENTIN 5601 4th LINE TOS.
Rob Dermott 221 Moony St. Allison
Rick DERMOTT 7928 5 SIDE ROAD.
Bob Flynn 5982 6th Tos.
K. Macquie 905 936 5447
R. Blum 705 - 516-7538
Leo Losereit 21 BURBANK CIR. EVERETT 705 435 7414
Anda Canetta 6703 Pin Plains ad.
Jenny Tennant 8175 Main St West
LINDA + MANUEL GASPAR 44 FORESTHILL RR3
ROBERT KING RR#1 EVERETT, ON



Thank you for joining us! Please take a moment to sign in.
(address, phone and/or email optional)

Name Mauro Santon 6900 conc. Rd #4

Joy Webster 10 Woodland Heights Dr., Everett

Pi chun Ke. 13 Court #.

Chris Whitney 42 Lynx Lane

Irene Whitney ↓

Andy McLay 6329 con RD 4 EVERETT

Hea + TRISH WEIGHT 6149 CON RD 6 EVERETT

Jadwig & Swies 6295 County Rd. 13

Everett Master Servicing Plan Class Environmental Assessment Comment Sheet

The Township of Adjala-Tosorontio

Mr. Karl Korpela
Chief Building Official
7855 Sideroad 30
Alliston, Ontario L9R 1V1
E-mail kkorpela@townshipadjtos.on.ca

Attn: Karl

As I was writing this letter I notice that the townships address is actually an Alliston address, thats strange why would we build our township office in a different township?

As a Township that has worked so hard on becoming a green township with regards to its recycling program and I might add an award winning Township. It blows my mind that we would want to jeopardize the now pristine Pine River with human waste (effluent). There must be an alternative way we can dispose of the sewage?

I know from speaking with you that New Tecumseth uses the Boyne River for there waste. So why would we want to pollute two rivers that both run into Georgian Bay and not just one?

How about using the resources we have i.e. The plant on Decker to its capacity and building the other 800 homes off Moore first. Then when we fill those homes we can start this whole process over. These plans have been in the works for some time now and I don't see any developers starting any home or for that matter selling any homes.

So I feel that this is all a little premature and a waste of the tax payers money at this point. Not to mention the money this will cost the existing home owners of Everett.

Have you actual addressed a letter in there names so they will open it to explain what your plans are? Letting them know the costs, and disruptions they will soon have to endure. I think not just an open house with information to take home that did not include any costs, or time frames.

My next concern is that fact that we are unable to operate to current plant we have in Everett without any problems, so whats makes you think we can operate a full sewage system without any mishaps. Have you contacted any other communities using the same system, if so how is it working, what concerns do they have, and what affect has it had on the river systems and of course what was the state of the river to begin with.

How much will this cost to build and operate?

Is our little town ready for such a large undertaking?

Why is the Township paying for all the studies and not the interested developers?

Regards

Elaine Grant concerned resident.

Everett Master Servicing Plan Class Environmental AssessmentComment Sheet

Do you have any other comments? Do you need any additional information to assist you to participate in this process?

Dear Mr Korpela,

I was very impressed with the master servicing plan - However I am worried about too much growth in South Simcoe - Toronto's suburbs are already a problem (transportation highways, railroad infrastructure never enough) gridlock traffic jams etc. The Everett plan will not solve these problems.

My idea is development in North Bay Sudbury. Green Sound should be looked into and studied instead of more development in the south.

The Golden Horseshoe is already over crowded. The north has a lot of potential possibilities - and lots of land. I have lots more ideas and would like to talk to you some day in the future. Sincerely yours

Ambrose Hubrecht

Everett Master Servicing Plan Class Environmental Assessment

Comment Sheet

Do you have any other comments? Do you need any additional information to assist you to participate in this process?

Place of Residence - 38 Burbank Circle.

→ What services will be available at the community center?

→ What will happen to TOS School - will need expansion?

→ Will Adjala-Tos ~~be~~ be getting their own parks + Rec Department?

Currently we are run on all volunteerism.

→ Will Fire Department become a paid/township response or still volunteers?

Septic/Sewer →

When we need to change to sewer, who pays for any internal construction that may need to be completed? All of ~~our~~ ^{our} Septics run to the backs of our lots.

How many years after sewer installed will we have to change over?
~~We~~ We need to have more for the kids to do. skate board parks, Bike park etc.

→ Current lighting on side streets ie Pine Park, Burbank + Moore is little to non-existent - when will we see improvements?

Thanks

Geraldine Ivory.

Everett Master Servicing Plan Class Environmental Assessment

Comment Sheet

Do you have any other comments? Do you need any additional information to assist you to participate in this process?

When there are so many empty store fronts in Alliston (new & old structures) why would you think that retailers are going to flock to the little town of Everett to set up shop? One convenience store is all that is needed. There were two but the other died out, followed by other businesses.

Have you considered incineration for the sewage - it's successful in Europe. Dumping the water in the Pine River - not a good idea. - It's in a Natural Heritage System.

PLANNING DEPT.

DEC 20 / 1:25 PM.

Everett Master Servicing Plan Class Environmental Assessment

Comment Sheet

Do you have any other comments? Do you need any additional information to assist you to participate in this process?

AT THE LAST OPEN HOUSE - SMALL (TAKE HOME) MAPS OF THE
PURPOSED EVERETT DEVELOPMENT PLAN WERE "NOT" AVAILABLE.
THOSE IN CHARGE WERE MORE THAN HELPFUL - BUT - I WOULD
LIKE TO TAKE MY TIME AND QUIETLY STUDY THE TOTAL
MEANING AND CONSEQUENCES OF ALL THIS PLAN MIGHT
MEAN TO ME AND THE AREA I'M PROUD TO LIVE IN.

I ALSO WORK HERE AND PROVIDE SOME PART TIME JOBS
SO MY BUSINESS COULD BE AFFECTED - POSITIVE OR NEGATIVE
IF THIS MAPS ARE AVAILABLE PLEASE SEND ME "ALL"
I'M COMPUTER CHALLENGED AND COULD NOT FIND ON WEB.

I WOULD LIKE TO COMMENT AFTER I RECEIVE REQUESTED
DOCUMENTS OR RESERVE SOME TIME FOR ME TO
SPEAK WITH STAFF ON A ONE TO ONE BASES.

I HAVE SEVERAL CONCERNS AND YOU MAY ALREADY
HAVE THE ANSWERS BUT I AS MAYBE NOT ABLE TO
ASK YOU THE RIGHT QUESTIONS. THX.

Beck Bailey
8193 MAIN ST
EVERETT ONT.
L0M 1S0

Jacquie Tschekalin

From: Jacquie Tschekalin [jtschekalin@townshipadjtos.on.ca]
Sent: Tuesday, December 18, 2012 8:36 AM
To: 'raybateman@bell.net'
Cc: 'kkorpela@townshipadjtos.on.ca'; 'Jim Hartman'; 'Eric Wargel'
Subject: RE: Everett Master Servicing Plan - Comment

I've provided brief responses below (in red), but I would also be happy to discuss this with you further. Feel free to call, or we can set up an appointment at your convenience.

Thanks for your comments, and your interest in the Everett Secondary Plan.

Jacquie

Jacquie Tschekalin, MCIP, RPP
Director of Planning

Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1
Ph: (705)434-5055
Fax: (705)434-5051

From: Ray Bateman [mailto:raybateman@bell.net]
Sent: Monday, December 17, 2012 9:23 PM
To: jtschekalin@townshipadjtos.on.ca
Cc: kkorpela@townshipadjtos.on.ca
Subject: Everett Master Servicing Plan - Comment

Dear Ms. Tschekalin,

My wife and I attended the public information centre at the township hall.

We had reviewed the information provided on the township website, reviewing every report.
We are very impressed by the quality and scope of the work done to date.
We had some planning questions that the consultant suggested that we discuss with you.

Understanding that growth generates revenue for the township and without a growth plan the growth will occur elsewhere.

Past planning practices have been to approve development as applications come in. The Township now feels that it is important to have an overall concept before developers come in, so that we can ensure that all components required to build a healthy sustainable community will be included in any plans for growth.

First of all; why Everett?

Besides being the geographical centre of the township, Everett has little going for it.

There is no existing infrastructure to take advantage of; everything must be upgraded or built to construct the proposed community.

There is no employment centre; Everett would be a bedroom community of commuters.

The province directs planners to construct communities to take advantage of existing infrastructure and transit to intensify as to avoid urban sprawl.

There are several reasons. One reason is that Everett is the largest settlement area in our Township; it was also identified as the place where most of Adjala-Tosorontio's growth should go (in the Growth Management Plan that was adopted by Council early in 2012). The other, and perhaps more important, reason is that we are trying to resolve some current servicing issues (without having taxpayers foot the bill). The system that services the New Horizons subdivision is not operating at the level it was anticipated to which means that services that were intended to be paid for by 300 homes are only servicing 100 homes (causing inflated servicing charges). Also, the province is encouraging (at this time, although we anticipate this to be a requirement in the future) septic systems in settlement areas to be removed. With the growth in Everett, a new system (that would accommodate all development in Everett) can be built and the costs would primarily be borne by the developers. Also, the new development would be at a density that is more in line with Provincial requirements. With regard to transit, we recognize that most people will still commute from Everett to work, however, some jobs will be created in the community and we are including a trail system in the plans that would make Everett more pedestrian friendly (and reduce the number of short trips that people would need to make in their cars).

Second of all; why not Alliston?

Population growth in Alliston is already 4.2% per year and the western portion of the town lies within the borders of Adjala-Tosorontio.

There are existing employment centres including the employment centre designated by our township along highways 89 and 50.

Developing the west end of Alliston takes advantage of existing infrastructure and will reduce car trips, reducing pollution.

The new residents may increase the population sufficiently to make local transit viable fulfilling the provinces' Transit Vision 2040 requirements, which your proposal does not.

Almost all towns are constructed with their city hall downtown. Good reasons existed for constructing the township offices near to Alliston.

The same and many more reasons exist for constructing the new community at the west end of Alliston.

It is not intended that the commercial growth in Everett will compete with that in Alliston. Alliston (which is in a different municipality) has been designated by the province as a growth node and significant development is anticipated there over the next 20 years (to a population of 50,000). All commercial development in Everett is intended to service the people that live there: there may be a Foodland, a pharmacy and legal offices, but there will not be a Sobeys, a Walmart, a Home Depot or any industrial development (which we have identified to be located west of Alliston along the Adj-Tos portion of Hwy 89).

Thank you for your time and the opportunity to allow us to comment.

We remain keenly interested in the developing community.

Ray and Dianne Bateman
62 Cindy Lane
RR1 Lisle
Ontario, L0M 1M0
(705) 435-6401



Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

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DEC 10 2012

VIA MAIL AND E-MAIL (jtschekalin@townshipadjtos.on.ca)

Our File: P-375-09

December 4, 2012

Ms. Jacquie Tschekalin, MCIP, RPP
Director of Planning
Township of Adjala-Tosorontio
7855 30th Sideroad, R.R. #1
Alliston, Ontario
L9R1V1

Dear Ms. Tschekalin:

**Re: Proposed Draft Official Plan Amendment
Everett Secondary Plan
Town of Adjala-Tosorontio**

We represent A&W Food Services of Canada Inc., McDonald's Restaurants of Canada Ltd., the TDL Group Corp. (operators and licensors of Tim Hortons Restaurants), and Wendy's Restaurants of Canada Inc. as well as their industry association, the Ontario Restaurant Hotel and Motel Association (ORHMA). We are providing this written submission to you on behalf of our clients after having reviewed the proposed draft Everett Secondary Plan to determine if the document would apply to our clients' current and future operating interests. Please accept this as our written submission on the subject matter.

ORHMA is Canada's largest provincial hospitality industry association. Representing over 11,000 business establishments throughout Ontario, its members cover the full spectrum of food service and accommodation establishments and they work closely with its members in the quick service restaurant industry on matters related to drive-through review, regulations and guidelines.

With the assistance of Labreche Patterson & Associates Inc., ORHMA has a strong record of working collaboratively with municipalities throughout the Province to develop mutually satisfactory regulations and guidelines that are fair and balanced in both approach and implementation for existing and new drive-through facilities ("DTF"). These planning-based solutions are most often specific urban design guidelines for drive-through facilities and may include specific zoning by-law regulations that typically relate to minimum justified stacking/queuing requirements and setback relative to the actual DTF/queuing lane of the restaurant.

The ORHMA and the noted member brands have requested that we review the proposed draft Everett Secondary Plan to determine if the document would apply to their operating interests.

Based on our review, we object to the following:

4.3.5 Drive-thru commercial facilities will be discouraged to reduce automobile emissions and to enhance social interaction.

We disagree with this noted proposed policy above within the Everett Secondary Plan area as there is no justification or rationale provided to support such a statement. There is a wide range of uses permitted including a supermarket-anchored shopping centre with on-site parking, retail and service shops, eating and drinking establishments and their associated parking lots amongst other permitted commercial land uses. DTF are no different in terms of "impacts" compared to the otherwise permitted uses. DTF, like these other permitted uses, can be designed to ensure compatibility with surrounding land uses through zoning regulations and specific urban design guidelines without the need for a prohibition.

Based on the above, we reserve the right to provide additional comments regarding the potential impact of the proposed draft Official Plan Amendment – Everett Secondary Plan on our clients' current and future operating interests based on any future released drafts of the proposed Everett Secondary Plan. Thank you for your consideration to our comments herein and we look forward to working with you to mutually resolve our concerns.

Finally, please also consider this letter our formal request to be provided with copies of all future notices, reports, and Committee and/or Council considerations and resolutions related to the proposed Everett Secondary Plan for the Town of Adjala-Tosorontio.

Yours truly,
Labreche Patterson & Associates Inc.



Victor Labreche, MCIP, RPP
Senior Principal

Copy: Barb Kane, Town Clerk, Town of Adjala-Tosorontio
(via e-mail: bkane@townshipadjtos.on.ca)

Marco Monaco, ORHMA
(via e-mail: mmonaco@orhma.com)

Leo Palozzi, The TDL Group Corp.
(via e-mail: palozzi_leo@timhortons.com)

Leslie Smejkal, The TDL Group Corp.
(via e-mail: smejkal_leslie@timhortons.com)

Paul Hewer, McDonald's Restaurants of Canada Limited
(via e-mail: paul.hewer@ca.mcd.com)

Susan Towle, Wendy's Restaurants of Canada, Inc.
(via e-mail: susan.towle@wendys.com)

Darren Sim, A&W Food Services of Canada Inc.
(via e-mail: dsim@aw.ca)

Jacque Tschekalin

From: Nicky [nickyrauzonwright@gmail.com]
Sent: Monday, November 05, 2012 4:24 PM
To: 'Jacque Tschekalin'
Subject: RE: meeting

Hi Jacque,

Thank you for meeting me last Friday, as I explained I cannot attend the meeting on Thursday I am out of town. I just want to confirm that my concerns will be addressed with this increase of residents where will the garbage be directed. In a recent newsletter Mayor Walsh explained that the present landfill site had a life expectancy of 6 years without the growth so I want to make sure that no enlargement of the present landfill site in Everett will occur. I realize that the county directs the landfill site but this one is not in the picture as I understand it.

I also understand that for now the section north of this project will not be affected with having to connect with sewage connection and when it is residents will be given years notice to plan for the extraordinary costs, water for those residents will not be affected they will continue to have access to plenty of water via their well this expansion is not touching their water access.

Thanks

From: Jacque Tschekalin [mailto:jtschekalin@townshipadjtos.on.ca]
Sent: October-31-12 11:36 AM
To: 'Nicky'
Subject: RE: meeting

Yep – see you then.

J.

Jacque Tschekalin, MCIP, RPP
Director of Planning

Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1
Ph: (705)434-5055
Fax: (705)434-5051

From: Nicky [mailto:nickyrauzonwright@gmail.com]
Sent: Wednesday, October 31, 2012 11:35 AM
To: 'Jacque Tschekalin'
Subject: RE: meeting

O.k for Friday 11 ?

From: Jacque Tschekalin [mailto:jtschekalin@townshipadjtos.on.ca]
Sent: October-31-12 10:31 AM
To: 'Nicky'
Subject: RE: meeting

Jacquie Tschekalin

From: Andy Lang [andylang.ca@gmail.com]
Sent: Saturday, November 10, 2012 10:12 AM
To: Jacquie Tschekalin
Cc: twalsh@townshipadjos.on.ca
Subject: Re: FW: March 8 Everett Secondary Plan

Hi Jacquie, here's a link to the MNR vis a vis "Natural Heritage Lands".

http://nhic.mnr.gov.on.ca/MNR/nhic/glossary/area_types.cfm

I've looked through the various govt website related to this classification and they all point to "public". My land is not public land and already has many constraints placed upon it that I don't consider appropriate given the facts at hand (high and dry). So why am I getting another layer of bureaucracy placed upon me when clearly the town plan has no plan for my property in the short term (40 yrs?).

Secondly you have no idea how many people encroach my property because they deem the river to be "public " and it's use and access a public right. I don't even want to get into the Pandora's box which is the legality, classification and use of the river today, The last thing I need is the public to have a perception that my (private) land is somehow "heritage " and for the public use. Your just skewering me with encumbrances and headache's.

regards
Andy Lang

On Fri, Mar 9, 2012 at 9:37 AM, Andy Lang <andylang.ca@gmail.com> wrote:
Hi Jacquie. As promised please find attached a flood plain study by Jones Consulting and a review of my property by Innovative Planning Solutions (2 attachments).

You have asked for input from landowners but we had already planned to sell our property. My wife and I have a business in SW Ontario that we used to be able to operate at arms length. However changes in personnel and our majority ownership require us to be on site more often if not always. We are now spending a night or two away every week.

We had a figure in mind prior to the proposed plan being unveiled. We will now investigate and consult with professionals and surrounding investment properties to determine a fair market value. Our intention is sooner than later but we are under no financial strain to fire sale the property. Any developer interested in making a proposal prior to our listing the property on the open market would be welcomed,



YOUR INPUT IS IMPORTANT! Please fill out one of these forms and drop it in the envelope provided. You can also take it home and drop it off at the Township offices, or submit electronic comments to:

jtschekalin@townshipadjtos.on.ca for the Secondary Plan

or

kkorpela@townshipadjtos.on.ca for the Master Servicing Plan

MY COMMENTS ABOUT THE EVERETT SECONDARY PLAN:

I feel that the DeKker Lumber site should remain as its current commercial zoning as part of Everett's future development plans.

Mike Guerra - Festive Group.

MY COMMENTS ABOUT THE MASTER SERVICING PLAN:

PLEASE REMEMBER TO SUBMIT YOUR COMMENTS BY
NOVEMBER 15

Thanks!



YOUR INPUT IS IMPORTANT! Please fill out one of these forms and drop it in the envelope provided. You can also take it home and drop it off at the Township offices, or submit electronic comments to:

itschekalin@townshipadjtos.on.ca for the Secondary Plan

or

kkorpela@townshipadjtos.on.ca for the Master Servicing Plan

MY COMMENTS ABOUT THE EVERETT SECONDARY PLAN:

The sewage Treatment options are a major concern to me. Especially the outlet to the pine river. What guarantees are there that it will be "pure" water? Cutbacks + shortcuts affect everything. Why should Everett's sewage (clean or not) go into a river that is not part of the town plan? It's bad enough that a contamination problem could come from the dump. "It's being contained in a small area and monitored."

MY COMMENTS ABOUT THE MASTER SERVICING PLAN:

Glad to see that the area around the Pine River on the 4th is now possibly a natural heritage system and not a townhouse complex. It is a floodplain and should be respected.

**PLEASE REMEMBER TO SUBMIT YOUR COMMENTS BY
NOVEMBER 15**

Thanks!

November 14, 2012

Mark Bailey
6215 Concession Road 4, R.R.#3
Everett, Ontario
L0M 1J0

The Corporation of the Township of Tosorontio
7855 Sideroad 30, R.R.#1
Alliston, Ontario
L9R 1V1

Attention: Jacquie Tschekalin

Re: Comments Regarding the Everett Secondary Plan

I would like to offer some comments regarding the Everett Secondary Plan and the Official Plan Amendment No. 10 that was drafted October 18, 2012.

I have no concern at the present time with the overall proposed settlement secondary plan area boundary for the Everett community that has been conveyed, as mentioned in the public information meeting held on November 08, 2012.

Specifically, my comments relate to the delineation of specific proposed boundary areas within the community that have been identified in Schedule 1 of the plan. As the owner of the property located at 6215 Concession Road 4, I have approximately 13 acres that are affected by the proposed redevelopment. Almost all of my land reclassification has been identified as being Natural Heritage System lands or the 30 metre buffer area between low density residential area and the Natural Heritage system.

The current proposed delineations from residential development to the 30m buffer area and then to the Natural Heritage System appear to follow my property boundary. I believe that given the size of the Natural Heritage classification area in the northwest portion of the settlement boundary, relative to the overall size of the proposed development, that the proposed low density residential boundary be adjusted and extended to the north, thereby retracting portions of the Natural Heritage and 30m buffer designations. I expect that consideration will be given to slope of land, present open agricultural areas, and lands controlled by the NVCA among other natural heritage features as identified in section 4.5 of the Official Plan amendment. This would potentially designate certain portions of my property and the neighbouring affected properties as low density residential.

My rationale is as follows:

I have reviewed the support document- Plan B, Natural Heritage report that has been prepared which outlines the Existing Conditions and Environmental Policy areas. The soil conditions present within a significant portion of my property boundary appear to be consistent with the soil survey that has been referenced, and is believed to include the well drained, tioga sandy loam. I would contend that it would render portions of my land suitable for the possibility of residential development.

The Natural Heritage mapping document identifies my property as a combination of open space and woodlands, as noted in Figure 1. Figure 2 identifies the very north west portion of my property as regulated by the Nottawasaga Valley Conservation Authority (NVCA). I would agree, in its current condition, that this would not support residential development. The remainder of my property has been classified as Simcoe County Greenlands. I believe that these areas may be suitable for residential development. In addition to my lands, the Simcoe County Greenlands designation extends well into the properties to the east and south. Specifically, it appears to encompass more than half of the agricultural property to the east and includes small portions of the properties south of my boundary line, along Concession Road 4. All of the aforementioned parcels of land are currently proposed to be low residential development.

Presently, the village of Everett includes significant portions of residential development, East of County Road 13, that fall under the Simcoe County Greenlands classification, as identified in Figure 2 of the Natural Heritage document. If a residential development occurs in the future to the south and east of my property, it too will fall under that current designation. With residential development occurring in other areas of the settlement under this designation, inclusion of portions of my property for residential development under this designation should not come as an issue either.

With respect to the comments on wildlife, as identified in the Natural Heritage document, I would content that while the presence of deer and various species of birds may occur from time to time, more suitable dense bush locations, west of Concession Road 4, adjacent to my property, would offer greater likelihood for the preservation of their ongoing habitat. Significant portions of my property have been cleared for agricultural purposes and currently offer very limited wildlife habitat at the present time. Additionally, other areas within the settlement boundary may be more suitable for the viability of a long term wildlife habitation and ecosystem.

In closing, given the size of the area that is identified as being regulated by the NVCA in the northern part of the proposed settlement area, I feel that it is warranted that consideration be given to moving the proposed residential boundary back to the NVCA regulated lands. From that point, the 30 metre buffer may be applied for a boundary, until such time that further evaluation and studies determine the appropriate residential development boundary and its ability to link to any identified Natural Heritage areas. I believe that this will not impact greatly on the overall settlement pattern or design. I also believe that this would not have a detrimental impact on the natural areas that have been identified at the present time. This could be applied to the lands affected west of County Road 13 and north of County Road 5. Consideration was not given to the other NVCA controlled areas within the overall settlement boundary.

I would welcome any comments that you may have regarding my submission or please contact if you wish to discuss further.

Sincerely,

Mark Bailey

BAILEY 2

ZEMER

**Zemer Holdings Ltd
4936 Yonge Street, Suite 153
Toronto, ON
Canada M2N 6S3**

Thursday, November 15th, 2012

Jim Hosick, MCIP, RPP.
Director of Development and Growth
Township of Adjala-Tosorontio
7855 30th Side Road, R.R.#1
Alliston, ON
L9R 1V1

RE: Official Plan Amendment No.10: Everett Secondary Plan Settlement Boundary Adjustment

Dear Mr. Hosick:

We have reviewed the various studies with respect to the Everett Secondary plan boundary adjustments and compliment the municipality on having prepared a well thought out strategy. The documentation is professionally prepared and accurate in its definition of the challenges surrounding the infrastructure for the community's servicing requirements.

We are supportive of the attempts to create residential and commercial growth within the municipality and look forward to the realization of initiatives such as Everett. Given the servicing challenges identified, however, we wish to present a feasible, alternative growth path to be considered in the event that the Everett strategy should encounter feasibility obstacles. We further comment on the Everett Secondary Plan in light of the recent proposed zoning amendment to the Highway 89 employment corridor to which we responded formally in support of by letter dated on September 25th, 2012.

Our largest concern with the proposed zoning amendment for the Highway 89 employment corridor is the lack of a potable water / waste water component to accompany the growth plan as further compounded by the lack of mention of the Highway 89 corridor servicing needs in the recent County of Simcoe proposed water and waste water servicing *Visioning Report*. This critical component to development with regards to the Highway 89 corridor has been overlooked when centralized municipal services could be readily available from the neighbouring municipality of New Tecumseth which sits at the very edge of the Highway 89 corridor lands. Centralized servicing of the Highway 89 corridor could be accomplished through a simple cost-sharing agreement between Adjala-Tosorontio and New Tecumseth.. Conversely, the Everett Secondary plan proposal as well as the Simcoe County *Visioning Report* do provide details on the creation of a servicing infrastructure to accommodate a rather limited number of new units within the proposed Everett boundary extension (667 units/2,000 persons). Moreover, we also commented in our letter dated September 25th, 2012, that the proposed zoning amendment for

the Highway 89 employment corridor lacked a residential component to balance the commercial base as a good long term planning mixed development approach. The addition of a residential base to the Highway 89 corridor would provide the development density necessary to warrant a servicing feasibility agreement between the municipalities of Adjala-Tosorontio and New Tecumseth brokered by the County of Simcoe. In this era of sky-rocketing infrastructure costs, both municipalities would stand to gain tremendously from such a cost sharing approach. If feasibility obstacles should present in Everett, a cost-sharing of servicing between the municipalities of New Tecumseth and Adjala-Tosorontio within a broader residential/commercial Highway 89 corridor approach might be a logical path to be explored for development in Adjala-Tosorontio through a standard, centralized servicing strategy.

In our letter regarding the Highway 89 corridor, we put forth the idea of an additional 34 hectares (84.4 acres) of well positioned potential residential development land with current rural zoning available in the heart of the Highway 89 employment corridor owned by our family corporation Zemer Holdings Ltd. Such lands could accommodate a potential of 400 to 500 new units and a population yield of 1,200 to 1,500 persons (assuming a density of 12 - 15 units per gross hectare). This is very similar to the amount of new population and units being proposed within the Everett boundary extension plan to accommodate the R&M Homes project. Moreover, we estimate that an additional 100 hectares (265 acres) of similarly prime potential development land with rural zoning exists just to the south of our lands, all of which could be easily brought into an eventual municipal servicing agreement to complete the remaining units and population base and to provide for a much larger future expansion horizon. Below, we provide a comparison of the two possible expansions: Everett boundary extension versus amplification of the Highway 89 corridor into a mixed use residential / commercial system.

Potable Water

The Everett community's water supply is provided through three wells which will serve the existing and proposed R&M development though the trend is away from this type of water treatment especially in prime agricultural areas where contamination is a large concern. To facilitate the final build out of the Everett water treatment facilities, additional infrastructure is required which entails a rather large capital cost to be borne by the municipality and further fragmentation of the water system into new separate wells. Whereas, an extension of the potable water source from New Tecumseth west into Adjala-Tosorontio along the Highway 89 corridor would result in a simple and safe solution with no initial or ongoing plant infrastructure costs to Adjala-Tosorontio and a cost savings to New Tecumseth due to a wider base of users. Water quality and maintainability would also not be an issue as the water supply system would remain centralized.

Waste Water

The Everett proposal is based on the creation and maintenance of one new sewage treatment system to accompany an already existing system. This will lead to fragmented and non-centralized systems for a small amount of increase in units / population where ongoing quality and maintenance issues could arise. Along the Highway 89 corridor, there are two road stubs leading out from New Tecumseth into Adjala-Tosorontio where our and other proposed

residential development lands are located which could accommodate the same and added population growth as in Everett without the same waste water complications. It would be fairly easy and cost-effective to tie into the New Tecumseth waste water grid where services would be immediately available and remain centralized. An extension of waste water treatment from New Tecumseth into Adjala-Tosorontio would result in a simple and safe solution with no initial or ongoing infrastructure costs to Adjala-Tosorontio and a cost savings to New Tecumseth due to a wider base of users by simply adding a new cell to its current waste water treatment facilities.

Storm Water

The Everett boundary extension would take in and traverse two extremely sensitive cold water heritage systems where migratory fish are present (the Pine River System to north and east and the Boyne River System to south). Conversely, an expansion west from Alliston into Adjala-Tosorontio along the Highway 89 corridor would have drainage flow into the existing Alliston storm water grid through to the Spring Creek Municipal drain which is a Class F Municipal drain as determined by the Department of Fisheries Ontario (DFO). A Class F drain is the least environmentally sensitive of the 6 drain classifications issued by the DFO, ascribed to drains that have intermittent flow, no temperature designation (warm or cold water) and where bottom or full clean-out and vegetation removal are allowable.

Environmental and Prime Agricultural Considerations

The proposed expansion of the Everett boundaries would take in a good portion of lands currently designated as environmental protection (about 30-40% of the total new boundary inclusion). The remaining 60%-70% of the new boundary would be comprised of prime agricultural lands which would need to be taken out of production. Conversely, the 34 hectares (84.4 acres) proposed just west of Alliston along with the additional 100 hectares (265 acres) are currently designated Rural with a small possible environmental protection portion and would have no impact to prime agricultural production within the municipality.

General Development Climate and Cost Feasibility Considerations

Today's development climate is one of a vicious double edged sword where developers and municipalities are bludgeoned with skyrocketing infrastructure and development costs and the need to keep end unit prices to consumers extremely low due to stagnant economic conditions. All future development can only occur in conditions where infrastructure costs are minimized.

The creation of a municipal potable water, waste water and storm water management system for the Everett project will be fragmented for a small amount of new population. Though this is not impossible, it will likely entail higher ongoing maintenance costs while the Everett Secondary Plan states unequivocally that services must be affordable to maintain and operate. It is true that funds for such infrastructure creation can be solicited from the actual developers who are holding the proposed lands slated for inclusion in the Everett boundary extension. Though, if a solution or an agreement is found with developers to create it, the costs of such infrastructure development could likely push new lot/house prices beyond the level of affordability for consumers while the longer term maintenance obligations are left for the municipality. In short,

there are a number of potential financial pitfalls with regards to servicing that can be noted along the future path in Everett which could stall or deter the project with potential liability left over for the municipality. Should feasibility issues arise in Everett, the alternative could be a focused growth strategy that encompasses a larger mixed-use residential / commercial role for the Highway 89 corridor together with a servicing cost-sharing agreement with neighbouring New Tecumseth. An extension of development west from Alliston into Adjala-Tosorontio would have the following benefits:

- There would be no need for the creation and maintenance of a new potable water, waste water and storm water grid as the centralized grid in New Tecumseth could be readily connected to with minimal upfront and ongoing capital costs.
- Development could be rolled out easily and feasibly without the potential of upfront or ongoing liability to the municipality as there would be no need for investment in infrastructure through public purse or through agreement with private developers.
- Population and unit growth could occur quickly and provide a new and stable tax base with minimal ongoing maintenance encumbrances.
- The success and marketability of units and hence registration and incorporation into the tax system could occur safely and without question since it would be through a logical extension west of the existing nucleus of the town of Alliston where commercial and residential demand exists.
- Density on the mentioned 34 hectares (84.4 acres) and additional 100 hectares (265 or more acres) would be easily achievable at economic end user pricing since the lands in this area are clear and level and the cost of servicing would be greatly reduced due to the connection to the existing New Tecumseth municipal grid. Hence, there is much greater possibility of success to the development.
- This would allow the creation of one very good and easily serviceable mixed use commercial / residential project along the Highway 89 corridor as opposed to having efforts scattered across various smaller projects.

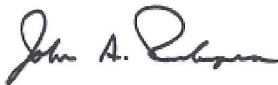
Lastly, one could expect some potential competitive resistance from the municipality of New Tecumseth with respect to entering into a cost-sharing servicing agreement with the municipality of Adjala-Tosorontio. However, in this era of rapidly increasing infrastructure maintenance costs, the addition of extra servicing under a cost-sharing agreement would give New Tecumseth a larger user base across which to mitigate its servicing costs. Moreover, the expansion of commercial and residential development west of Alliston would actually serve to create a bigger demand base for the area in general and, in the end, would result in a bigger pie for both municipalities to share. This is similar to the situation in Toronto, Mississauga, Vaughan and other surrounding cluster municipalities who do compete with each other for business on the one hand, yet on the other hand form a powerful epicentre that serves to attract even more resources to the area as a whole to everyone's greater benefit. In short, the whole is always greater than the sum of its parts. In fact, it is the County's duty to bring its municipalities together to contemplate the greater common good and to promote a coordinated vision where sensible economic development can prevail over myopic turf boundaries or other political considerations. Resources are simply increasingly scarce and costly in our modern world and the path of greatest logic and least resistance is the one to be taken as mistakes can delay development activities for decades on end to the chagrin of all those involved. We do realize that provincial growth and

planning policies are not always ideal when considering the issues of the smaller municipalities, however, the extension of mixed development west of Alliston and into Adjala-Tosorontio across the Highway 89 corridor provides for a strong logical, feasibility and natural development progression argument that the Province would definitely have to consider over options that provide much higher failure and liability risks to the municipalities, especially if feasibility obstacles are encountered in Everett.

In conclusion, we remain supportive of the attempts to encourage development in the municipality with undertakings such as Official Plan Amendment No.10: Everett Secondary Plan and Settlement Boundary Adjustment. We wish to provide our support for the municipality in this initiative. In the event that the Everett strategy should encounter feasibility obstacles or should further development areas be sought, we ask that the municipality and the County of Simcoe take a serious look at the alternative we have presented: an expansion of the vision for the proposed Highway 89 employment corridor into a mixed residential/commercial system that could achieve the same unit and population objectives with less development liability risk and more servicing financial feasibility logic. All of these synergies would translate into a marketable end unit price to the consumer and the creation of a more rapid and sustainable tax base for the municipality.

We hope our comments will be looked upon as constructive in the development debate within the municipality and we look forward to working closely with the various tiers of government on future development in the municipality. We thank you for taking our suggestions into account.

Yours truly,



John Passalacqua
Zemer Holdings Ltd.

Post Scriptum:

Please be notified that I wish to be circulated on all matters related to Official Plan Amendment No.10: Everett Secondary Plan / Settlement Boundary Adjustment. Please circulate notices to me directly by email to johnpass@rogers.com or kindly use the I return address indicated on this letterhead.

Copies to:

David Parks, Director Planning, Development and Tourism Simcoe County
Rick Newlove, Commissioner Engineering, Planning and Environment, Simcoe County

ZEMER 5

Jacquie Tschekalin

From: Chantale Gagnon [chantalegagnon@bell.net]
Sent: Friday, November 16, 2012 2:08 PM
To: Jacquie Tschekalin; Karl Korpela
Subject: Comments on the Official Plan & Master Servicing Plan

Hello,

I'm late responding. For some reason I thought today was the deadline. In any case I'm not sure there is any use. The municipality has already paid thousands in consultant fees to justify to its citizens a plan that I cannot see will, in any way, benefit us and our neighbours. Why aren't citizens involved at the earlier stage by referendum? Why do we have to wait that council has dished out thousands to comment? What can a citizen say that a consultant can't? While your consultants speak volume in numbers and analysis, a citizen speaks from the heart.

I've read it all. Just to make sure I understood well. And I'm still crying as I'm writing you this email. I'm so upset by this plan. I left from the noise, smell and traffic hell that is Toronto a year ago. My husband and I carefully selected a small agricultural town so that we'd be sure to lead a quiet life. We wanted to make sure we wouldn't hear our neighbours or be too close to them. We wanted to see the star light at night, something I had not seen in years. We didn't want to hear or be bothered by traffic.

Your plan just destroyed ours. All I see is over 8000 more people and services crammed close between Concession 4 and Country Rd. 5 creating incessant traffic, pollution, noise, light pollution, etc. For what? So that you can collect more taxes. That makes the 1,900 of us feeling much better. I read that Simcoe County expected the Township to take on 2,000 more people. Why then decide to accommodate over 10,000?

I foresee that we will likely have to move because we won't be able to handle this mess. I foresee that our house's resale value will plummet in the years to come because of the years of construction mess this project will bring, and later when the construction stops, because we'll be camped next to Little Brampton.

There has been analysis done on the environmental impact this project will have, particularly on its impact on the Pine River. It is great that it was done (although I am not sure that it has satisfied me entirely), but how about the impact it will have on the Concession 4 dump? Just imagine 8000 more people and companies. How much more garbage will that create?

There are concerns that septic tanks are affecting the water supply. In my opinion we have a greater problem. We live close enough to the dump and I have done a little investigation at the Simcoe County's Municipal Offices with regards to the dump's impact on the underground water system. It's not as good as it showing itself to be. We are currently thinking about investigating further how the dump is affecting our well and the underground waters in our area. We hope that there is a study underway to see how the increase garbage would affect the dump and in turn how it will affect the surrounding citizens and their water supply.

At the end of the day, the real issue is that Adjala-Tosorontio needs more money and this project will raise more taxes. And it is nicely referred as planned development. We understand that the Provincial kicks the ball to the Municipal and that you need more money to fix the water system. How much more would you need to raise from each end users to ensure that the system works properly? It seems to me that these thousands of dollars spent in consultants could have been used to find an easier solution to fixing the water system and leave it at that.

I am sure that this project is being couched as a "step towards the future" and "progress". Not for me.

Regards,

Chantale Gagnon
15 Deer Lane, RR. 3
Everett, Ontario L0M 1J0
(705) 435-6309
chantalegagnon@bell.net

On 2012-11-07, at 10:15 AM, Jacquie Tschekalin <jtschekalin@townshipadjtos.on.ca> wrote:

Further to Karl's email I would note that the OPA is in draft form, and that the MSP has only progressed to the point where existing conditions and potential options have been identified. Based on input received at this meeting, the documents will be amended and a further public meeting is anticipated later in the year.

We hope you will be able to stop by and view the information we will be presenting tomorrow night (it is a 'self-guided' display so you only have to stay as long as you want), and we look forward to your input.

Jacquie

Jacquie Tschekalin, MCIP, RPP
Director of Planning

Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1
Ph: (705)434-5055
Fax: (705)434-5051

From: Karl Korpela [<mailto:kkorpela@townshipadjtos.on.ca>]
Sent: Wednesday, November 07, 2012 5:54 AM
To: 'Chantale Gagnon'
Cc: 'Jacquie Tschekalin'
Subject: RE: Request for Official Plan & Master Servicing Plan

Hi Chantale,

All documents for the Everett Secondary Plan and Master Servicing Plan are available on the Township website found at the following

link: <http://www.townshipadjtos.on.ca/MunicipalServices/Departments/Planning/everett/index.htm>

We do encourage everyone to comment. Any comments you provide would be useful in this process.

Regards,

Karl Korpela, C.B.C.O., H.R.A.I. #8324
Director of Building & Enforcement Services
Chief Building Official

Comments from the November 8th meeting

I attended this meeting. I live at #16 Moore Avenue. We own a corner lot with a great deal of frontage. Our west boundary across our lawn on the north wall of our house area is where our septic tank is located. Do we pay to pump out our tank fill it with sand and pay for new pipe connection to the wall of our house from our lot line? What is the cost per linear foot of pipe and a connection plus the frontage pipe cost for us? Do we only pay on one frontage? Will this cost be on our tax bill as a Local Improvement debt? How many years will it take to pay back? Can we pay in a lump sum to save interest? Will MPAC change our assessment and will our taxes go up on a fully serviced lot? How many years will it take to get to our area which is to be hooked up last?

Questions**Everett Secondary Plan**

1. Does this proposal follow the new Provincial Policy Statements in the Growth Plan?
2. Is Everett a Primary Settlement area?
3. Does the County of Simcoe agree with this plan?
4. Will the Province support this proposed Official Plan Amendment # 10?
5. Does the County have an approved official plan yet?
6. Does the Township have an air-tight written agreement with the developer to cover the cost of the pipes in all areas of Everett or just the expanded area or no agreement at all for the protection of the taxpayers should this OP be approved?
7. Are other ways of correcting the sewage problems existing now being considered? Are we paying now for something we are not using on the General Levy?

Questions**Everett Master Servicing Plan**

1. Will the sewage plant discharge treated effluent into the Pine River?
2. The Pine River has the best quality water of all the rivers in the NVCA watershed, will this affect the quality should there be a need to allow untreated sewage to enter the river during severe storms? If this happens will we have to pay the charges by the MOE and for any clean up from our taxes?
3. What happens to our deep ditches? Will they be piped for storm water and filled in? Which side of the road will the sewer pipes be on, or will you tear up our existing roads and go down the centre and repair?
5. Draft-4.6 Municipal Services Water – Section 4.6.2.2
Services MUST be affordable to maintain and operate. What is the standard cost per cubic meter for water and sewer in any town with the proposed population figures for Everett. Will our already to high water cost go up or down?
Section 4.6.2.4

Who pays for the new well, the new growth area or all of us? Why is it going in at 5,359 persons when the existing well can handle a population equivalent to 10,669? In order to accommodate the developer lands we are being asked to pay a sizeable sum of money I am sure. There costs will be factored in the price of the new homes. They should also subsidize the existing Everett properties. New growth should not cause us to incur debt of this magnitude. It will be like a second mortgage on our homes and make them less marketable on resale as we must disclose this local improvement cost on a listing.

The word affordable is mentioned often, affordable in dollars, affordable to whom? Should the project be poorly managed will the performance bond by the company be large enough to pay for over-runs or will the Township recoup the extra through the courts or insurance or just charge it on the General Tax Levy?

Until my questions have been answered I cannot agree to these proposals. Saying I want sewers, when my septic tank works just fine and is costing the Township nothing to maintain would be like signing a blank check over to the Township so that new growth can come and put our family in extra debt for many years to come. We came to Everett in 1997 because it was a small community and a great and safe place to raise our children.

I look forward to your answers to my concerns so that I can make an informed decision on these issues. Please add my name to be circulated.

When will the Public Meeting regarding the financing costs be held?

Thank you,

Yours truly, Michele Roswell

16 Moore Ave
Everett, Ontario
L0M1J0
705-434-0874

NOV 28 2012

Subject: Official Plan Amendment No 10

From: MURRAY AND MICHELE ROSWELL (roz4@rogers.com)

To: jtschekalin@townshipadjtos.on.ca; kcorpela@townshipadjtos.on.ca;

Date: Wednesday, November 28, 2012 10:33:23 AM

On November 12th I sent you both my concerns and questions regarding the above plan and have only heard back from Jacquie Tschekalin stating that she would try to answer some of my questions over the next few days inwhich I have received no answers to my questions to date. As for Karl I have not heard from him at all. I understand the next public meeting is on December 13th from 4-6. Most people work during those hours so it makes me wonder if you don't want anyone at the meeting at all. I'am also wondering what the rush is to pass a plan of such magnitude during the holiday season. Are you hoping people will be to busy to care? If you haven't read Chantelle Gagnon's letter in the Thursday Herald November 22nd you should because I'am sure every resident in Everett apart from the residence on the failed sewage treatment system feel the same about your proposed Secondary and Mastering Servicing Plan for Everett. I am a nurse and therefore work shift work. I am unable to attend the public meeting on November 13th. I look forward to reading the answers to my questions and concerns on my laptop.

Michele Roswell
Everett

The residents want
to ensure that
this is part of a
recorded public
entry.



RECEIVED

JUL 05 2012

MY PRIORITIES ARE:

1.

2.

3.

MY CONCERNS ARE:

1. PLEASE SEE ATTACHED LETTER

2.

3.

(OPTIONAL)

Name: KEN AND DEBBIE MELLOY

Address: 8023 MAIN ST.

EVERETT

Phone: (705) - 435-1848

Email: kenmelloy2@yahoo.ca.

******PLEASE RETURN TO TOWNSHIP BY JULY 9******

KEN & DEBBIE MCELROY
8023 MAIN ST, EVERETT

July - 2-2012

OUR CONCERNS ARE

- #1 THE PROPERTY WE OWN BACKS ONTO THE DEKKER ST. SEPTIC FIELD AND PUMP HOUSE. IT IS TO OUR UNDERSTANDING THAT, THAT SYSTEM IS TO BE TAKEN OUT AND HOUSING IS TO GO THERE, OUR CONCERN IS WE HAVE 300 FEET OF BACK YARD PROPERTY THAT BACKS ONTO THIS LAND. SO HOW MANY HOUSES WILL BE IN OUR BACK YARD, WHAT TYPE AND WHERE WILL THE ROAD GO?
- #2 IN THE FRONT OF OUR PROPERTY WE HAVE PROTECTED LAND, (FLOOD PLAIN, NATURAL WATERWAY AND DRAINAGE DITCH). WE HAVE 300 FEET OF FRONTAGE. ACROSS THE ROAD ON THE NORTH SIDE IS ALSO PROTECTED LAND. (FLOOD PLAIN, NATURAL WATERWAY AND DRAINAGE DITCH) WHAT IS GOING TO HAPPEN THERE, THIS LAND AND THE FRONT OF OUR PROPERTY WAS NOT TO BE DEVELOPED, (ESPECIALLY NOT COMMERCIAL).
- #3 WE UNDERSTAND THAT A MAIN SEWAGE SYSTEM IS TO BE INSTALLED ALL THROUGH EVERETT AND ALL RESIDENCE AND COMMERCIAL MUST HOOK UP TO IT. WE WERE AT BOTH MEETINGS AND A PRICE OF \$20,000 - \$25,000 WAS SUGGESTED FOR HOOK UP. A WHOLE NEW SEPTIC SYSTEM WOULD ONLY COST \$8,000 - \$10,000 DOLLARS, WHO WILL BE RESPONSIBLE FOR REMOVING MY SEPTIC TANK AND THE COST? PLUS WE MUST PAY FOR USAGE, APPROX. \$20.00 PER MONTH. YOU MUST TAKE INTO ACCOUNT SOME PEOPLE ARE ON A FIXED INCOME. (WE KNOW MAYBE IT CAN BE ADDED TO YOUR TAX BILL OVER 20 YRS, BUT YOU STILL MUST PAY IT).

THE HOOK UP PRICE IS RIDICULOUS AND THATS MONEY THAT WILL NEVER BE RECOUPED. WHAT IS THE TIME FRAME FOR THE INSTALL OF THE SEWERS, AND WHO WILL HOOK UP FIRST?

R&M HOMES IS GOING TO BE BUILDING SOON AND NEW HOUSING AT THE BAILEY FARM WILL ALSO BE GOING IN, WHY NOT START WITH THEM!

#4. MAIN STREET TRAFFIC

WITH ALL THE NEW HOUSING & NEW STORES, HOW MUCH VEHICLE TRAFFIC WILL MAIN STREET SEE?

WILL THE ROAD BE WIDED, AND WILL TRAFFIC LIGHTS BE PUT IN AT THE INTERSECTION OF COUNTY RD 13 AND MAIN ST. THIS MEANS MORE NOISE FROM VEHICLES STARTING & STOPPING OR WILL A BYPASS BE PUT IN TO STOP HEAVY TRUCKS AND A LOT OF COMMUTER TRAFFIC HEADING TO THE NORTH AND WEST SIDE OF EVERETT AND BEYOND. WILL THE 6 CONC. BE OPENED UP TO RELIEVE SOME TRAFFIC OFF MAIN STREET? IN THE 5 YRS. WE LIVED IN EVERETT, TRAFFIC HAS INCREASED BY ABOUT $\frac{1}{3}$ BY OUR GUESS. A MAJOR INCREASE IN HEAVY GRAVEL TRUCKS AND A LOT OF FARM EQUIPMENT ALL TRAVELLING AT FAST SPEED USE THIS ROAD. A LOT OF ROAD PLANNING MUST BE GIVEN TO THESE CONCERNS.

TO SUM UP

WE MOVED TO 8023 MAIN ST, EVERETT, BECAUSE WE HAVE 2 ACRES OF LAND 300 X 320, A VERY NICE HOME AND THE FEELING OF OPEN-NESS WITH THE SEPTIC FIELD, PUMP HOUSE AND ROLLING FARM LAND BEHIND US. AND PROTECTED VACANT LAND IN THE FRONT. WE THINK OUR PROPERTY VALUE WILL DROP WITH THE NEW DEVELOPMENT, BUT THE DEVELOPER WILL MAKE LOTS OF MONEY AND THE TOWNSHIP WILL GET THE TAX BASE.

KEN & DEBBIE MCELROY ARE TOTALY DISTURBED BY THIS
PLAN AS IT EFFECTS US ON ALL SIDES AND OUR POCKET
BOOK. WE NEED TO COME TO SOME TYPE OF COMPROMISE
HERE,



MY PRIORITIES ARE:

1. to ensure proper drainage of building site behind my property.

2.

3.

MY CONCERNS ARE:

1. on the current map (site map) it appears that water-course runs through my property. Currently this is only for 4-7 days in the spring when the snow pack melts off the field. I do not want the subdivision to drain through there.
- 3.

(OPTIONAL)

Name:

Address:

Phone:

Email:

Carrie Clark-Weatherup
6210 County Road 13, Everett, ON L0M 1J0

705-435-4144

cweatherup@rogers.com

****PLEASE RETURN TO TOWNSHIP BY JULY 9****



MY PRIORITIES ARE:

1.

2.

3.

MY CONCERNS ARE:

1.

2.

3. Please send information when
it becomes available
by email. Thanks.

(OPTIONAL)

Name: HESSEL + MARIANNE KAMMINGA
Address: 5735 CONC. RD. 6 EVERETT ON L0M1J0
Phone: 405-434-1440
Email: marianne_hessel@hotmail.com

****PLEASE RETURN TO TOWNSHIP BY JULY 9****



MY PRIORITIES ARE:

1. We need Homes (growth) to support sewage costs
2. Commercial (stores) so we don't have to drive to Alliston all the time.
3. Clean up of old commercial buildings (lots)
- ④ Schools
- ⑤ More street lights on main roads.

MY CONCERNS ARE:

1. Higher taxes
2. Increase of WATER (not affordable any more)
- 3.

JOE LAPADULA + ANNA TUCCI
(OPTIONAL)
Name: _____
Address: 6 Lynch Lane Everett, On

Phone: _____
Email: _____

****PLEASE RETURN TO TOWNSHIP BY JULY 9****



MY PRIORITIES ARE:

1.

2.

3.

MY CONCERNS ARE:

1. I want to be notified
2. of future meeting via
3. Canada Post.

(OPTIONAL)

Name:

Address: Rick Vatri

Phone:

Email:

(705) - 435 - 1487

****PLEASE RETURN TO TOWNSHIP BY JULY 9****



MY PRIORITIES ARE:

1. Green space close to home (presently live on Pine Park Blvd). To maintain the existing trails. We use the trails for ourselves & our dogs.
2. Some shopping would be a nice addition. eg grocery store, pharmacy etc.
- 3.

MY CONCERNS ARE:

1. That the trails & green space will ~~cease~~ cease to exist (although it was explained to me by Karl that this area of trails is part of the ^{Hottawasaga Valley Cons. Auth.}), & hopefully
2. this will not become an issue.
- 3.

(OPTIONAL)

Name: Elaine Hanlon
Address: 11 Pine Park Blvd.

Phone: 705-250-0222

Email: elainehanlon2010@hotmail.com

****PLEASE RETURN TO TOWNSHIP BY JULY 9****



MY PRIORITIES ARE:

1. *Water Quality (Source water)*

2.

3.

MY CONCERNS ARE:

1. *Wastewater provisions for development*

2.

3. *Can I please be notified via mail or email of upcoming meetings/open house events, during the process*
thank you

(OPTIONAL)

Name:

MARK BAILEY

Address:

6215 CON RD 4 RR#3 EVERETT, ON. L0M 1J0

Phone:

705-434-9238

Email:

markandarlene.bailey@sympatico.ca

******PLEASE RETURN TO TOWNSHIP BY JULY 9******

FYI

Jim Hosick

From: Ron Mills [millsplanconsulting@gmail.com]
Sent: Friday, July 06, 2012 3:38 PM
To: Jhosick@townshipadjtos.on.ca
Subject: Designation of West half Lots 8 to 10 Conc. 1 Tosorontio

Further to our discussions at your office on this date and several submissions made earlier to the Township and the County of Simcoe concerning the appropriate land use designation on lands owned by Brent Bailey in the south half of the west half of lot 9, Concession 1, Tosorontio, I confirm the following.

The draft proposed modified official plan for the County of Simcoe still shows a small area of land along the Townline in Lots 9 and 10 as being "Agricultural". This is despite the fact that the lands themselves are classified as Class 6MT>3FM and that they are clearly situated in an area where prime agricultural lands do not predominate. Indeed, all of the adjacent lands to the west in the Township of Mulmur share a similar (non-prime) classification and are designated "Rural" in the Township of Mulmur Official Plan. What results is an isolated pocket of "Agricultural" in the middle of an area that is clearly not a prime agricultural area, as defined in the OP and the PPS. This appears to be contrary to the way in which such small isolated pockets are to be treated in Official Plans.

The Township of Adjala-Tosorontio has been supportive of our position on this issue in the past, for which we thank you, and you have proposed a Rural designation for this area in your Official Plan. If the Agricultural designation in the County Plan is to remain, your plan would need to conform, and this area would end up, quite inappropriately, within an Agricultural designation.

WE have been very up-front from the beginning that the owner wishes to sever one lot from his landholding at this location, and this can only be accomplished if the lands are designated Rural in the local Official Plan.

The Greenlands designation on the Bailey property itself, while an impediment, is understandable and we can accept that, as the County plan provides that development in such areas may occur subject to the positive results of an EI study (among other requirements). The owner is willing to spend the money and take his chances that the high, dry and open area at the front of the lot is an appropriate location for one new 1 ha. (maximum) lot, as provided for in the County Plan, and that there will be no negative impact on the greenlands, as defined in the County Plan. However, as we have discussed, the land use designations and policies would not permit such a severance if the adjacent lands are designated Agricultural in the County Plan, because it would not be appropriate to apply anything other than the Agricultural policies to the adjacent Bailey property (designated Greenlands) if the lands to the north remain in an Agricultural designation in the County Plan. The appropriate designation, and the designation we are, and have been seeking for several years for that area, is clearly Rural.

You have indicated that you will be meeting with the County on Tuesday and we would be very appreciative if you would take this matter up with them once again, in the hope that the appropriate Rural designation is reflected on the schedules to the County Plan. We thank you for your efforts in this regard in advance.

Ron Mills, Planner
MillsPlan Consulting Services

TEETER

6277 Conc. Rd 4

Box 1463

Everett, Ont

LOM150

June 15/12

+ see
attached
map

pg 1 of 2

attn: Jacquie Ischekalen

Planning Dept. of Twp. of Adjola-Toronto

re: call # 4301 020-003-07903-0000.

Further to our telephone conversation of June 14/12, I am the owner of this above identified vacant lot that was reserved/created over two decades ago for future consideration. (retirement residence site/retirement income if/when sold)

Considerable funds have been invested to prepare this lot for a building site - engineering fees for a flood plain study and hundreds of tons of fill, many years after the servitude was granted - all, either required and/or with NUCA and township consent. One would assume under the current zoning/official plan that a building permit would be issuable for a single family dwelling/private well/Class 4 sewage system, due to the area of lot (which does exceed the minimum requirement) and the current elevation.

I understand the proposed changes/zoning are for future growth and services - 30 to 40 years in the future, of which I will not see in my lifetime on any property I own, due to location (far from the core area and with the current approval/applications for sub-division areas in-situ extending from that core area first and foremost)

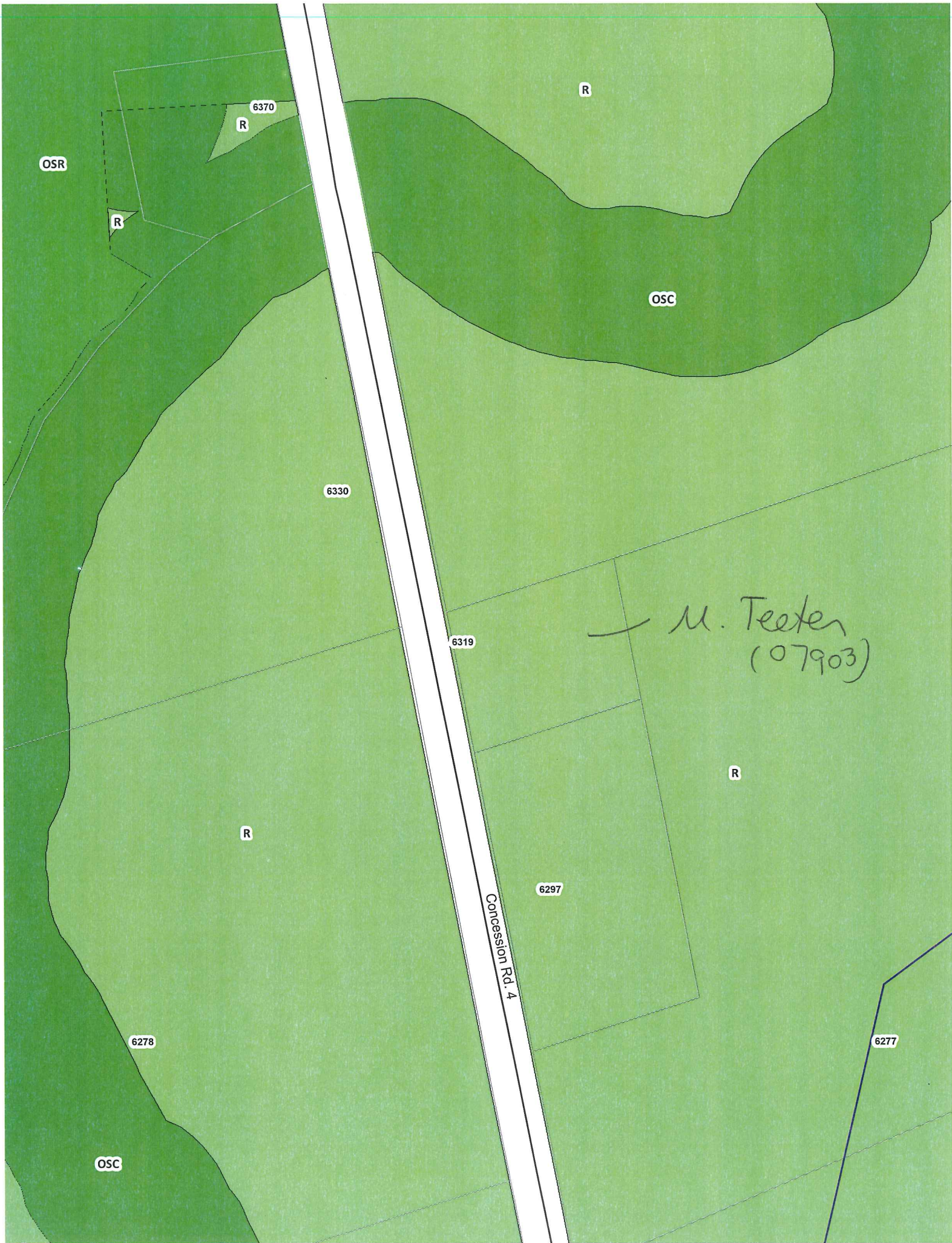
When this proposed plan/zoning is completed, will I still be permitted to construct a single family dwelling with a private well and sewage system or sell the lot as is, with these same conditions of sale?

pg 2

I would appreciate your review and consultation on this matter with hope that the status can/will be maintained. I am available, upon request, to discuss this matter with you and eagerly await your response.

Respectfully,

Nancy J. Leeter



Jacquie Tschekalin

From: ed jenner [edje1@hotmail.ca]
Sent: Thursday, June 14, 2012 4:44 PM
To: jtschekalin@townshipadjtos.on.ca
Subject: RE: Everett Growth Proposals

Thank You, I will try and attend the meeting next thursday.

From: jtschekalin@townshipadjtos.on.ca
To: edje1@hotmail.ca
CC: kkorpela@townshipadjtos.on.ca
Subject: RE: Everett Growth Proposals
Date: Thu, 14 Jun 2012 09:36:35 -0400

Due to changes in Provincial planning directives, and restrictions to growth in our Municipality due to servicing constraints, the Township is looking at increasing the area of land included within the boundaries of the Everett Settlement Area. We will be looking at a number of things including maintaining the rural character of the community, protecting environmentally sensitive features, and waste water servicing. The meeting on June 21 will be an Open House, so that you can come and go as it suits you. This is the first formal meeting regarding the Official Plan amendment and Master Servicing Plan, and we are anxious to get as much input from residents as we can.

If you would like more information, I would be happy to talk to you about what is going on – it's pretty complicated to send in an email. If you would like to stop by the offices, please let me know when you can come in so I can make sure I am available. Otherwise, I can send you copies of the information that will be presented at the Open House at a later date.

Jacquie

Jacquie Tschekalin, MCIP, RPP
Director of Planning

Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1
Ph: (705)434-5055
Fax: (705)434-5051

From: ed jenner [<mailto:edje1@hotmail.ca>]
Sent: Saturday, June 09, 2012 9:08 PM
To: jtschekalin@townshipadjtos.on.ca
Subject: Everett Growth Proposals

Hello my name is Ed Jenner, I have been unable to attend the meetings and I was wondering if you could forward some updates on the up coming proposals. If not let me know how to obtain this information by other means. Thank You

Jacquie Tschekalin

From: Karl Korpela [kkorpela@townshipadjtos.on.ca]
Sent: Wednesday, June 13, 2012 6:24 AM
To: 'Oliver Ulrich'
Cc: Jacquie Tschekalin
Subject: RE: master servicing plan

Hi Oliver,

Thanks for the inquiry into the Everett Master Servicing Plan.

The MSP will provide a broad picture of the servicing required to foster growth in Everett, (as per the parallel Everett Secondary Plan process). The MSP will complete phase 1 and 2 of the Municipal Class Environmental Assessment process and will include Transportation, (traffic impact); Stormwater, (verify and assess all options for stormwater management); Water, (verify and assess all options for providing well and reservoir capacity for the anticipated growth); and Wastewater, (verify and assess all options for servicing the anticipated growth with a suitable wastewater management concept).

The study will focus on the anticipated Settlement Boundary of Everett as identified in the Everett Secondary Plan, which is also in the very early stages. Essentially, the idea is to square off the Settlement Boundary, (which is currently salamandered), to extend to the West, up to the easterly limit of Concession Road 4. The Boundary would not extend any further to the North, East or South, but will square off the existing Boundary to include more lands.

Please do not hesitate to contact me with any further questions or comments.

Best regards,

Karl Korpela, C.B.C.O., C.R.B.O.

Director of Building & Enforcement Services
Chief Building Official

Township of Adjala-Tosorontio

Phone: (705) 434-5055

Fax: (705) 434-5051

From: Oliver Ulrich [<mailto:oliver.ulrich@rogers.com>]
Sent: June-12-12 9:03 PM
To: kkorpela@townshipadjtos.on.ca
Subject: master servicing plan

Good morning

I would like to find out more detail about that public meeting on June 21.

What is it all about, what area in Everett are we talking about?

Thanks in advance

Oliver

Jacquie Tschekalin

From: Jacquie Tschekalin [jtschekalin@townshipadjtos.on.ca]
Sent: Tuesday, June 19, 2012 10:32 AM
To: 'Oliver Ulrich'
Cc: 'Karl Korpela'
Subject: RE: official plan amendment

Hi Oliver,

I just realized you had requested information on the planning end of things as well.

Due to changes in Provincial planning directives, and restrictions to growth in our Municipality due to servicing constraints, the Township is looking at increasing the area of land included within the boundaries of the Everett Settlement Area. We will be looking at a number of things including maintaining the character of the community, protecting environmentally sensitive features, and waste water servicing. The meeting on June 21 will be an Open House, so that you can come and go as it suits you. This is the first formal meeting regarding the Official Plan amendment and Master Servicing Plan, and we are anxious to get as much input from residents as we can.

Hopefully you will be able to join us on the 21st! If you have any other questions, please let me know.

Jacquie

Jacquie Tschekalin, MCIP, RPP
Director of Planning

Township of Adjala-Tosorontio
7855 Sideroad 30, R.R. #1
Alliston, ON L9R 1V1
Ph: (705)434-5055
Fax: (705)434-5051

From: Oliver Ulrich [<mailto:oliver.ulrich@rogers.com>]
Sent: Tuesday, June 12, 2012 9:01 PM
To: jtschekalin@townshipadjtos.on.ca
Subject: official plan amendment

Good morning

I would like to find out more detail about that public meeting on June 21.

What is it all about, what area in Everett are we talking about?

Thanks in advance

Oliver

VOLUME 1: MASTER SERVICING PLAN STUDY REPORT

**Part 1 – Everett Secondary Plan
Master Servicing Plan
Class Environmental Assessment**

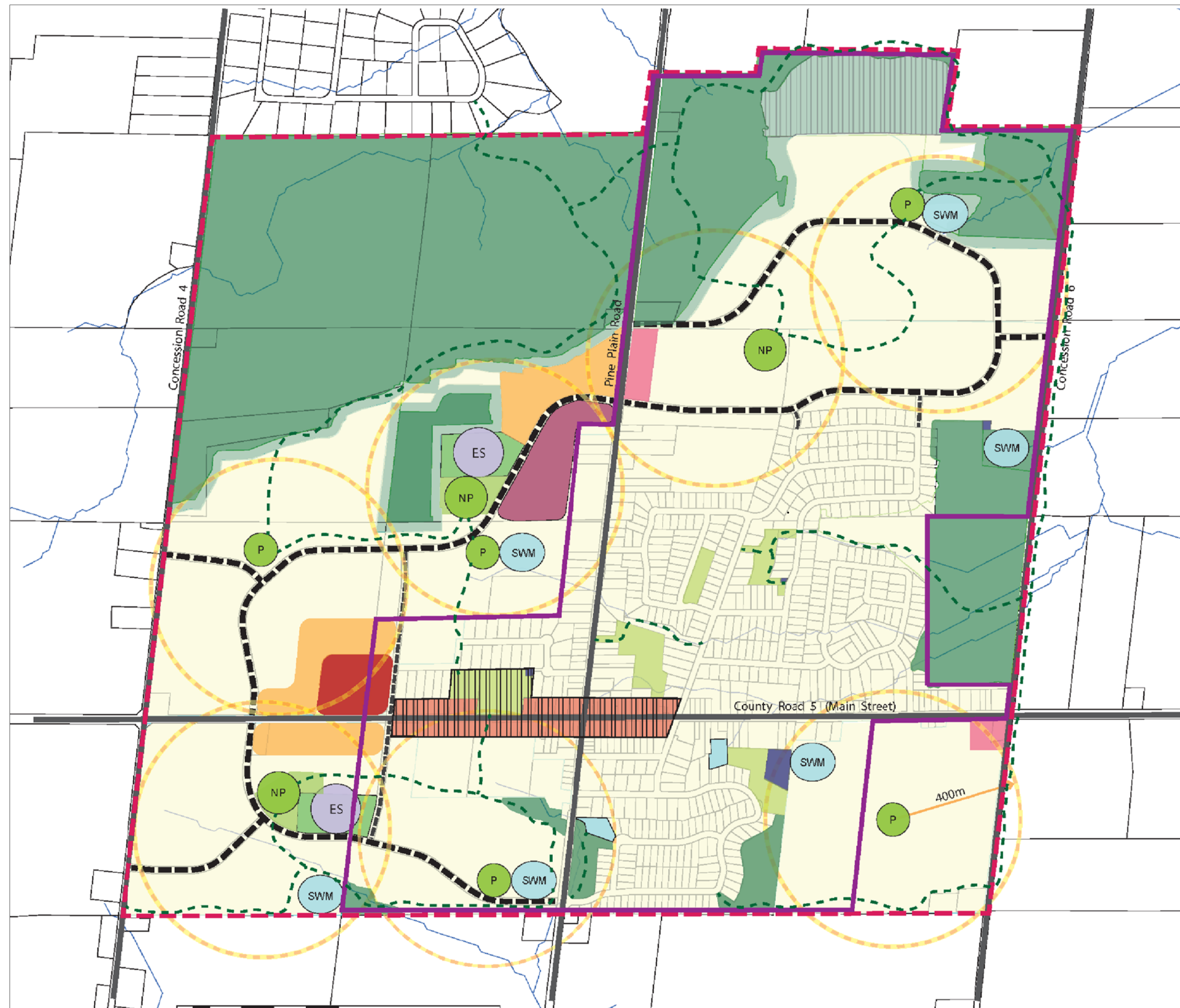
Appendix B – Figures



FIGURE A-1
Everett Secondary Plan
Township of Adjala-Tosrontio

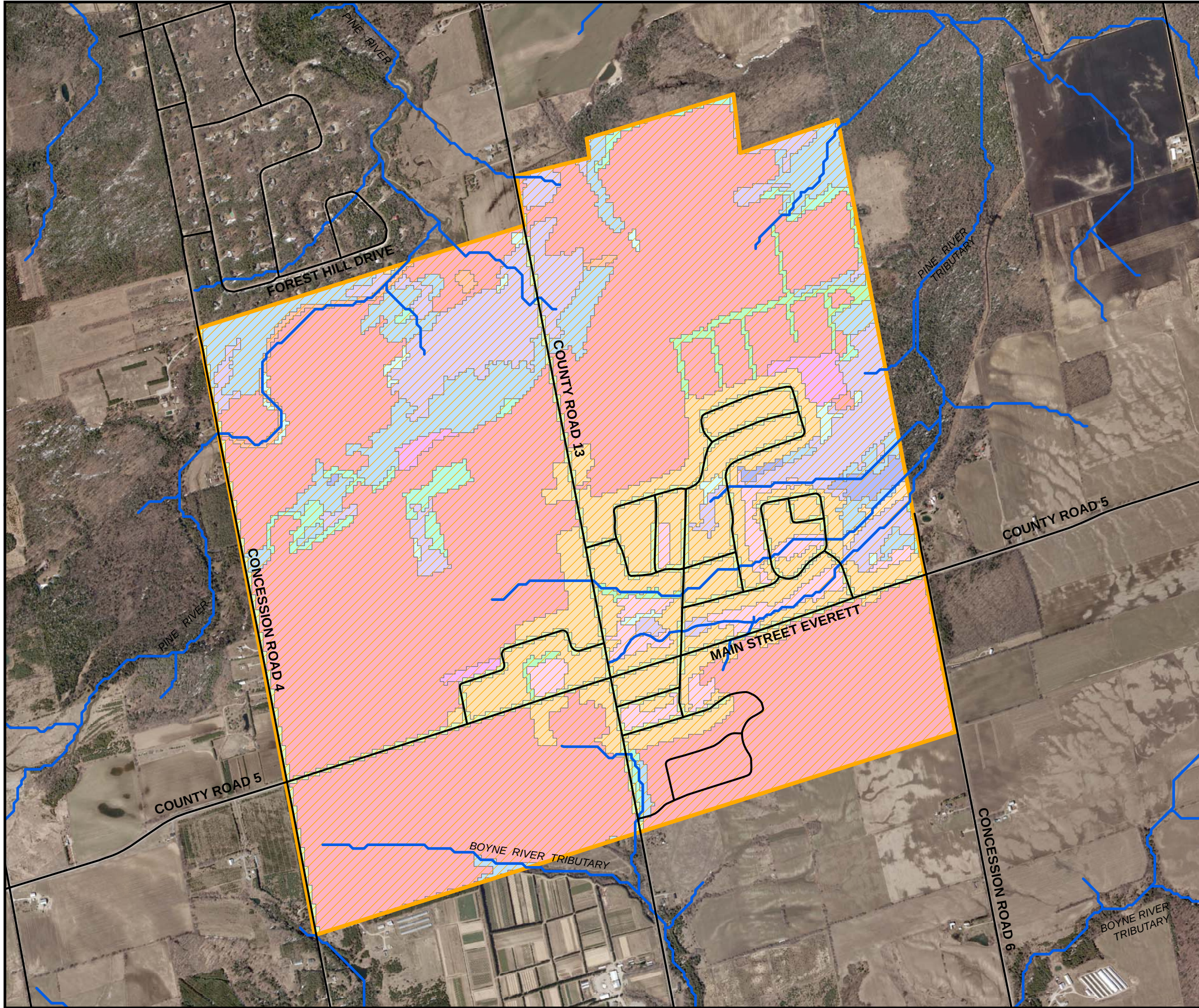
Conceptual Land Use Legend

- - - Proposed Secondary Plan Boundary
- Low Density Residential
- Medium Density Residential
- Convenience Commercial
- Main Street
- Neighbourhood Commercial
- Community Centre
- Existing Parks / Open Space
- NP Proposed Neighbourhood Park
- P Proposed Parkette
- ES Proposed Elementary School
- Existing SWM
- SWM Proposed SWM
- Natural Heritage System
- 30.0m buffer
- Lands for further Study
- Proposed Local Road (20.0m)
- Proposed Collector Road (23.0m)
- Utilities
- Community Improvement Areas
- 400m Radius (5 minute walking distance)
- Proposed Trail Network



SCALE
1:5000





**Figure A-2
Existing Landuse**

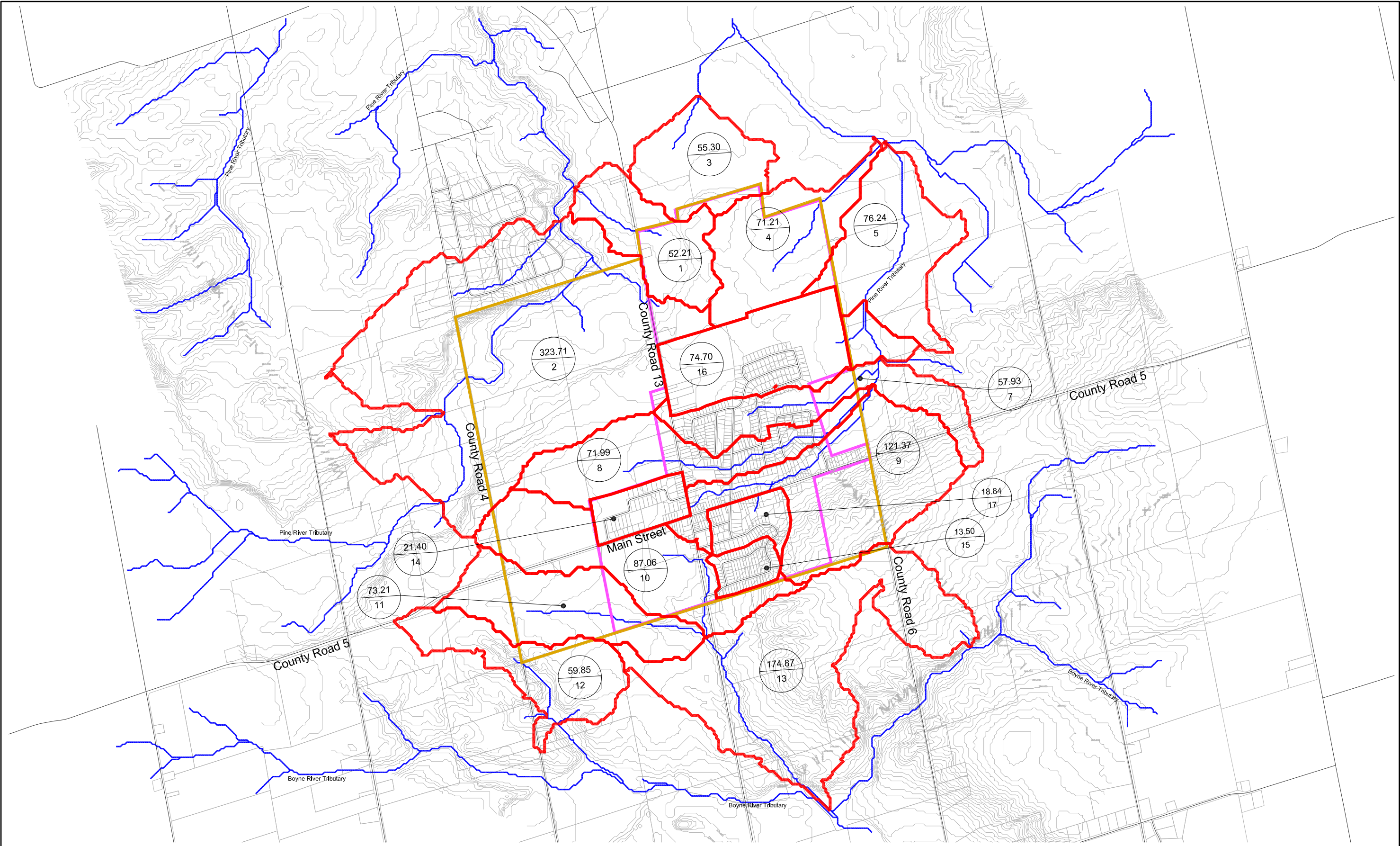
- Legend**
- Roads
 - Watercourse
 - ▨ Secondary Plan Boundary
 - Built-up Area Impervious
 - Built-up Area Pervious
 - Coniferous Forest
 - Deciduous Forest
 - Forest
 - Hedge Rows
 - Marsh
 - Mixed Forest
 - Open Water
 - Plantations - Trees Cultivated
 - Swamp
 - Transportation
 - Agricultural



1:15,000



Notes:
1. Land uses provided by Simcoe County verified by Greenland in 2012.



1. This drawing is the exclusive property of Greenland Consulting Engineers and the reproduction of any part without prior written consent of this office is strictly prohibited.

2. Do not scale the drawings.

NOTES:

LEGEND:

244.200	CONTOURS ELEVATIONS	ROADS
	WATERCOURSE	SECONDARY PLAN BOUNDARY
	CATCHMENT BOUNDARY	EXISTING SETTLEMENT BOUNDARY
	AREA (Ha)	
	CATCHMENT ID	

3.

2.

1.

No.	REVISION	DATE	INIT.

APPROVED

PROJECT TITLE

EVERETT SECONDARY PLAN

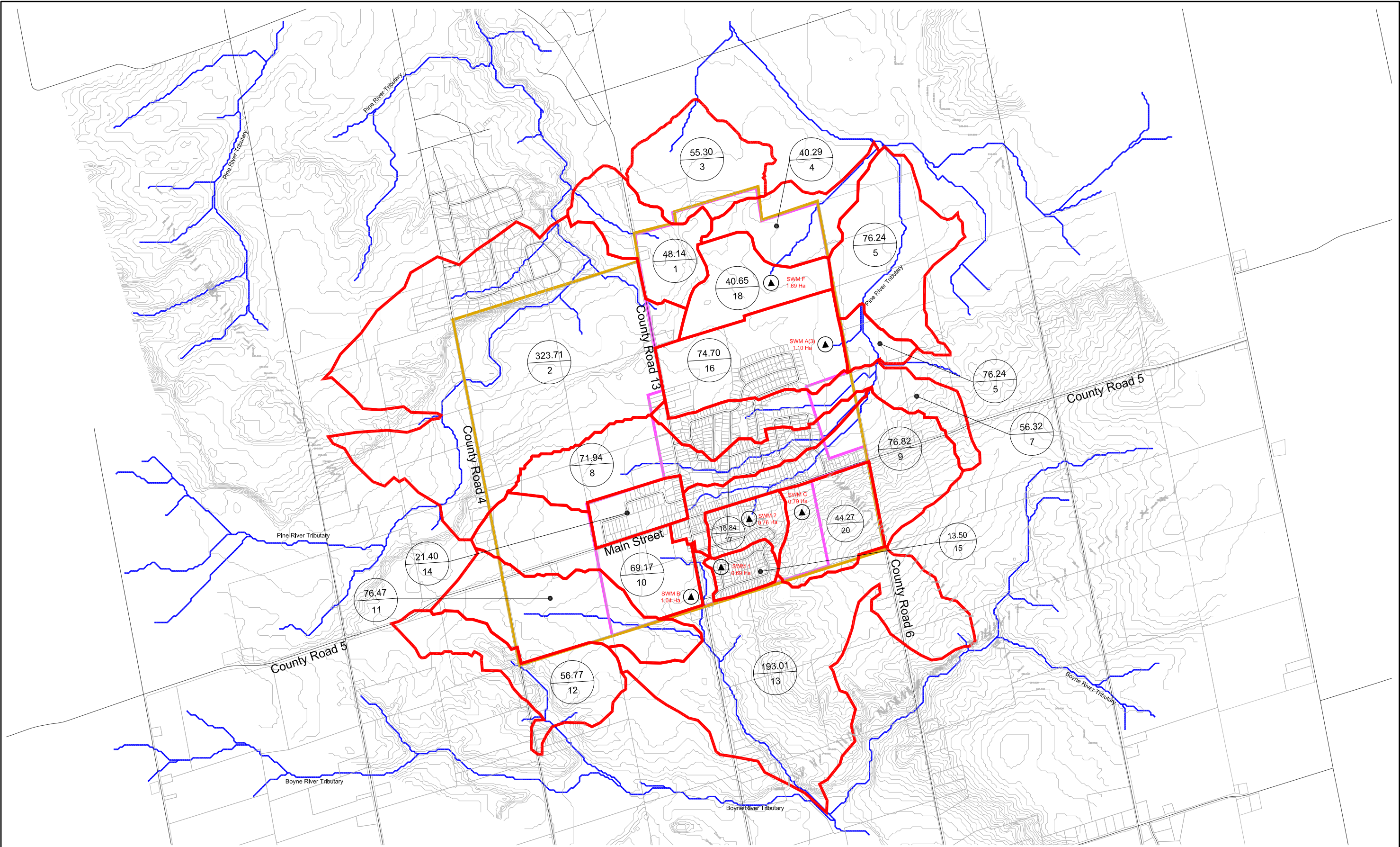
DRAWING TITLE

EXISTING CONDITION DRAINAGE MAP

SCALE: 1:11,250 @ 24x36; 1:25,000 @ 11x17

DESIGN: J.M.	CHECKED: J. HARTMAN	PROJECT No.: 12-G-2804
DRAWN: K.L.	DATE: OCT. 2012	DWG No. FIGURE A-4

GREENLAND® Consulting Engineers
120 Hume Street
Collingwood, Ontario, L9Y 1V5
Tel: (705) 444-5805
Fax: (705) 444-5482
E-mail: greenland@gmrand.com
Website: www.gmrand.com



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2. Do not scale the drawings.

NOTES:

LEGEND:

—	CONTOURS ELEVATIONS	—	ROADS
—	WATERCOURSE	—	SECONDARY BOUNDARY
—	CATCHMENT BOUNDARY	▲	POND LOCATION
○	AREA (Ha)	—	EXISTING SETTLEMENT BOUNDARY
○	CATCHMENT ID		



No.	REVISION	DATE	INIT.
3.			
2.			
1.			

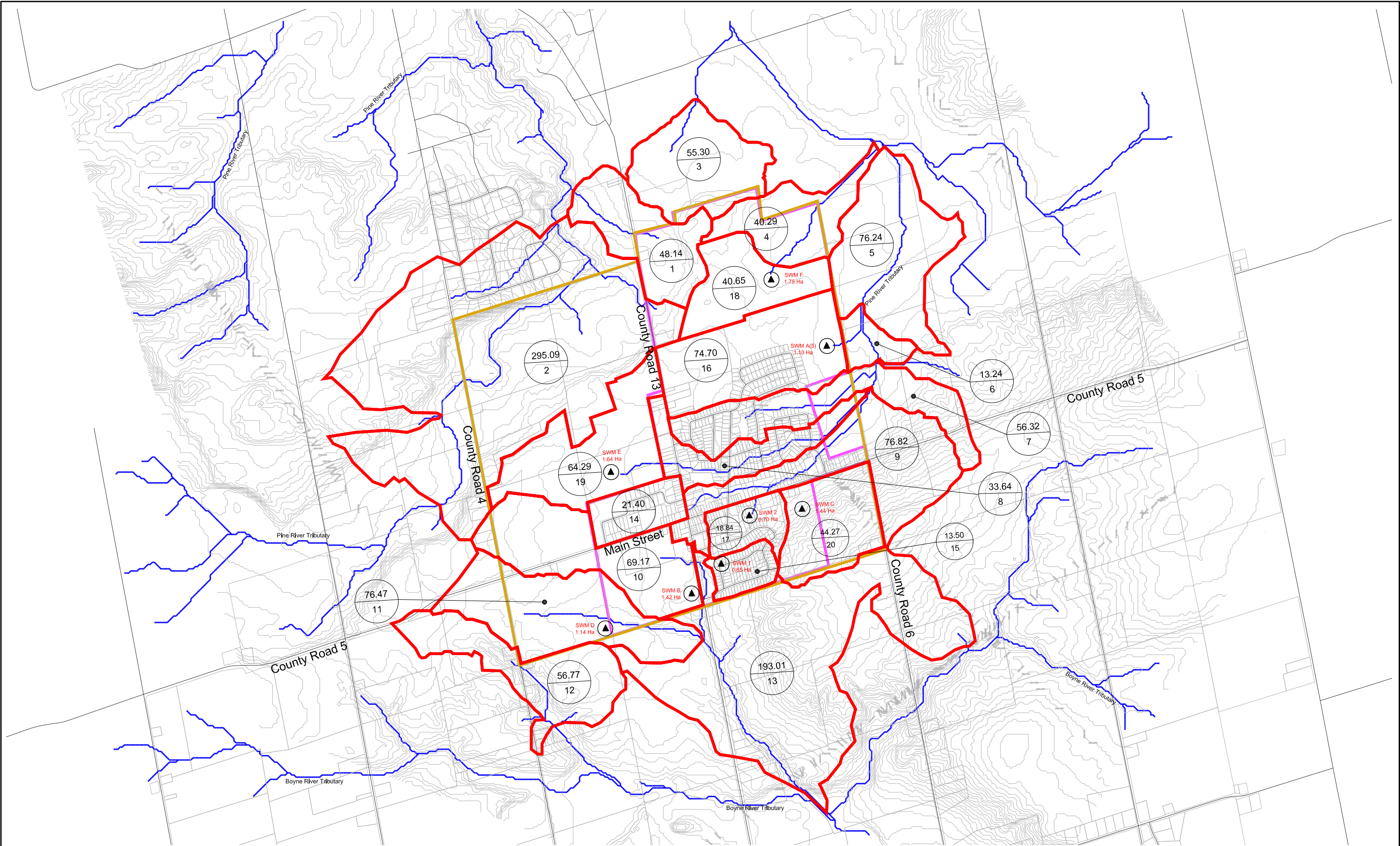
APPROVED

PROJECT TITLE
EVERETT SECONDARY PLAN
MASTER DRAIN PLAN

DRAWING TITLE
MDP OPTION 1
STORMWATER MANAGEMENT

	GREENLAND® Consulting Engineers 120 Hume Street Collingwood, Ontario, L9Y 1V5 Tel: (705) 444-5955 Fax: (705) 444-5482 E-mail: greenland@grmland.com Website: www.grmland.com		PROJECT No.: 12-G-2804
	SCALE: 1:11,250 @ 24x36; 1:25,000 @ 11x17	DWG No. FIGURE A6-1	
	DESIGN: J.M. DRAWN: K.L.	CHECKED: J. HARTMAN DATE: OCT. 2012	

C:\2804 Everett\CAD Files\Figure Option 1-482isting.dwg



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2. Do not scale the drawings.

NOTES:

LEGEND:

- CONTOURS ELEVATIONS
- WATERCOURSE
- CATCHMENT BOUNDARY
- AREA (Ha)
- CATCHMENT ID
- ROADS
- SECONDARY BOUNDARY
- POUND LOCATION

No.	REVISION	DATE	INIT.
3.			
2.			
1.			

APPROVED

PROJECT TITLE

EVERETT SECONDARY PLAN
MASTER DRAIN PLAN

DRAWING TITLE

MDP OPTION 3
STORMWATER MANAGEMENT

SCALE: 1:11,250 @ 24x36; 1:25,000 @ 11x17

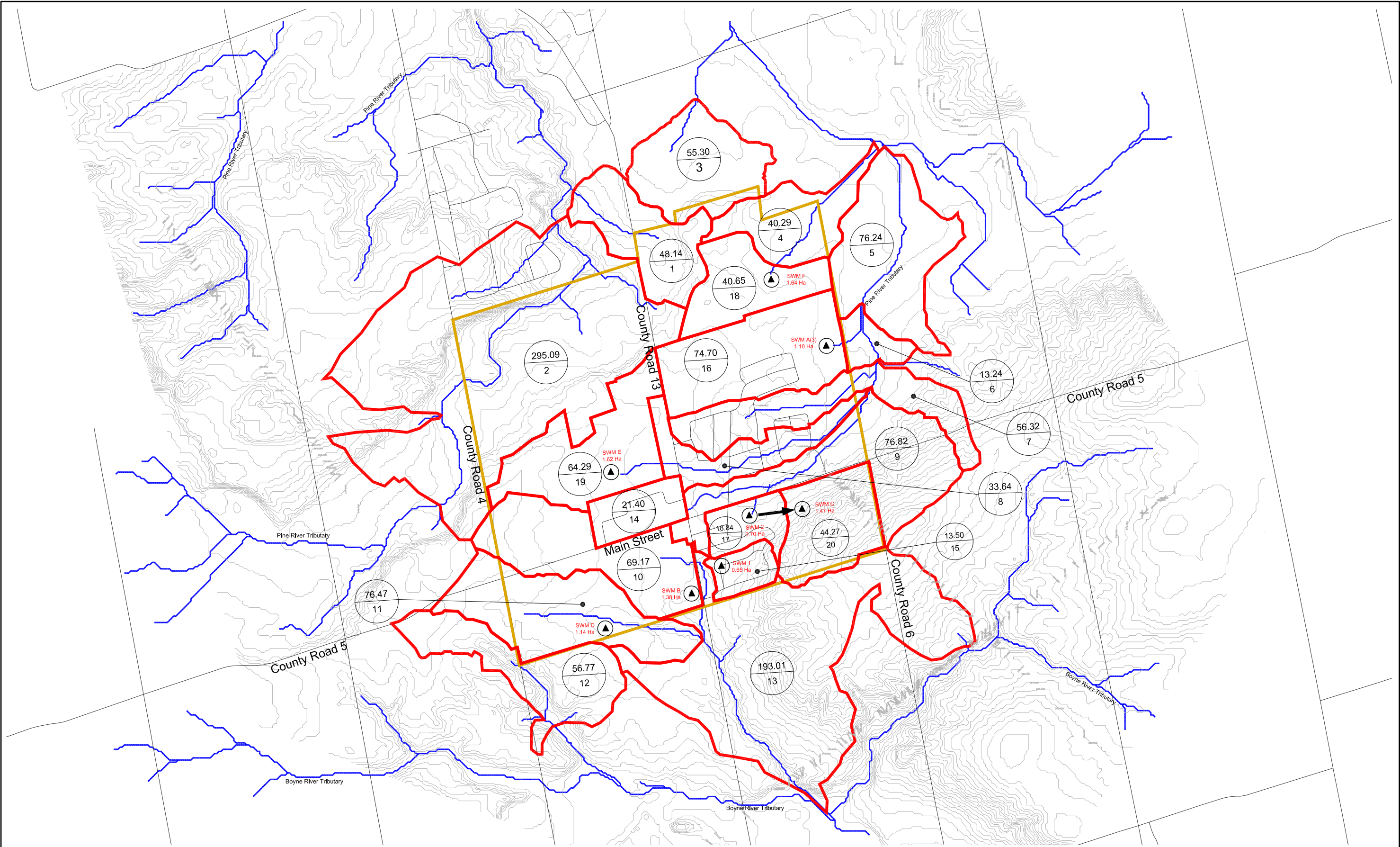
DESIGN: J.M. CHECKED: J. HARTMAN

DRAWN: K.L. DATE: OCT. 2012

PROJECT No.: 12-G-2804

DWG No. FIGURE A6-3

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NOTES:

LEGEND:

24x36

CONTOURS ELEVATIONS

WATERCOURSE

CATCHMENT BOUNDARY

AREA (Ha)

CATCHMENT ID

ROADS

SECONDARY BOUNDARY

POND LOCATION

FLOW DIRECTION

3.

2.

1.

No.

REVISION

DATE

INIT.

APPROVED

PROJECT TITLE

EVERETT SECONDARY PLAN

MASTER DRAIN PLAN

DRAWING TITLE

MDP OPTION 4

STORMWATER MANAGEMENT

C:\2804 Everett\CAD Files\Figure Option 1-48Existing.dwg

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DESIGN: J.M.

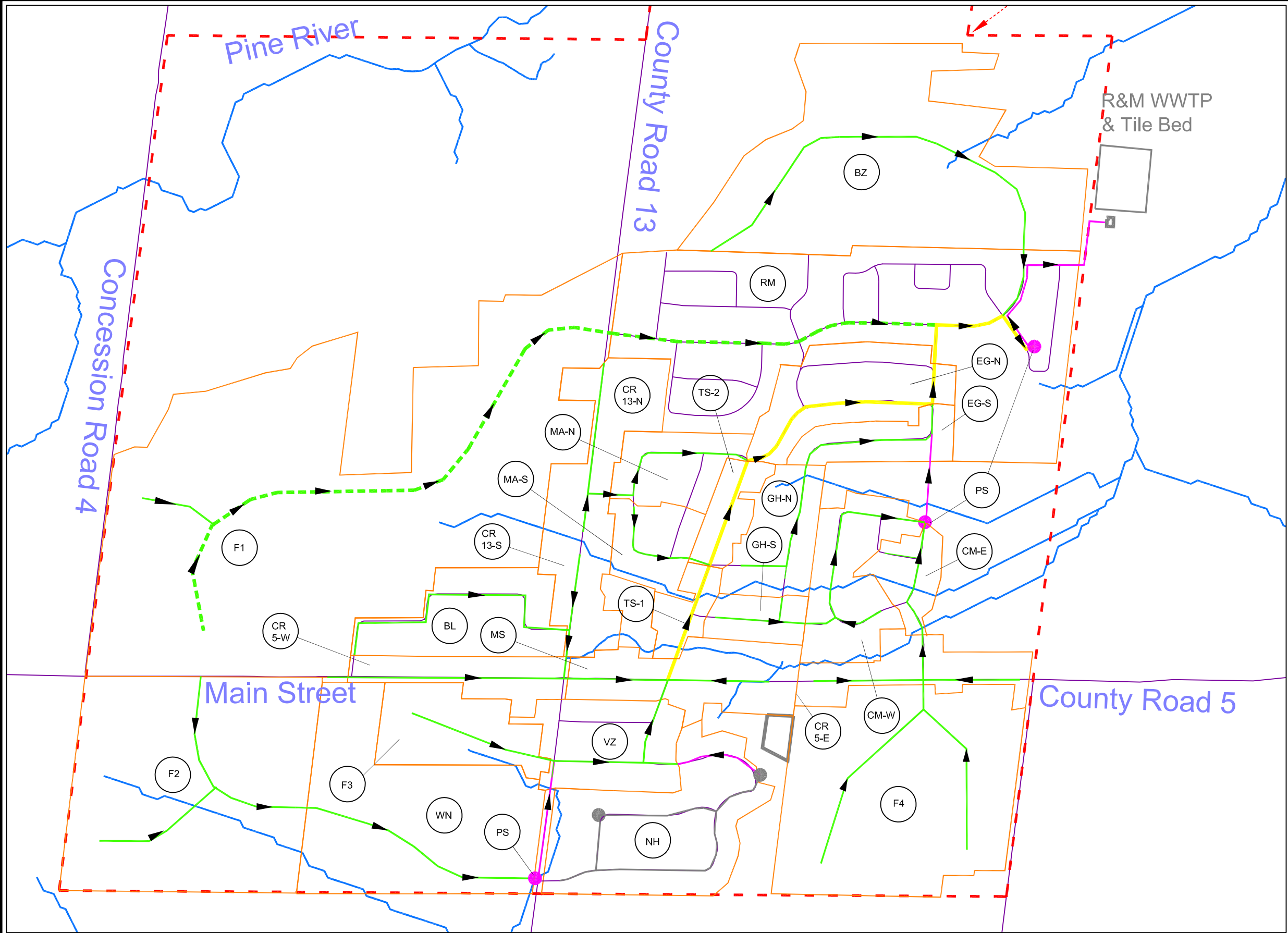
DRAWN: K.L.

CHECKED: J. HARTMAN

DATE: OCT. 2012

PROJECT No.: 12-G-2804

DWG No. FIGURE A6-4



- LEGEND
- Development Parcel
 - Stream
 - Gravity Sewer
 - Main Trunk Sewer (Wales Ave.)
 - Western Trunk Sewer
 - Forcemain
 - Direction of Flow
 - Existing Infrastructure
 - Development Parcel Label

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NOTES:



No.	REVISION	DATE	INIT.
3.			
2.			
1.	Revised for Final Draft Report	05/12/12	JM
1.			

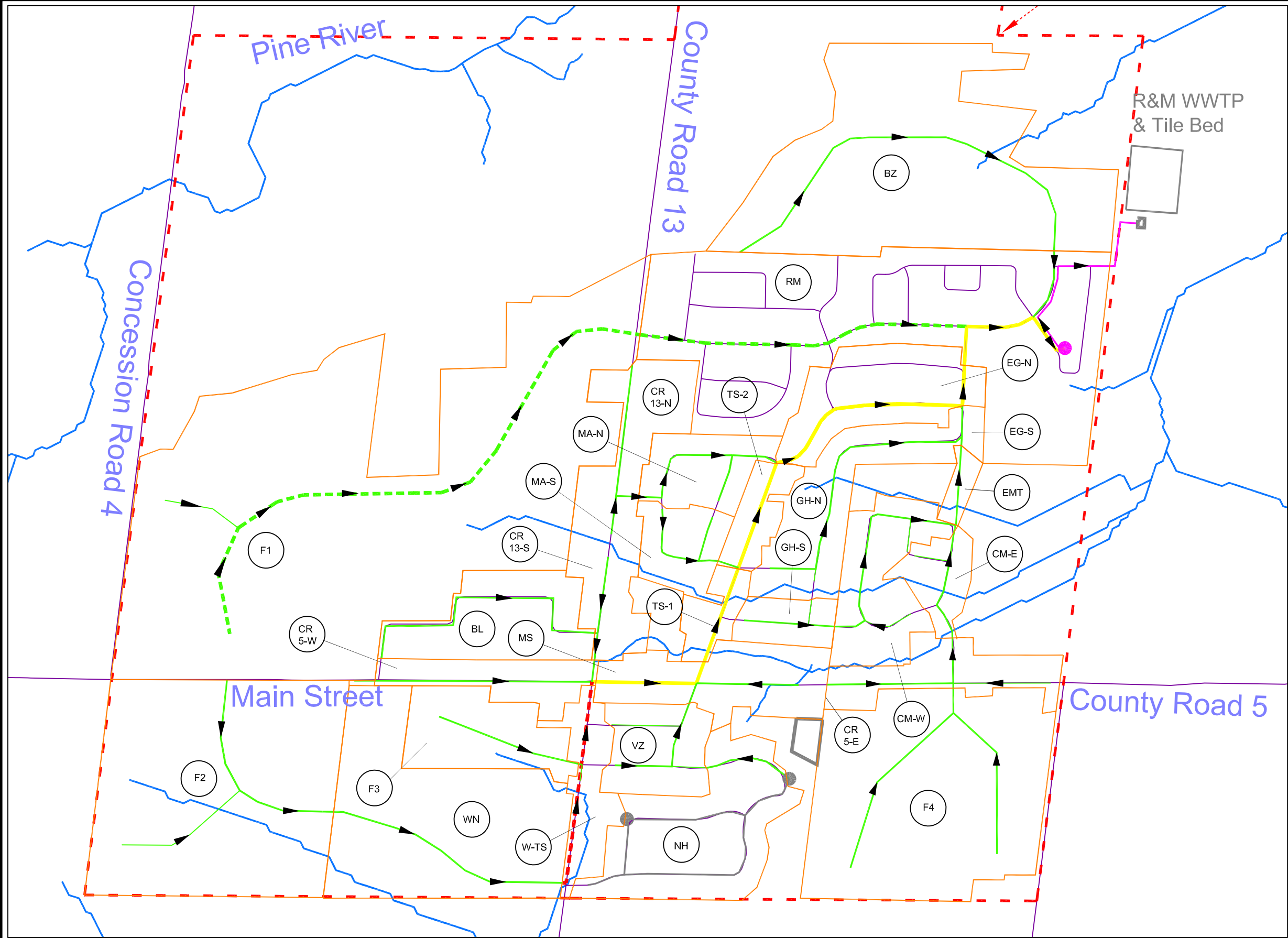
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PROJECT TITLE
EVERETT SECONDARY PLAN
DRAWING TITLE
Sewage Collection Option A

 GREENLAND® Consulting Engineers 120 Home Street Collingwood, Ontario, L9Y 1V5 Tel: (705) 444-5805 Fax: (705) 444-5482 E-mail: greenland@gmrand.com Website: www.gmrand.com	
SCALE: NTS	PROJECT No.: 12-G-2804
DESIGN: J.M.	CHECKED: J. HARTMAN
DRAWN: J.M.	DATE: OCT. 2012
DWG No. FIGURE A-3	

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Date Plotted: Dec 11, 2012 10:44am



- LEGEND
- Development Parcel
 - Stream
 - Gravity Sewer
 - Main Trunk Sewer (Wales Ave.)
 - Western Trunk Sewer
 - Southern Trunk Sewer
 - Forcemain
 - Direction of Flow
 - Existing Infrastructure
 - Development Parcel Label

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NOTES:



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3.			
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1.			

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PROJECT TITLE
EVERETT SECONDARY PLAN

DRAWING TITLE
Sewage Collection Option B

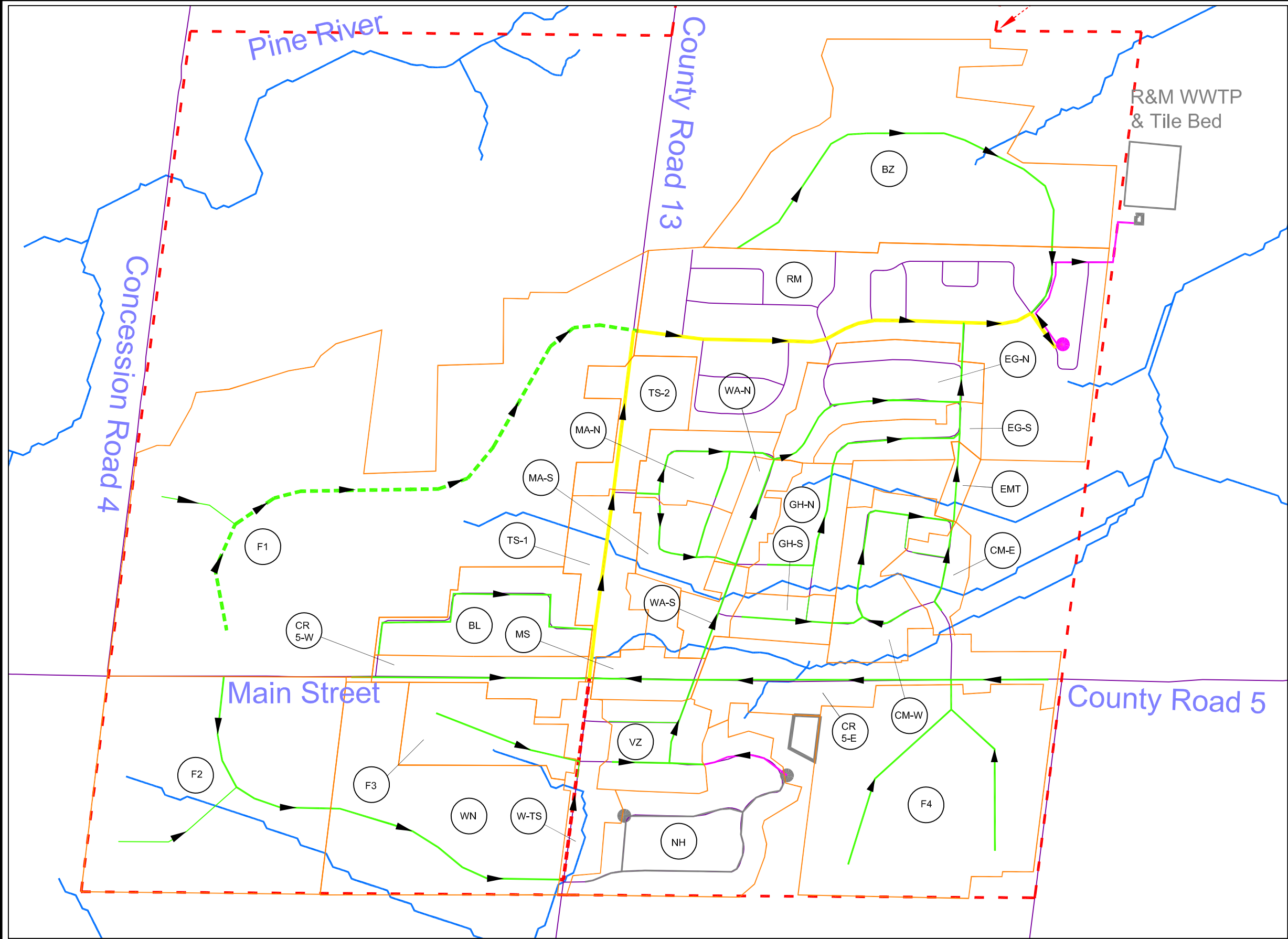


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DRAWN: J.M.	DATE: OCT. 2012

DWG No. FIGURE A-4

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Date Plotted: Dec 11, 2012 -- 10:44am



- LEGEND
- Development Parcel
 - Stream
 - Gravity Sewer
 - Main Trunk Sewer (CR-13)
 - Western Trunk Sewer
 - Southern Trunk Sewer
 - Forcemain
 - Direction of Flow
 - Existing Infrastructure
 - Development Parcel Label

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NOTES:



No.	REVISION	DATE	INIT.
3.			
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1.			

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PROJECT TITLE

EVERETT SECONDARY PLAN

DRAWING TITLE

Sewage Collection Option C



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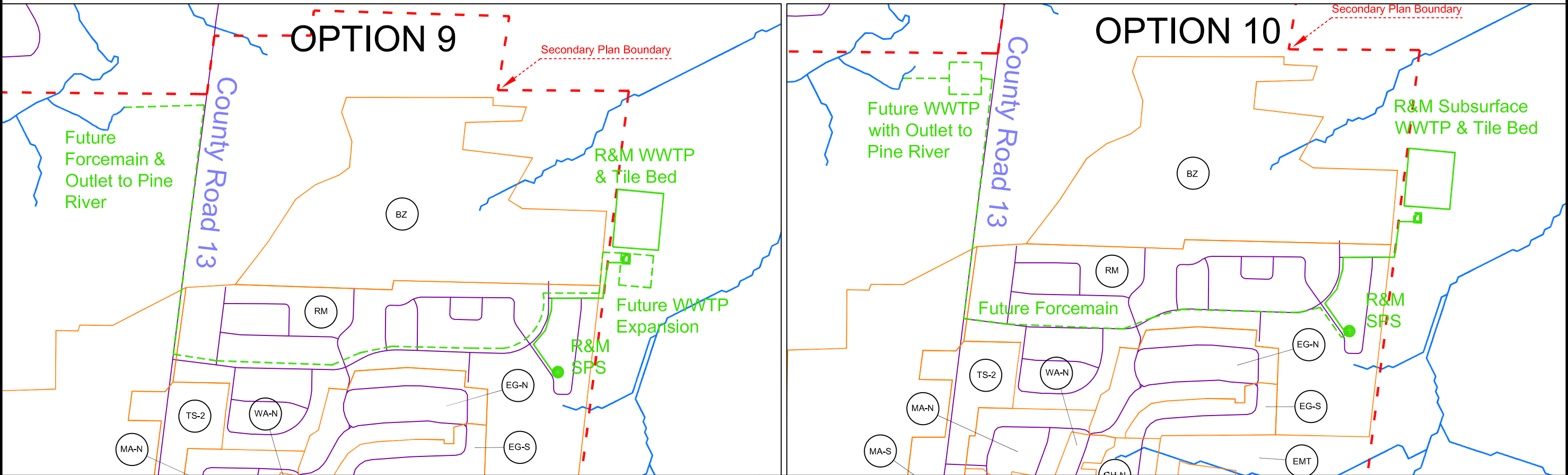
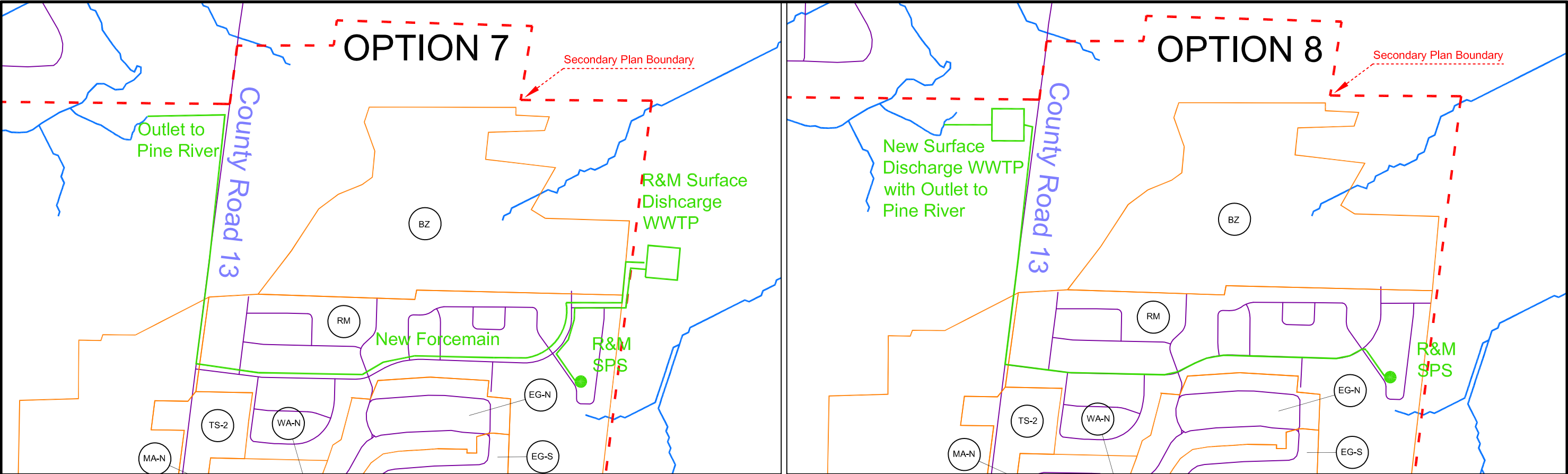
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PROJECT No.: 12-G-2804

DWG No. FIGURE A-5

Date Plotted: Dec 11, 2012 10:45am



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LEGEND

	Development Parcel		Proposed Treatment Infrastructure
	Stream		Direction of Flow
	Development Parcel Label		Existing Infrastructure

REVISION

No.	REVISION	DATE	INIT.
1.	Revised for Final Draft Report and Environmental Consultant Recommendations	DEC. 6, 12	K.L.

APPROVED

PROJECT TITLE

EVERETT SECONDARY PLAN

DRAWING TITLE

WASTEWATER TREATMENT OPTIONS

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SCALE: NTS

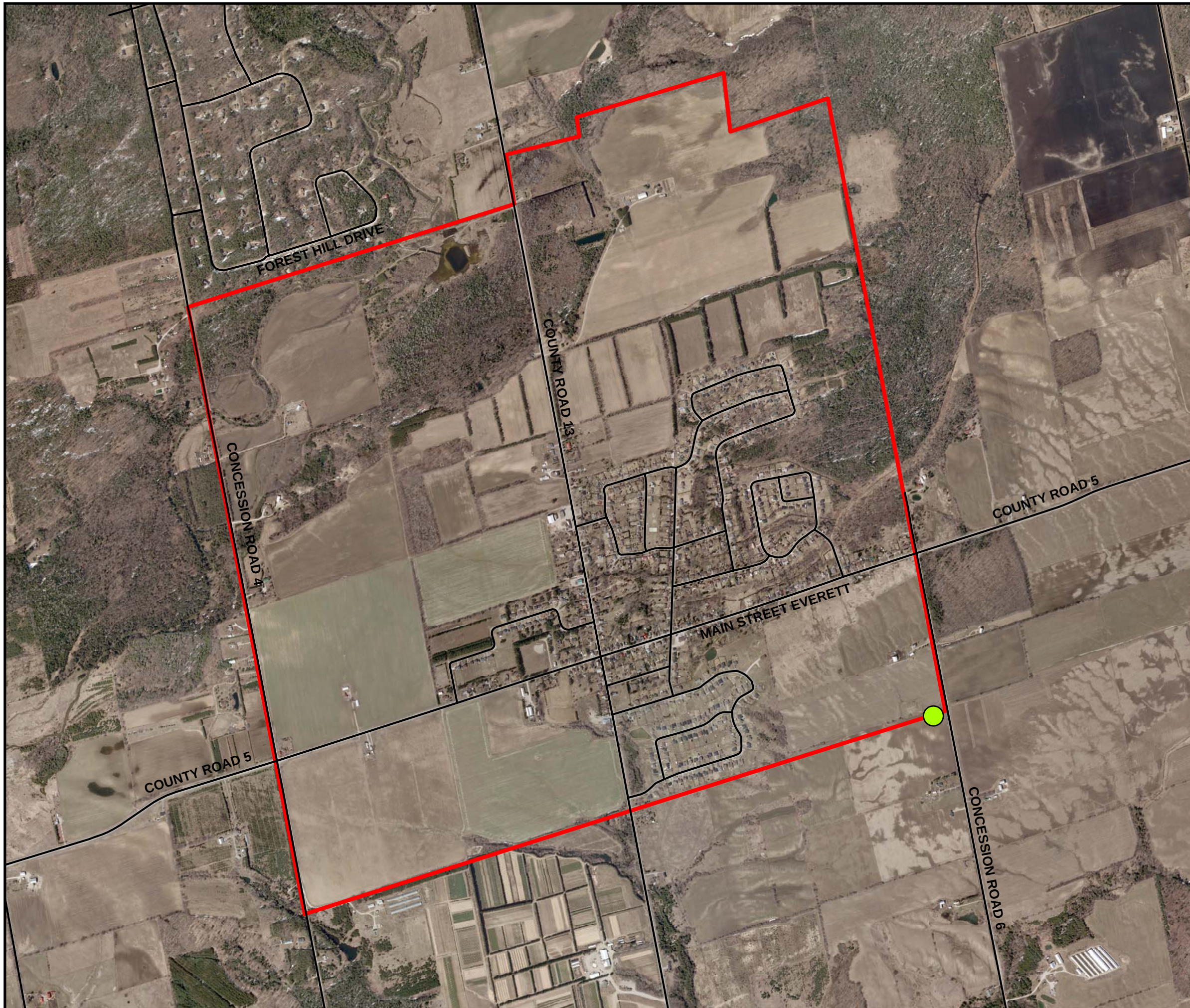
DESIGN: J.M.	CHECKED: J. HARTMAN	PROJECT No.: 12-G-2804
DRAWN: J.M.	DATE: OCT. 2012	

DWG No. FIGURE A-2

Figure A-2
Location of Existing
In-Ground Water Storage

Legend

-  Secondary Plan Study Area
-  Existing In-Ground Storage
-  Roads



1:15,000



Notes:

Figure A-3
Proposed Location
for Water Storage Options

Legend

-  Option WS-4 - Proposed Elevated Water Storage at New Location
-  Option WS-2/WS-3 - New Storage or Expanded Storage at Existing Location
-  Secondary Plan Study Area
-  2 m Contour
-  Roads



1:15,000



Notes:

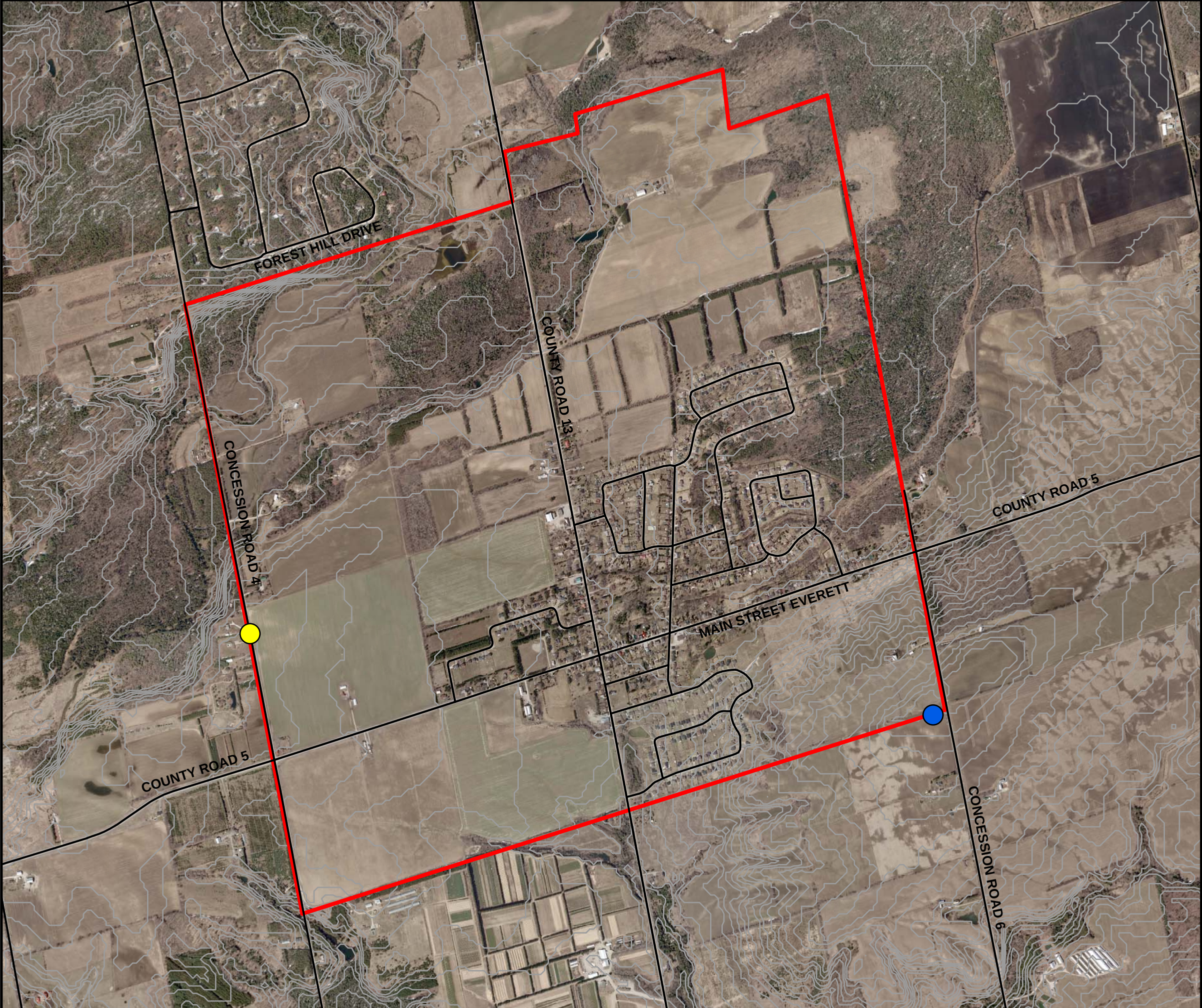
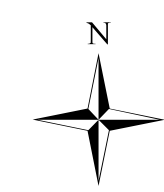
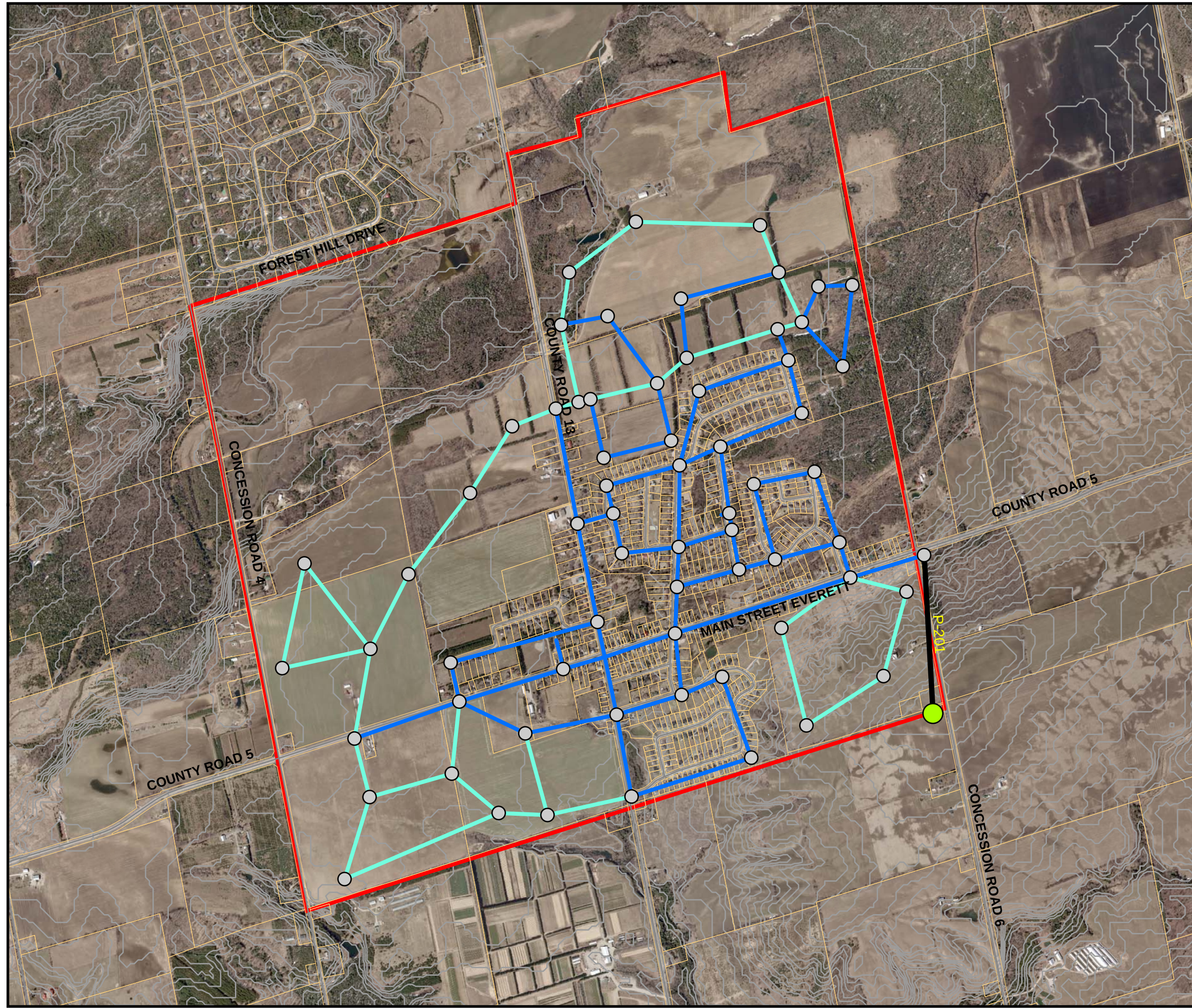


Figure A-4
Option WD-1

**New Trunk Watermain with
450mm Upgrade to Ex. Watermain
from Ex. Storage to County Road 5**

Legend

- WaterCAD Junction Nodes
- Existing In-Ground Storage
- Proposed 450mm Watermain
- Existing Watermain
- Proposed 300mm Trunk Watermain
- Parcel
- ▭ Secondary Plan Study Area
- Roads
- 2 m Contour



1:15,000



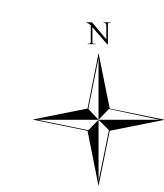
Notes:

Figure A-5
Option WD-2

**New Trunk Watermain with
300mm Upgrade to Ex. Watermain
on County Road 5 and County Road 13**

Legend

- WaterCAD Junction Nodes
- Existing In-Ground Storage
- Existing Watermain
- Proposed 300mm Trunk Watermain
- Proposed Improvements
- ▭ Secondary Plan Study Area
- ▭ Parcel
- Roads
- 2 m Contour



1:15,000



Notes:

